



October 29, 2013

Holly Glauser
Director of Development
Pennsylvania Housing Finance Agency
P.O. Box 8029
Harrisburg, PA 17105-8029

Gary J. Jastrzab
Executive Director

Alan Steinberger, FAS
CHA

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Vice-Chair

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Howard Leggin
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Nancy Rahn, Editor, FASIA, AICP

**RE: LIHTC Application for Casa Indiana
N. 2nd Street & Indiana Avenue, Philadelphia PA
Consistency with Community Plans**

Dear Ms. Glauser:

It is my understanding that HACE is submitting an application to PHFA for Low Income Housing Tax Credits to help fund the construction of new rental housing for senior citizens, known as Casa Indiana (the "project"). The project is to be developed at N. 2nd Street & Indiana Avenue in the Fairhill/ St. Hugh neighborhood. HACE has asked PCPC staff to determine if this proposal is supported by community plans, and we conclude that the project is supported by the HACE Neighborhood Development Plan of 2004.

The HACE Plan was carried out independently by the community-based organization. The plan was formally accepted by PCPC, meaning that this agency was part of the steering committee and will consider the recommendations as a guide. Acceptance by PCPC also reflects that fact that we believe there was adequate public involvement in the plan.

The plan is supportive of Casa Indiana in that it recommends rezoning of this site from the existing I-2 Industrial classification to a residential classification. Furthermore, the plan's Executive Summary explains that there are multiple planning goals that support the Casa Indiana concept: (1) development of new housing to serve people with a wide range of income and age groups, (2) building upon investments in new schools, housing, and businesses, and (3) improvement of housing opportunities. Therefore, there is clear evidence that this proposal is consistent with the community plan.

PCPC staff is pleased to assist with this application. Please let me know if you have any questions.

Sincerely,

Gary J. Jastrzab
Executive Director

Cc: John Gibbons, KSK Architects Planners Historians, Inc.
Richard Redding, Director, Planning Division, PCPC
Clint Randall, City Planner

One Parkway Building
1615 Arch St.
15th Floor
Philadelphia, PA 19102

215-681-4610 Telephone
215-681-4600 Facsimile

www.phila.gov/cityplanning