



**SHARSWOOD
BLUMBERG**

**NEIGHBORHOOD
TRANSFORMATION PLAN**

Table of Contents

Acknowledgements	1
Executive Summary	2
Plan Overview	3
Chapter 1: Planning Process	7
Chapter 2: About The Neighborhood	11
Chapter 3: People Plan	21
Chapter 4: Neighborhood Plan	28
Chapter 5. Housing Plan	36
Chapter 6: Implementation Strategy	48
Appendix A – Market Study	
Appendix B – Geotechnical Studies	
Appendix C – Needs Assessment Survey	
Appendix D – Obsolescent Test Assessment	
Appendix E – Evidence of Community Engagement	
Appendix F – Other Community Plans and Initiatives	
Appendix G – Sharswood/Blumberg Housing Plan	

Sharswood/Blumberg Choice Neighborhoods Transformation Plan

ACKNOWLEDGEMENTS

This Choice Neighborhoods Initiative Planning Grant was awarded to the Philadelphia Housing Authority by the United States Department of Housing and Urban Development in December of 2013. PHA would like to thank the numerous elected officials, public and private partners, Edgemere Consulting, and Wallace Roberts & Todd for their contributions to the development of this plan.

Elected Officials:

- Mayor Michael Nutter
- City Council President, Darrell L. Clarke
- State Representative, Donna Bullock

Plan Partners:

- Beech Interplex, Incorporated (Neighborhood Lead)
- Youth Advocate Programs, Incorporated (People Lead)
- Philadelphia Housing Authority (Housing Lead)
- The University of Pennsylvania (Education Consultant)
- Blumberg Apartments Resident Council – Family Building
- Blumberg Apartments Resident Council – Senior Building
- Brewerytown Sharswood Community and Civic Association
- Citizens Bank
- City of Philadelphia – Department of Behavioral Health & Intellectual Disability Services
- City of Philadelphia – Department of Commerce
- City of Philadelphia – Department of Human Services
- City of Philadelphia – Department of Licenses and Inspections
- City of Philadelphia – Department of Parks and Recreation
- City of Philadelphia – Office of Community Empowerment and Opportunity
- City of Philadelphia – Office of Housing and Community Development
- City of Philadelphia – Planning Commission
- Child Care Information Services North (CCIS)
- ClariFi
- Columbia North YMCA
- Community Service and Trinity Inc.
- The Enterprise Center Community Development Corporation
- Girard College
- Habitat for Humanity, Incorporated
- Honickman Learning Center Comcast Technology Labs
- Childcare Information Services North
- Jeff Brown Stores (ShopRite)
- Jefferson Center for Urban Health
- Opportunity Inc.
- Philadelphia Corporation for the Aging
- Philadelphia Horticultural Society
- Philadelphia Housing Authority Development Corporation
- Philadelphia Opportunities Industrialization Center (OIC)
- Philadelphia Police Department 22nd District
- Philadelphia Redevelopment Authority
- Philadelphia Works, Incorporated
- Philadelphia Youth Network
- Philadelphia Youth Violence Prevention Collaborative
- PhillySEEDS, Incorporated
- Project HOME
- Public Health Management Corporation
- Robert Morris Elementary School
- Santander Bank
- School District of Philadelphia
- Southeastern Pennsylvania Transit Authority (SEPTA)
- Wells Fargo Bank

Community Residents and Leaders:

- Community Leaders Training Program Participants
- Blumberg Resident Council Representatives
- Sharswood/Blumberg Neighborhood Residents and Stakeholders

Planning & Consultant Team:

- Real Estate Strategies
- Wallace Roberts & Todd
- The Enterprise Center Community Development Corporation
- Edgemere Consulting

Sharswood/Blumberg Choice Neighborhoods Transformation Plan

Executive Summary

In 1966, the Philadelphia Housing Authority (“PHA”) began erecting the Norman Blumberg Apartments on an eight-acre site in North Philadelphia, adding 510 units of public housing to the City’s inventory. The newly constructed Blumberg Apartments were an anchor in the mixed income Sharswood neighborhood, that also included an elementary school across the street, a vibrant small business commercial corridor on Ridge Avenue, a mix of homeowners and renters, a diverse population, and a high school just four blocks from the Blumberg Apartments. These assets and amenities produced a neighborhood of opportunity and prosperity for residents who chose to live in the Sharswood/Blumberg community.

Nearly 60 years later, PHA’s Blumberg Apartments have become the City’s symbol for highly concentrated poverty, drugs, truancy, illegal guns, and criminality. As Philadelphia precipitously lost population during the 1980s and 1990s, residents abandoned Sharswood, disinvestment took hold, businesses closed on Ridge Avenue, and Blumberg Apartments became home to a high concentration of the City’s poorest families, with hundreds living in high-rise towers that are unsuitable for families with children. Plagued by vacant lots, abandoned homes, the death of commercial activity, and closure of an elementary school and high school, the remaining 5,100 families that call Sharswood/Blumberg home are experiencing deep and sustained poverty. Some residents remained because they could not afford to leave, but some have remained because they maintained hope for the revitalization of their neighborhood.

Today, the City’s population is once again growing; urban living is now sought after by a generation that wants to be

close and connected to their neighbors, to transverse the City by bike and public transit, and to live in racially and economically diverse neighborhoods with access to a flourishing Center City. The Fairmount and Brewerytown neighborhoods immediately adjacent to Sharswood/Blumberg are experiencing a dramatic transformation, as evidenced by new and rehabilitated housing, a thriving retail and restaurant scene, vibrant community life and infusion of new investments.

Despite its many challenges, there is enormous resilience and optimism among community residents, coupled with the commitment of major institutions and other stakeholders to directly confront and resolve the problems of the Sharswood/Blumberg community. Over the past year, a comprehensive planning process was undertaken, with financial assistance from a Choice Neighborhoods Planning Grant funded by the US Department of Housing and Urban Development. The planning process focused on assessing the underlying causes of the neighborhood’s distress, identifying community needs and strengths, articulating a vision for positive change and revitalization, and developing a realistic roadmap for moving forward to implement the community’s vision.

The results of this comprehensive and broadly inclusive community planning process are summarized in this Sharswood/Blumberg Neighborhood Transformation Plan (the “Plan”). The Plan presents a detailed framework to help guide the collective actions of community residents and key stakeholders over the coming months and years. It also serves as a call to action and a clear, unambiguous statement of intent to muster the energy and resources needed to transform Sharswood/Blumberg into a true neighborhood of opportunity and choice.



Figure 1: Lower North District Plan
Image Source: WRT

Sharswood/Blumberg Choice Neighborhoods Transformation Plan

The urban revitalization momentum sweeping through Fairmount, Brewerytown and other Philadelphia neighborhoods has stopped at the borders of the Sharswood/Blumberg neighborhood due in large measure to the overwhelmingly negative impact of public safety concerns and the large concentrations of high-rise and other public housing in the area.

This Transformation Plan lays out a frame work to make revitalization a reality for the Sharswood/Blumberg neighborhood, through a set of coordinated goals, strategies and planned outcomes that focus on Housing, Neighborhood and People. Included in this framework are six high-impact catalyst activities that collectively will help spur additional public and private investments to transform both the community and the larger communities image of the neighborhood.

Plan Overview

Neighborhood Needs

The City of Philadelphia has an alarming poverty rate of 26.3%, and the 24th lowest median income of the 25 largest cities in the nation. The Sharswood/Blumberg neighborhood is one of the City's most distressed communities. The poverty rate in that neighborhood is 52.5%, and over 45 percent of the residents are youth under the age of 18. Decades of disinvestment and abandonment woefully define this neighborhood, the results of which are included over 1,300 vacant parcels, two vacant public school buildings, a depressed commercial corridor, and a frail system of social services.

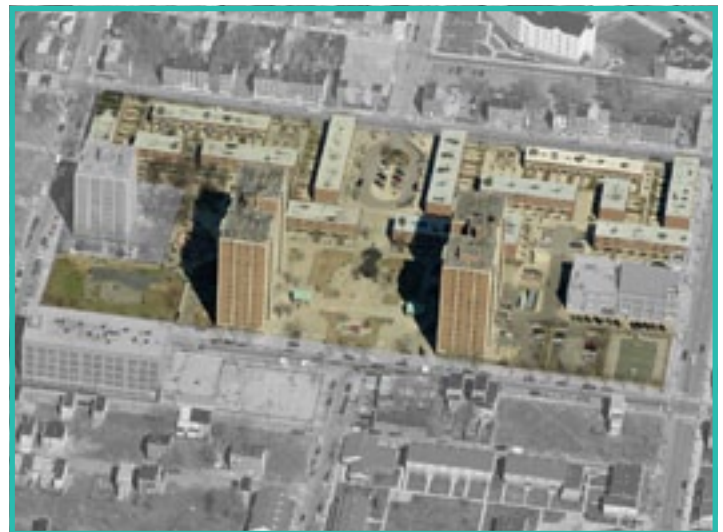
The Sharswood/Blumberg neighborhood that is the focus of the plan is bound by 19th Street on the east, 27th Street on the west, by Cecil B. Moore Avenue at the north, and by Poplar Street to College Avenue on the south. The abandoned commercial corridor on Ridge Avenue, transverses the east end of the neighborhood. Girard College, an independent boarding school for students in grades 1 through 12 from families with limited financial resources, is located at south end of the neighborhood. The college has been an institutional anchor in the neighborhood since 1833, and rests on 43 acres enclosed by high walls surrounding the campus.

The Blumberg Apartments, which are near the center of the Sharswood neighborhood, complex consists of two 18-story high-rise multifamily apartment buildings, one 15-story high-rise senior apartment building, and 15 low-rise three-story town homes. The complex sits on a superblock bounded by W. Oxford Street on the north, 22nd Street on the east, W. Jefferson Street on the south, and N. 24th Street on the west; it will turn 60 years old in 2016, and has nearly \$84.7 million in unmet

Six Catalysts of Revitalization

1. Transform the existing Blumberg Public Housing site through demolition of existing family housing units, Rehabilitation of the existing Senior Tower, and reconfiguration of street layouts and redevelopment of new lower-density, energy efficiency units (Goal 1 of the Housing Plan);
2. Revitalize commercial activity on the Ridge Avenue Corridor (Goal 5; Neighborhood Plan);
3. Establish an achievement model that integrates social service, adult education, and workforce training (Goal 3, People Plan);
4. Establish a Comprehensive Public Safety program that reduces crime(Goal 4, Neighborhood Plan);
5. Work with Public Health Management Corporation to develop an innovation campus that will bring job training programs, social services, and over 500 jobs to the neighborhood (Goal 3, People Plan); and
6. Reopen a high-performing elementary school in collaboration with University partners (Goal 1, People Plan).

capital and maintenance needs. The physical, social, and economic distress of Blumberg Apartments has been a cause of the downward spiral of this neighborhood over the last 30 years.



*Figure 2: PHA Norman Blumberg Development
The Blumberg site sits in the middle of the neighborhood in a superblock out of character with the walkable neighborhood fabric of the rest of the community.
Image Source: PHA*

Sharswood/Blumberg Choice Neighborhoods Transformation Plan



Figures 3-1 & 3-2: Sharswood/Blumberg Neighborhood
The Sharswood/Blumberg Plan envisions a revitalized Ridge Avenue Corridor and housing.

The Sharswood/Blumberg neighborhood is located in the City's 22nd Police District, which is one of Philadelphia's highest-crime areas. The Sharswood/Blumberg community has high incidents of child abuse and neglect, domestic abuse, drug sales, and youth violence. The statistics in Figure 5 evidence the urgent need to lower the crime rates and improve public safety in this community for all residents in the 22nd Police District.

to the communities of Fairmount and Francisville. Over the last decade, these neighborhoods have experienced substantial redevelopment from private investments leveraged with public funds, transforming them into neighborhoods of choice for families of various income levels. To the west of Sharswood/Blumberg is Brewerytown, which is emerging as a vibrant residential and commercial area, and to the east is the outer rim of housing revitalization for Temple University students and faculty.

Figure 4: Community Snapshot Compared to City of Philadelphia

	City	Sharswood
Poverty rate	26.3%	52.5%
Unemployment rate	8.4%	80%
Vacancy rate	13%	36%
Homicide Per 1,000 People	0.15	5.5

Neighborhood Assets

During the past five years, the location of the Sharswood neighborhood has attracted assets that support residents and will complement the six catalysts of revitalization. These neighborhood assets include the following. In April of 2015, a local community development corporation, Project HOME, opened the Stephen Klein Wellness Center on 21st Street. The Sharswood Apartments located between 21st and 22nd Streets were developed to provide 120 affordable rental units. Ridge Avenue was designated as a Keystone Opportunity Zone and a Philadelphia Empowerment Zone, which provides state and local tax incentives to businesses that open shop along the depressed commercial corridor. Haven Peniel, a local church, developed a HUD-supported Section 202, 54-unit senior residence on 23rd Street. In late 2014, plans were announced for a privately funded mixed-use development on 27th Street, and, in January 2015, PHA initiated the condemnation of 1,300 parcels, including 900 vacant lots and 400 primarily abandoned structures.



Figure 5: 22nd Police District Crime Map
The above map depicts the geographic density of crime hotspots with one of the centers being the Sharswood/Blumberg neighborhood.
Image Source:

Despite these assets, vast swaths of vacant parcels or abandoned inhabitable structures plague the neighborhood. From 2004 to 2007, the City of Philadelphia, under the Neighborhood Transformation Initiative ("NTI"), invested \$295 million city-wide, with millions of dollars being used to demolish vacant structures in the Sharswood area. The NTI program removed dangerous structures in the community, created open green spaces, and reduced the costs of future revitalization efforts that would be developed through a comprehensive, community-driven planning effort. The map in Figure 6 shows the location of nearly 1,300 vacant parcels within the 35-acre targeted area.

Nonetheless, the neighborhood's proximity to the thriving Center City District (a 10-minute drive) and to the surrounding redevelopment efforts on its south, east, and west ends creates a high potential for commercial and residential revitalization. The southern boundary that separates Sharswood/Blumberg from Center City is home

Sharswood/Blumberg Choice Neighborhoods Transformation Plan



Figure 6: Vacant parcels in the Sharswood/Blumberg Neighborhood
The highest concentration of vacant parcels are those immediately adjacent to Blumberg Apartments.

Community Input

The transformation planning process included extensive community engagement for the development of People, Neighborhood, and Housing strategies which included 39 community and Taskforce meetings and the interactive website www.sharswoodblumberg.com as well as interaction through [Twitter@SharsBlumCN](https://twitter.com/SharsBlumCN). To ensure accessibility during the planning process for the vast number of community residents with limited literacy levels and/or access to technology, the planning sessions were interactive meetings and idea sessions at varied times and locations in the community such as Haven Peniel Baptist Church, Girard College, the Sharswood Apartments Community Center, and the Blumberg Apartments Community Center. The sessions addressed a wide range of topics, including health and wellness, housing, social service needs, economic development, job training, education and schools, public safety, community gardens, and green space.

Community Vision

The global community vision was developed through a collaborative effort with the Sharswood and Blumberg residents and stakeholders to articulate the principles on which this Transformation Plan is based. Each chapter of the People, Housing, and Neighborhood strategies opens with a vision statement that has guided the shared collaborative planning effort.

Global Community Vision Statement

“Through the collaboration of residents and stakeholders and the removal of physical and social barriers, the neighborhood will evolve to be a thriving, prosperous, self-reliant community grounded in health and wellness, alternative resources, quality education, career planning, recreation, and employment for generations to come.”



Figure 7: Meeting

Plan at a Glance

The Transformation Plan is based on a comprehensive needs assessment and community-focused planning process that addresses the community's priority focus areas: Education and Job Training, Public Safety and Youth Violence Prevention, Housing and Blight Elimination, Economic Development and Employment, Access to Supportive Social Services, and Amenities. The goals detailed in this Plan are anchored by the six catalysts for of redevelopment.



Synopsis - People Plan

Goals

1. Improve the delivery of public school education to all youth in the neighborhood
2. Improve health and wellness programming operating in the community
3. Establish an achievement model that integrates social service, adult education, and workforce training



Synopsis - Neighborhood Plan

Goals

1. Empower residents through comprehensive workforce development and small business assistance
2. Preserve existing neighborhood fabric and create a walkable community
3. Promote green infrastructure development and sustainable open spaces
4. Establish a comprehensive public safety program that reduces crime
5. Redevelop commercial and residential anchors in the neighborhood



Synopsis - Housing Plan

Goals

1. Transform the existing Blumberg public housing site through demolition of existing family housing units, rehabilitation of the existing senior tower, reconfiguration of street layouts and redevelopment of new lower-density, energy efficient units
2. Assemble public and privately owned parcels to streamline future housing and commercial development activity
3. Revitalize the neighborhood and increase additional private investment through development of replacement units and other rental housing using an infill strategy
4. Create affordable homeownership opportunities

Figure 7: Plan Process Organizational Structure
Image Source: WRT

Sharswood/Blumberg Choice Neighborhoods Transformation Plan

Chapter 1: Planning Process

The Choice Neighborhoods Initiative (CNI) program supports communities throughout the United States in building a comprehensive approach to neighborhood transformation that addresses neighborhoods struggling with distressed public or HUD-assisted housing. The program focuses on fostering local strategies driven by local leaders, residents, and stakeholders. The goal of the grant funding is to enable communities to come together to create and implement a plan that transforms distressed HUD-assisted housing and addresses the challenges in the surrounding neighborhood. The program is designed to catalyze critical improvements in neighborhood assets, including vacant property, housing, services and schools.

In 2011, following decades of disinvestment, the City of Philadelphia Planning Commission began holding community meetings with residents in Sharswood to develop the Lower North District Land Use Plan. Building on this work, the Philadelphia Housing Authority applied for a \$500,000 Choice Neighborhoods Initiative “CNI” Planning Grant from the U.S. Department of Housing and Urban Development “HUD” in 2012 to develop a Transformation Plan for the Sharswood/Blumberg Neighborhood of Lower North Philadelphia. PHA’s first two previous applications were denied, but with the support of the City, community residents, and organizational partners, PHA raised \$700,000 in leveraged funds and submitted a third application that was successful and awarded in December of 2013. The grant was used to develop this comprehensive Transformation Plan for the Sharswood/Blumberg Neighborhood by identifying Housing, People, and Neighborhood strategies to transform this community into a neighborhood of choice for existing and new families with incomes at all levels. PHA engaged Edgemere Consulting to assist with articulating the strategies for transforming this community and the planning firm of Wallace Roberts & Todd (WRT) to lead the resident-driven neighborhood planning process with community stakeholders.

Planning Organizational Structure

The organizational framework established to develop the Transformation Plan, depicted in Figure 8, was based on the goal of maintaining opportunities for continuous community input, and recognizing that certain plan components were further along in the process than others due to previous or ongoing efforts that focused on the Sharswood/Blumberg neighborhood. Residents and planning partners established a set of Task Force working groups to build on existing work by working together to establish an overall vision for the future of the neighborhood, identify key issues and obstacles to achieving that vision, and develop a set of strategies that everyone can work toward implementing.

Leadership Team

A leadership team includes People Lead, Youth Advocate Programs(YAP), a nationally recognized nonprofit organization

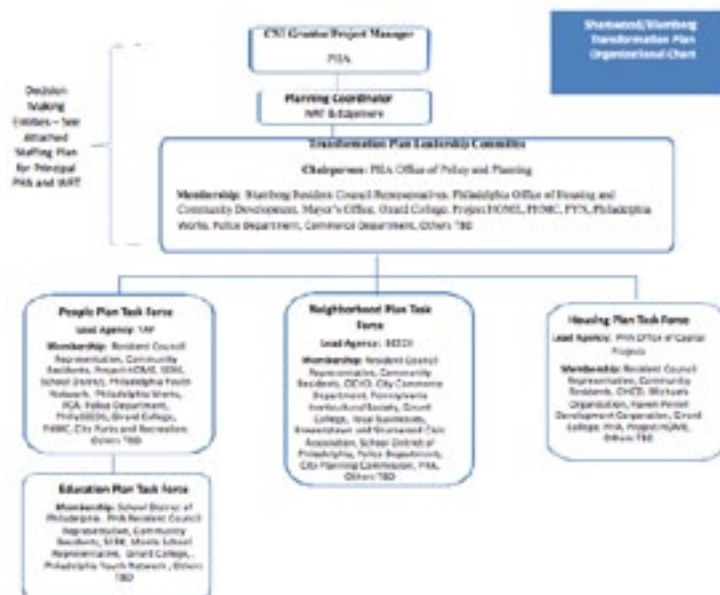


Figure 8: Organizational Chart

committed to the provision of community-based alternative to out-of-home care through direct service, advocacy and policy change. The Neighborhood Lead, Beech Interplex is a non-profit organization that has leveraged over \$1 billion in community reinvestment funds in North Philadelphia community and has successfully completed numerous development projects promoting community empowerment, neighborhood revitalization, entrepreneurship, and advocating for the need of housing rehabilitation and homeownership; and the Philadelphia Housing Authority’s Department of Development and Capital Planning is the Housing Lead. The leadership team engaged numerous other partners to share information, de-brief on broader engage forums, and to identify next steps throughout the planning process.

Task force Working Groups

The Task Force working groups focused on the Choice Neighborhoods Initiative’s broad goals for Housing, People, and Neighborhoods and were organized to leverage local capacity in specific topic areas. Task Force leaders were identified by PHA to facilitate the working groups, provide its professional expertise, and organize the outcomes into an actionable set of strategies. Each Task Force working group had the opportunity to organize their own meeting formats and agendas—with some groups choosing to hold several daytime and evening meetings, while others focused their efforts into a more extended workshop/ charrette format.

Residents, local stakeholders, and community leaders were encouraged to participate in these working group meetings, with the goal of bringing the agencies and service providers who make up the plan partnership together with the individuals who are the focus of the planning effort in this neighborhood. The planning team, including PHA officials, community partners, and municipal agencies, helped prepare meeting presentations, facilitate discussions, and worked with residents to identify strategies to achieve the Sharswood/Blumberg vision.

Sharswood/Blumberg Choice Neighborhoods Transformation Plan

The process for each Task Force working group varied, but each group was provided an outlined set of steps that mirrored the larger overall planning process:

1. **Organize Task Force Membership** : Identify additional stakeholders, develop a meeting schedule, and coordinate with other working groups.
2. **Document Existing Conditions and Opportunities**: Review existing plans for the area and surrounding neighborhoods, identify strengths and weaknesses, and determine existing obstacles facing the community (environmental conditions, access, perception, etc.) and interview stakeholders.
3. **Develop & Review Needs Assessment**: Review the needs assessment questions and assist with administering the survey to residents and businesses within the community.
4. **Analyze Findings**: Synthesize the data from existing conditions and needs assessment; identify potential connections with other working groups and Transformation Plan components; research best practices; and identify potential case study examples.
5. **Develop Strategies**: Create methods that address community needs and identify goals to achieve community vision; link strategies to other Transformation Plan components; work with stakeholders to identify partnerships and resources for implementation; and develop timelines for completion.
6. **Prepare the Plan Document**: Outline plan components; summarize findings, strengths, deficiencies, and opportunities; develop recommendations, priorities, and implementation; include key strategies, timelines for completion, responsible parties, and resources; develop draft plan, review community comments; submit final plan in November 2015.

Stakeholders

In addition to Sharswood and Blumberg residents, key stakeholders in the planning effort include the Brewerytown/Sharswood Community Civic Association, Blumberg Multifamily and Senior Resident Councils, City of Philadelphia Office of Housing and Community Development, Philadelphia Police Department 22nd District, the Pennsylvania Horticultural Society, City of Philadelphia Commerce Department, Girard College, and regional businesses who were potentially seeking to establish a presence in the neighborhood such as a grocery store and health and wellness centers. These stakeholders brought a wide array of expertise and ensured the development of the People, Neighborhood, and Housing Plans that focused on access to high-quality public schools, improved public transportation, improved economic opportunities, and expanding the social service system and housing opportunities in the neighborhood.

At the outset, twenty-three partner agencies committed to actively engaging in the planning and implementation processes for Sharswood/Blumberg. Each partner was representative of various interests, perspectives, and expertise. It was intended that every partner be involved in one or more Task Force working groups to assist in documenting community needs and assets, identifying vision and measurable outcomes for each Plan area, assessing best practices, and recommending implementation strategies. During the initial phase of the planning process, and periodically throughout, PHA and the Planning Team identified additional partners and established a plan to recruit them. The partnerships were

coordinated through an outreach campaign and social media.

Planning Schedule

PHA, its strategy consultant Edgemere, and Planning Coordinator WRT initiated an 18-month planning process with the Task Forces and working groups, as outlined below.



Figure 9: Planning Process Timeline
Image Source: WRT

During Phase I, the planning team coordinated team members, gathered publicly available data, conducted site visits, and began other information-gathering activities. PHA worked with the University of Pennsylvania School of Social Policy and Planning to develop a statistical baseline across multiple measures and disciplines including but, not limited to: health and birth statistics, participation in government subsidy programs, educational performance, family composition, and health of residents in Sharswood and Blumberg.

Phase II began the resident and community engagement and outreach process with kick-off meetings of the three primary Task Forces—Housing, People, and Neighborhood—and development of additional issue-specific task forces, working groups, and recruitment of additional partners.

Phase III included a comprehensive needs assessment survey, including a detailed public housing resident survey, cataloguing of neighborhood assets, undertaking market and other studies, and research into neighborhood data. A neighborhood-wide Market Study was also launched during this phase to provide supply, demand, pricing, unit mix, and other critical information to inform the Transformation Plan.

Phase IV began the development of the Transformation Plan Vision, which entailed conducting focus groups, interviews, and establishing best practices for each of the three plan components: Housing, People, and Neighborhood, in addition to the “Doing While Planning” activities for the formation of the draft outline.

Phase V focused on creating conceptual development plans, which were used to gather community feedback on their desires for the neighborhood and develop the draft transformation plan.

Sharswood/Blumberg Choice Neighborhoods Transformation Plan

During Phase VI, the lead partners collaborated on a draft transformation plan that reflects the vision and goals of the resident community. A more detailed community engagement summary is included in Appendix E.

Capacity Building

In designing this process plan, the planning team sought to create meaningful engagement opportunities for residents and partners developing their skills needed to lead the process. As part of the commitment to capacity building, the EnterpriseCenter Community Development Corporation (TEC-CDC) implemented a Community Leaders Program for up to thirty (30) community members. This program has a proven track record, having been implemented successfully in other neighborhoods. Over a nine-month period, community residents and other stakeholders were trained to conduct surveys; provide timely, relevant connections to social services; extend the local outreach capacity of public education campaigns; and develop new initiatives to improve their neighborhood.

In addition - a consulting firm – Rivera, Sierra & Associates, was engaged to focus on building the capacity and leadership skills of the Blumberg Apartments resident council. Mr. Rivera provided the duly elected Resident Councils with training on communications, council management, community outreach and partnership with the Sharswood residents, and strategies for effectively articulating their interests during the planning process. The outcomes of this training directly enhanced the Choice Neighborhoods planning process by providing participants the necessary skills to become more fully engaged and effective in important activities such as the needs assessment survey, neighborhood asset catalogue; visioning; and strategy development. Several participants have maintained their engagement throughout the planning process and have continued to remain committed to the neighborhood through their participation with the local civic association and resident councils.

Since the leadership program included neighborhood participants with a wide range of interpersonal abilities, education, experience, and employable skills, specific outcomes ranged from an individual setting up a bank account, to a group organizing a community-wide Unity Day event and information fair. Regardless of any individual's level of competency, each Community Leader now has an established connection with neighbors who they had not met before, new skills and experience, and access to a new network of resources through the Enterprise Center CDC.

Resident and Community Involvement

The goal of the planning process was to create a resident driven transformation plan that will navigate the revitalization of the Sharswood/Blumberg community to create a neighborhood of choice.

The resident and community engagement strategy involved two levels of outreach: engagement of residents in the Blumberg public housing development, and engagement of the broader neighborhood community. The planning team engaged these groups in every element of the plan development and adoption process. Additional steps were taken to ensure that difficult to reach populations—including seniors, individuals with limited mobility, non-English speaking groups, and youth—were involved, including focus group discussions with stakeholder groups. Blumberg residents and community leaders were committed to working with the planning team throughout the process.

Task Force working groups hosted informational meetings open to all community members at key points in the planning process, as well as meetings specifically for residents of Blumberg Apartments. These meetings served to update residents on the status of planning activities, as well as provide a forum to solicit community feedback.

WalkShops took the conversation out into the neighborhood to engage residents in the issues facing the community and explore its assets and challenges, with three Walkshops held during the planning process. This was another effective tool for the community and residents.

Finally, Taskforce Meetings took place throughout the planning process to keep public housing residents engaged and informed about the planning process and to raise and discuss specific concerns.



Figure 10: Walkshops

Sharswood/Blumberg Choice Neighborhoods Transformation Plan

“The Sharswood/Blumberg Neighborhood is a peaceful, loving, family-oriented residential community where all residents can take pride in its unique history, cleanliness, attractive housing, great schools, and thriving commercial corridor filled with local businesses.”

—Housing Plan Vision

“The Sharswood/Blumberg Choice Neighborhood is a gateway into our neighborhood’s core vision - where residents and stakeholders work in partnership and collaboration to grow generations to come, with dignity, safety, and pride by removing the physical and social barriers to create a thriving, prosperous, self-reliant community rounded in health and wellness with alternative resources, quality education, career planning, recreation, and employment.”

—People Plan Vision

“The Sharswood/Blumberg Choice Neighborhood will be re-establishing into a community that is safe, with access to high quality public schools, services, public assets, transportation, and variety of vibrant businesses and improved access to employment.”

-Neighborhood Plan Vision

This Plan is viewed as a living document and will be revised as the neighborhood, its residents, and leaders push forth with the revitalization on the community.



Figure 11: Housing Task Force Meeting

Chapter 2: About The Neighborhood

The focus area for this Transformation Plan is the Sharswood neighborhood of Philadelphia, which surrounds the PHA Norman Blumberg Apartments. It includes (as per Census Tracts 9 and 25) area totals 0.7 square miles, and is located in Lower North Philadelphia, which is north of Fairmount, east of Brewerytown, and northwest of the Francisville neighborhoods.

The boundaries of the neighborhood are Poplar Street and College Avenue to the south, 19th Street to the east, Cecil B. Moore Avenue to the north, and 27th Street to the west.

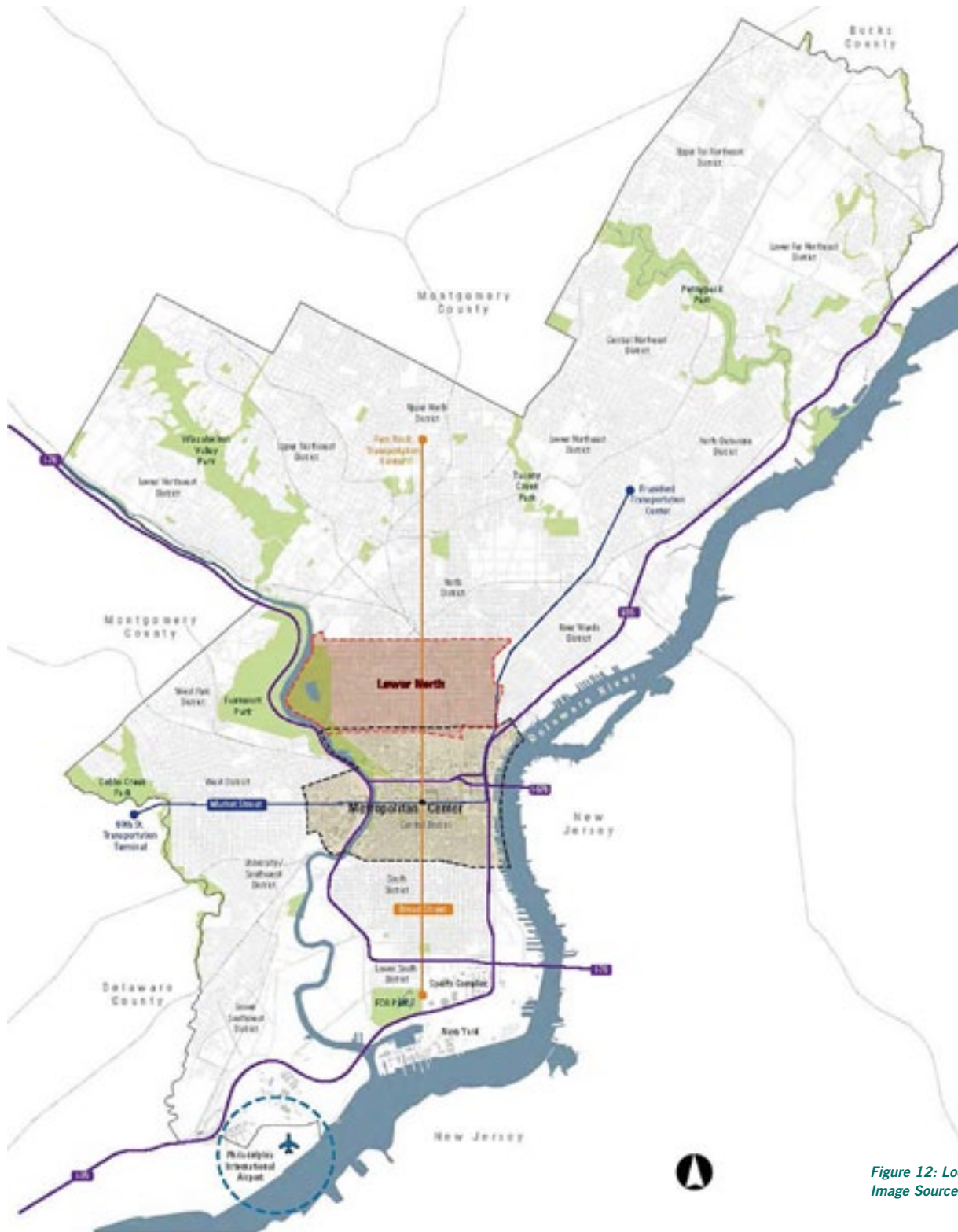


Figure 12: Location in City of Philadelphia
Image Source: PCPC

Sharswood/Blumberg Choice Neighborhoods Transformation Plan



Figure 13-1: Closeup



Figure 13-2: Choice Neighborhood Boundaries

Brief History

Sharswood has a history similar to many working-class communities in Philadelphia. In the 1850s, the area around Sharswood was undeveloped and Ridge Avenue, a former Native American trail, was used to allow travel from Philadelphia to surrounding towns. Development began in Sharswood after the founding of Girard College, through a bequest from Philadelphia philanthropist Stephen Girard in 1832 for a school dedicated to the education of poor, orphaned Caucasian boys in grades 1 to 12. As the campus for Girard College developed, so did the community of Sharswood.

By the end of the nineteenth century, post Civil War, migrants from the south moved to cities in the north, including Philadelphia, and settled in working-class neighborhoods near manufacturing jobs and decent housing. As the neighborhood grew, Ridge Avenue became an important commercial corridor connecting Center City to the northern neighborhoods. The existence of a strong commercial spine, steady manufacturing jobs in the community, a stable and growing housing stock and the creation of schools and other institutions allowed Sharswood to thrive becoming a mixed-income community of laborers and professionals.

By the early twentieth century, Philadelphia continued to grow, but unemployment during the Great Depression redefined the working-class neighborhoods in the City, including Sharswood. Beginning in 1948, the Philadelphia City Planning Commission declared much of North Philadelphia an area of blight and subject to urban renewal projects. As a result, public housing became a major new element in Sharswood and other similar communities. In 1966, the Philadelphia Housing Authority began construction on the Norman Blumberg Apartments. During the same time, after a prolonged civil rights protest, Girard College admitted its first African-American students. The walls surrounding the college campus remained and Sharswood continued its community and economic decline.

From the late 1970s through the 1990s, middle class residents left Sharswood, and residents who stayed behind watched a once-thriving neighborhood become a haven for crime and abandonment. Unemployment and poverty increased substantially. A large number of homes in Sharswood were abandoned because of disinvestment, neglect, and loss of population. The noise of economic activity on Ridge Avenue became silent.

In the early 2000s, the City administered the Neighborhood Transformation Initiative "NTI", which had the goal of facilitating new development and making the area more attractive for private investors. NTI resulted in a large scale demolition of vacant homes and land acquisition by the City, including hundreds of parcels in Sharswood. During the same period, the physical and social conditions at the Blumberg Apartments continued to decline, and the complex became the center of criminal activity. Today, Sharswood remains a stagnant neighborhood with vacant parcels, crime, and sustained poverty.

After years of low enrollment and significant budget shortfalls, in 2013 the School District of Philadelphia closed both the high school of Roberts Vaux Promise Academy, located at 24th and Master, and the elementary school of General John F. Reynolds School, located at 23rd and Jefferson, as part of a large school closure initiative that closed twenty-three schools throughout the District. Reynolds, built in 1926, is on the National Register of Historic Places, remarkable for its Art Deco style, and served as an elementary school. Vaux, built in 1938, is a striking Art Deco landmark in the community, is on the Pennsylvania Register of Historic Places, and, before closure, had multimillion-dollar improvements.

Both properties present significant potential for reuse. PHA has purchased the Reynolds building from the School District.

Sharswood/Blumberg Choice Neighborhoods Transformation Plan

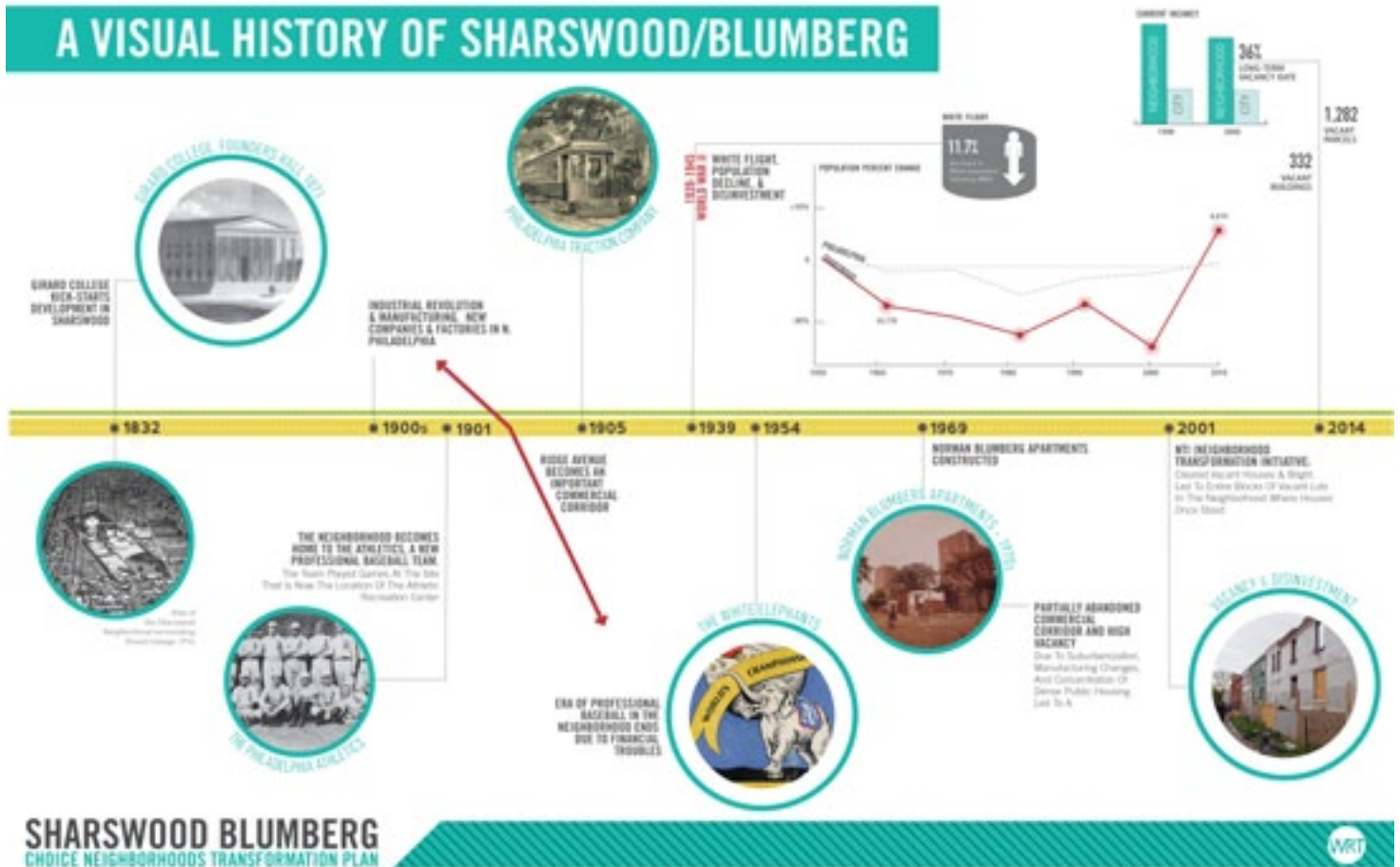


Figure 14: A Visual History of Sharswood/Blumberg
Image Source: WRT

Identified Community Needs

As part of the Choice Neighborhoods Planning Grant, the planning partners conducted a comprehensive needs assessment survey to document existing conditions in the Sharswood/Blumberg neighborhood and to identify residents' priorities for the future. The primary goal of the needs assessment was to gather qualitative data from a broadly representative and inclusive sample of the community, and to obtain information that cannot otherwise be collected through publicly available and/or partner databases. The needs assessment survey instrument was completed in January 2015, and included 657 participants.

A copy of the full Needs Assessment can be found in Appendix C, which includes a summary of the findings presented under the following categories.

- **Affordability and Stability**
- **Safety and Accessibility**
- **Workforce Development**
- **Education and Youth Programs**
- **Community Health**

Physical Needs Assessment

A Physical Needs Assessment "PNA" for Blumberg Apartments was conducted in 2012. Based on this PNA, it was deemed that the living conditions of the site were substandard. Blumberg Apartments contains units that are inadequate in room sizes and configuration. Units do not meet HUD's minimum size standards and, in most cases, rooms within the units do not meet the minimum size requirements of current building codes.

For instance, kitchens have limited counter area and do not allow for proper food preparation and updated kitchen appliances. Cabinet space is minimal, leading some residents to store food and other kitchen items in paper bags and/or unsecured plastic containers, creating health and safety risks for small children and infants. In 2015, the Blumberg multifamily apartments met the obsolescence test and were approved for disposition and demolition. The obsolescence analysis is in Appendix D.

Sharswood/Blumberg Choice Neighborhoods Transformation Plan

Neighborhood Assets and Opportunities

Sharswood is home to a committed and passionate community. Many of its community members have lived in Sharswood for decades and have seen the neighborhood transition over the years, witnessing an increase in crime, disinvestment in properties, population loss, school closure, and other setbacks. Many residents have been involved in grassroots initiatives to bring prosperity back to the neighborhood and are fully engaged in enabling the Transformation Plan to become a reality, with significant community involvement.

Recently, there has been some stabilizing of housing stock in the neighborhood. In 2006, the Michaels Corporation developed Sharswood Townhouses I and II with the support of Low-Income Housing Tax Credit "LIHTC". The site has a total of 131 units for families with low incomes and it accepts holders of HUD Housing Choice Vouchers. The design of the units features peaked roofs, vinyl siding, and front porches. The site is well maintained and includes on-site amenities such as community rooms and play areas. In addition, PHA will close on July 31, 2015 for the development of 57 affordable housing units with the support of a 9% LIHTC.

In addition, PHA will take advantage of the high number of parcels in Sharswood that were demolished and vacated under NTI. By using its powers of eminent domain, PHA is condemning nearly 1,300 parcels to create opportunity for redevelopment in areas that have previously been cleared. The Philadelphia Land Bank, currently underway, also presents an opportunity for neighborhood revitalization through its proposed streamlined development and site control process. The Land Bank, established in 2014, is a new agency whose mission is to return vacant and tax delinquent property to productive reuse, by working to consolidate many of the land acquisition and disposition processes of the City under one umbrella, making it easier for private individuals and organizations to acquire properties that contribute to neighborhood disinvestment and turn them into assets for the community in which they are located. The Land Bank can:

- 1. Acquire tax-delinquent properties through tax foreclosure;**
- 2. Clear the title to those properties so that new owners are not burdened by old liens;**
- 3. Consolidate properties owned by multiple public agencies into single ownership to speed property transfers to new, private owners; and**
- 4. Assist in the assemblage and disposition of land for community, non-profit and for-profit uses.**

The land in Sharswood has great potential as an asset. Putting all the vacant parcels aside, approximately one third of the parcels in the Sharswood neighborhood are either publicly owned or under institutional control. Project HOME, an institution dedicated to alleviating poverty and homelessness, has long been active in the community. In 2015, the group opened the Stephen Klein Wellness Center, located on Cecil B. Moore Avenue. The new facility will provide shelter for the homeless as well as primary care, behavioral health, dental care, a pharmacy, YMCA branch, and childcare— all services which are badly

needed in the community and will support current and future residents.

Public transportation access is an asset. Nearly all of the community is within a quarter mile of a transit stop, which is an approximately five minute walk. Transportation routes include the 15 trolley on Girard Avenue, as well as buses on Poplar Street, 27th Street, 19th Street, Cecil B. Moore Avenue, 22nd Street, and Ridge Avenue. Transportation access is essential for providing access to places of work, educational institutions, and amenities for neighborhood residents.

Sharswood's proximity to Center City Philadelphia is one of its greatest assets. Residents rely on this proximity for access to regional transit, goods, and services. In addition, private commercial and residential investment to the south, east, and west creates significant opportunity for community and economic revitalization.

At the center of the neighborhood's economic revitalization is the Ridge Avenue Corridor. The Cecil B. Moore/Ridge Avenue Business Association focuses on revising commercial life on Ridge Avenue. The group has sponsored events such as "Ridge on the Rise." The Association estimates that the 68 businesses on Ridge Avenue provide jobs for 201 employees (as of August 2014) with yearly sales of \$32 million. However, market analysis suggests that \$79 million could be potentially achieved, illustrating a retail gap of \$47 million. Ridge Avenue is a busy transportation route, with 13,728 average daily vehicular trips to Cecil B. Moore. It is also served by public transit route numbers 3, 33, and 61, with total average daily ridership of 30,000. This traffic creates commercial opportunity

Currently there are 44 vacant buildings, 129 vacant lots, and 30 Keystone Opportunity Zone (KOZ) lots located on Ridge Avenue. A Keystone Opportunity Zone is a program unique to Pennsylvania, that defines a set of parcels where property owners and/or businesses can enjoy waived or reduced state taxes. The total KOZ parcels amount to 213,466 square feet, or 4 acres. The tax burden may be reduced to zero through exemptions, deductions, abatements, and credits. The length of tax relief in this zone is 10 years. The KOZ parcels in the Sharswood neighborhood are being assembled by PHA.

NEIGHBORHOOD ARCHITECTURAL CHARACTER



SHARSWOOD BLUMBERG
CHOICE NEIGHBORHOODS TRANSFORMATION PLAN



Figure 14: Neighborhood Architectural Character
Image Source: WRT

Neighborhood Challenges

PHA's most distressed high-rise property, Norman Blumberg Apartments, occupies the center of the Sharswood neighborhood and looms large over the community. The apartments sit on a dense 8-acre site, consisting of 510 units in three 18-story towers housing both families and seniors and 15 adjacent barracks-style, low-rise buildings. It is home to 1,249 residents. Density is greater than 60 units per acre, and the high-rise buildings tower over the neighboring community of 2 to 3-story homes. Outdoor spaces, playground, and recreational facilities located on the site are inadequate for the young population of over 600 residents. The housing complex creates a superblock resulting in minimal street connectivity for many of the buildings within the complex. In addition, the high-density design of the complex exacerbates many of the adverse conditions in the surrounding neighborhood. The entire complex is surrounded by fencing which further isolates Blumberg residents from the neighborhood. Below is a summary of the existing units.

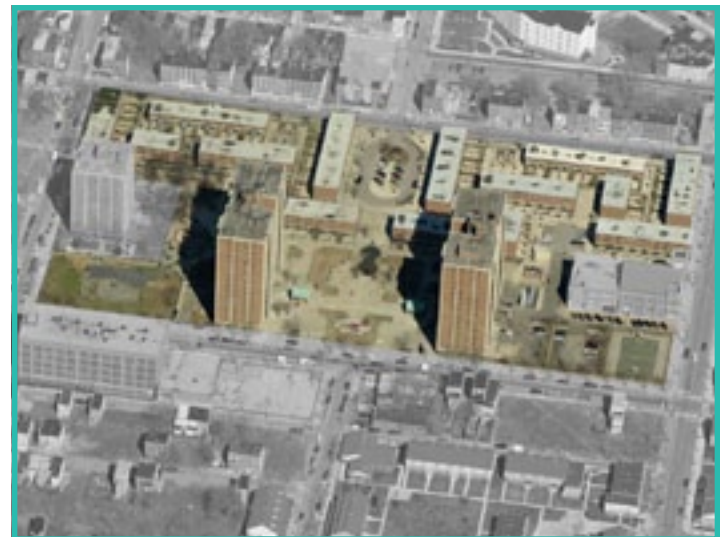


Figure 16: PHA Norman Blumberg Development
The Blumberg site sits in the middle of the neighborhood in a superblock out of character with the walkable neighborhood fabric of the rest of the community.
Image Source: PHA

Figure 15: Norman Blumberg Apartments Unit Mix

Building	# of Units	Number of Bedrooms				
		0	1	2	3	4
Family High-rise	306 units		34	136	136	
Senior High-rise	96 units	4	92			
Townhouses (family)	108 units			20		88
TOTAL UNITS	510 units					

Sharswood/Blumberg Choice Neighborhoods Transformation Plan

What are the Two Biggest Issues Facing the Sharswood Neighborhood?

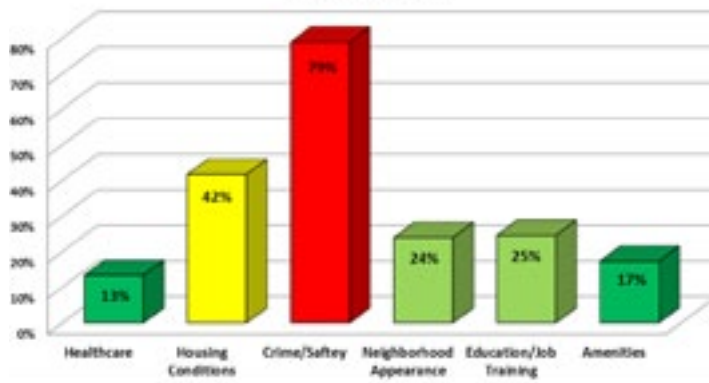


Figure 17: Demographic Snapshot

Planning Area: Demographic Snapshot



Figure 18: Demographic Snapshot

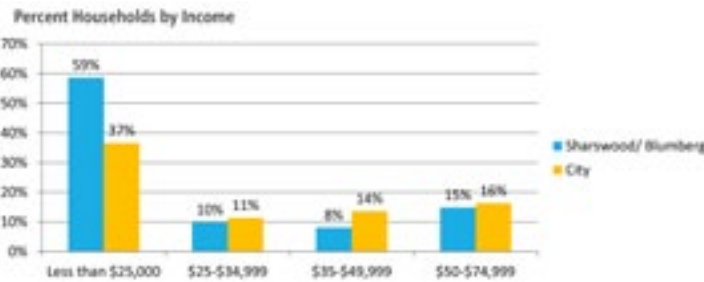


Figure 19: Percent Households by Income

Education

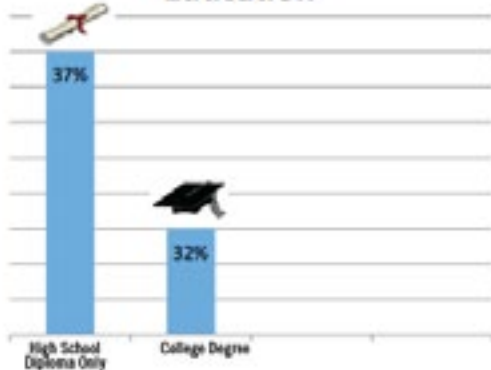


Figure 20: 68% of the residents in the neighborhood lack the education needed to compete in today's economy

Sharswood is home to approximately 5,800 persons living in 2,114 households. It is clearly distressed, with a poverty rate of greater than 50%, high unemployment, high incidences of Part I and II violent crimes, and a 35% long-term housing vacancy rate – all of which exceed the citywide averages. Median household income of \$15,454 is less than half that of the city as a whole. Approximately 85% of neighborhood residents are African-American compared to 43% citywide. Approximately 5% of residents are Hispanic, compared to 12% citywide.

The neighborhood's educational attainment is lower than the average for the City of Philadelphia. Only 37% of residents in the Sharswood/Blumberg neighborhood have a high school diploma. The neighborhood lacks educational opportunities, with closed schools and no local job training or vocational programs. The high concentration of poverty and low educational achievement fostered years of low-wage, entry-level jobs and high unemployment.

Over 26% of the housing units within this neighborhood are currently vacant, compared to 13% citywide. The Sharswood/Blumberg neighborhood contains 1,282 vacant parcels and 332 vacant buildings, representing an area of over 35 acres or 26 football fields. The long-term vacancy rate of 36% is well above that of the City.

Long-term vacancy and the amount of abandoned lots has led to a neighborhood-wide trash and dumping issue. Many vacant lots throughout the neighborhood, which are not maintained by a city agency or a neighbor, become hot spots for dumping (e.g., construction materials, tires, and other trash) and illegal activity. These lots not only contribute to the blighted appearance of the neighborhood, but they also increase the perception of crime and lack of safety in the neighborhood.

Many of the neighborhood's 332 vacant buildings are structurally potentially dangerous and unstable. Without demolition or rehabilitation, they may cause damage to neighboring, occupied houses or pedestrians (for example, residents are wary of falling pieces from a building facade on Ridge Avenue).

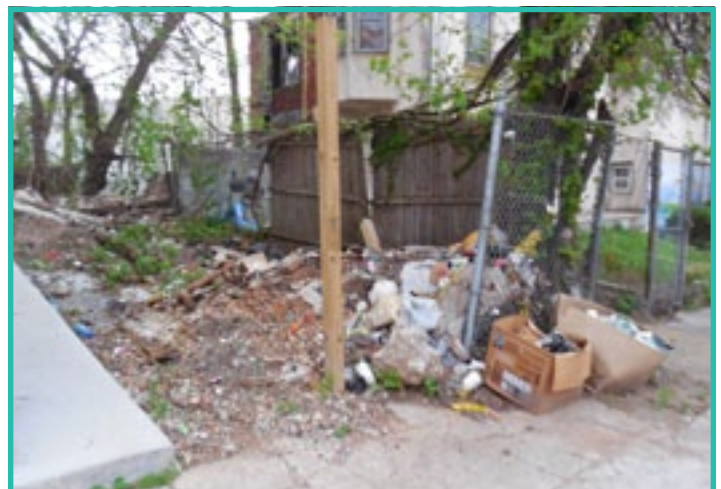


Figure 21: Neighborhood Vacancy & Blight

Sharswood/Blumberg Choice Neighborhoods Transformation Plan

Some areas of the neighborhood are more stable, with more long-term residents and higher levels of homeownership as shown in Figure 22. Many homeowners in the neighborhood are interested in making necessary repairs to improve the condition and appearance of their homes, but without financial assistance, many are unable to do so. Also, the concentration of rental units at Blumberg and around the neighborhood has limited the potential for a more diverse mix of incomes and residents.

Public Safety

PHA has been working closely with the 22nd Police District and community policing officers to tackle drug trafficking and gang violence in the neighborhood. Based on data from the 22nd Police District, activity at the Blumberg site has contributed to the neighborhood's crime problems. During the period between 2010 and 2012, the Blumberg site had 64 reported cases of aggravated assault, compared to 20 at Norris Homes, another PHA site that is less than 2 miles away. The youth and young adults at Blumberg exhibit the effects of growing up around violence, including high rates of criminal and delinquent behaviors. Many residents in the neighborhood cited their criminal record as a reason for being unable to find permanent employment.

Social and Supportive Services

Compared to other neighborhoods in Philadelphia, the Sharswood/Blumberg neighborhood has a thin system of social services. Residents often travel several miles, incurring transit costs, or taxi fares for doctors, case workers, or healthcare providers.

Education

As part of recent School District closures, two of the three neighborhood public schools (Vaux High School and Reynolds Elementary School) have been closed, and student performance was well below the city wide averages. School performance is affected by the socioeconomic conditions of the neighborhood, with a high percentage of economically disadvantaged students (85%). As a result of the school closures, neighborhood youth attend a number of schools beyond the borders of the neighborhood, posing a significant challenge to students' safety on their way to and from school and increasing opportunities for truancy. The needs assessment survey highlighted the challenges with education in the neighborhood. Out of 657 surveyed residents, 76% rated the quality of early childhood education as fair to poor.

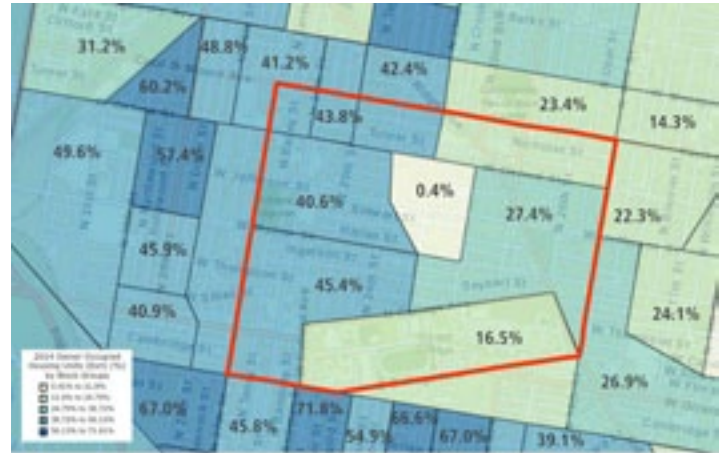


Figure 22: Percent Owner Occupied Units 2014

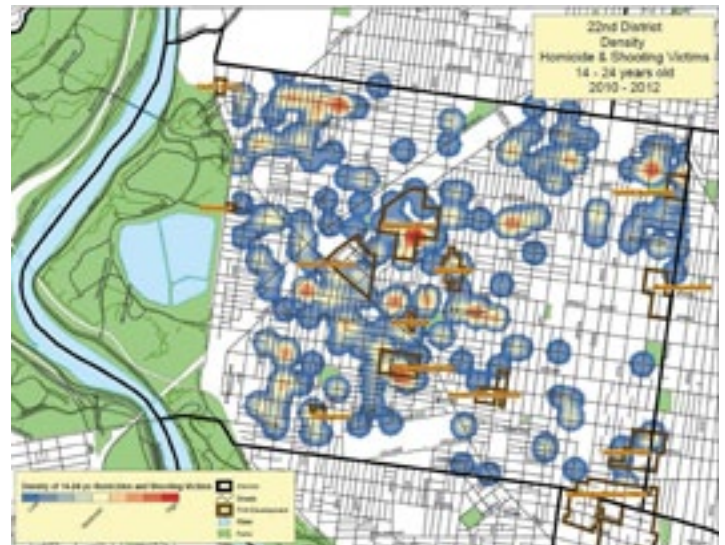


Figure 23: Crime Maps

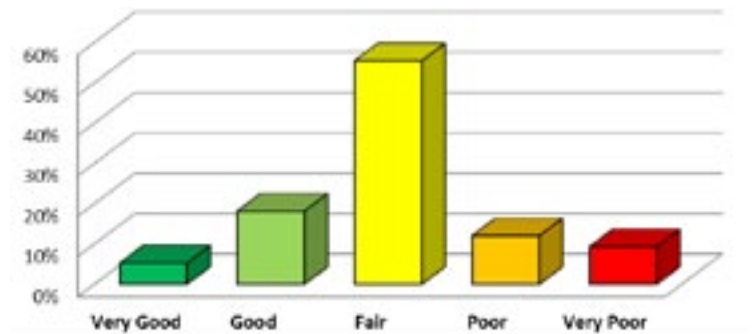


Figure 24: Assessment of early childhood education in Sharswood

Sharswood/Blumberg Choice Neighborhoods Transformation Plan



Figure 25: Neighborhood School Locations

Are you or other adult household members employed?

Yes	29.3%
No	69.5%
Not Sure	1.2%

Figure 26: Residents Response to the Community Needs Assessment concerning Education and Employment.

What barriers, if any, make it difficult for you or household members to find employment?

Need Education/Job Training	19.5%
Need Access to Computer/Internet	10.1%
Need Childcare	7.0%
Transportation	12.5%
Health	30.3%
None	36.3%

Figure 27: Residents Response to the Community Needs Assessment concerning Education and Employment.

Employment

The lack of education and skills attainment, criminal history, behavioral challenges, and limited employment options within the neighborhood have contributed to a high unemployment rate for the Blumberg site and the Sharswood/Blumberg neighborhood. The Sharswood/Blumberg neighborhood has an unemployment rate of 16%, well above the City's unemployment rate of 6%. However, the Blumberg site has a staggering 84% unemployment rate, with only 103 of 635 able-bodied residents currently working. High unemployment translates to the neighborhood's high poverty rate (44%) and low median household income \$21,021 for the neighborhood and \$11,552 for Blumberg site residents. The community need assessment survey confirmed the statistical facts of high unemployment, and highlighted the barriers to employment as seen by the residents, as showcased in figure 26 and 27.

Sharswood/Blumberg Choice Neighborhoods Transformation Plan

Community Facilities

The neighborhood has community facilities that serve residents on a daily basis. These facilities are illustrated in Figure 28. The Athletic Recreation Center, located at 27th and Master, is a 4.8-acre recreation area on the historic site of Jefferson Park, the former home of the Philadelphia Athletics (now the Oakland Athletics). The recreation facility has a pool, two ball fields, three sports fields, and six basketball courts, as well as a popular boxing program and day camps throughout the year. The facility is owned and operated by the Philadelphia Parks and Recreation Department and is open into the evening hours.

Project HOME opened the Stephen Klein Wellness Center on Cecil B. Moore in 2015. The new facility provides a variety of community health programs such as primary care, behavioral health, dental care, and a pharmacy. Other Facilities are detailed in Figure 28.

The neighborhood is in the 22nd Police District. The neighborhood is served by the Philadelphia Fire Department Engine 34 located at 1301-7 North 28th Street. The station also includes Medic Unit 36, which provides EMS service to the surrounding community. There are no hospitals, job training, or social service organizations in the targeted area.

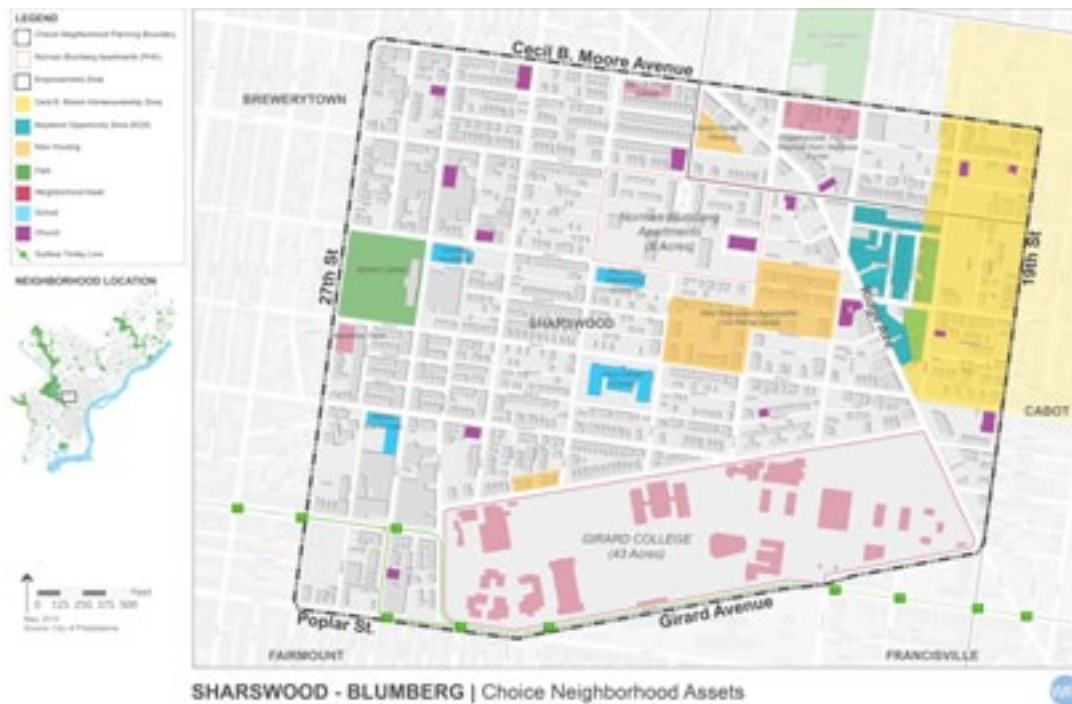


Figure 28: Community Facilities

Physical Fabric

The architectural landscape reflects the predominate land use in the neighborhood, which is primarily residential, with a substantial amount of institutional uses. Residential uses make up 37% of the neighborhood, 25% of which is medium density townhomes typical of Philadelphia, 7% is high density, and 4.5% is low density. The high density housing comprises Blumberg Apartments and other apartment sites. The low density housing is located mostly in the recently-constructed detached townhomes between 19th and 20th Streets north of Master Street. While increased housing options, including the rehabilitation of existing housing options, is desired, there is a fear that units will be geared towards student populations. PHA has assured the residents that students are not the focus of the housing plan.

The remainder of land use types includes commercial, industrial, and recreational and open space uses. Roughly 6% of land use is commercial in nature, clustered along Ridge Avenue and immediately west of Girard College between

Poplar and Thompson. Industrial uses, which make up 2.7%, are immediately west of Girard College, between Poplar and Thompson, and between Oxford and Jefferson between 25th and 27th. These industrial uses are mostly light industrial garages and supply companies. Just under 4% of land use is recreation or open space, and 19% is vacant. The zoning districts, shown in Figure 29 show the allowable uses in the neighborhood, which are generally reflected by the existing land use.

In addition, Sharswood is also a half mile from Fairmount Park, located due west of the neighborhood. Opportunities to provide visible connections to the Park through "green streets" throughout the neighborhood include more plants and trees that promote healthier, more verdant neighborhoods, which enjoy a higher quality of life.

Tree coverage in Sharswood, as shown in Figure 31, is at 10.5%, which is below the City of Philadelphia average, but higher

Sharswood/Blumberg Choice Neighborhoods Transformation Plan

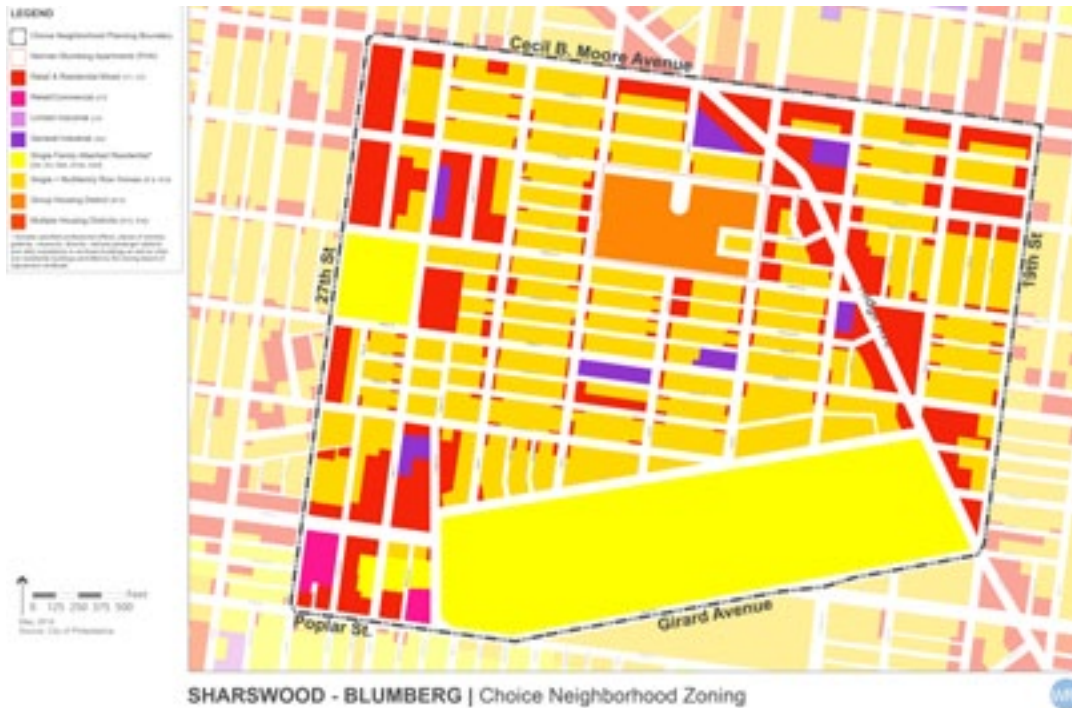


Figure 29: Zoning
Image Source: WRT

than other parts of Philadelphia such as South Philadelphia. Nearby Germantown and Chestnut Hill have a 38.3% tree coverage ratio. Tree coverage is important because it provides shade, creates character, and heightens property values due to enhanced aesthetic appearance. Trees also improve air quality and reduce the urban heat island effect.

Neighborhood landscape benefits from decent connectivity and transportation access. Public transit bus lines (including routes 7, 3, 61, 33, and 32) and surface trolley line 15 on Girard Avenue service the neighborhood. Bicycle routes are located on Cecil B. Moore Avenue, Poplar Street, and Ridge Avenue. Nearly the entirety of the community is within a quarter mile, or a five-minute walk, of a transit stop, which is optimal for public transportation access. The neighborhood is also easily accessed via car, with Poplar Street, Girard, Ridge, and Cecil B. Moore Avenues serving as major transportation corridors through the city. See the transportation map in Figure 30.



Figure 30 Transportation Access
Image Source: WRT

The Sharswood/Blumberg neighborhood has significant challenges to rebuilding a community of hope and prosperity. The strategies for People, Neighborhood, and Housing will build on the existing assets and opportunities but the community's revitalization needs a spark and a few champions to usher in a wave of opportunity for all current and new residents to achieve prosperity. The plans for people, neighborhood and housing contain comprehensive strategies that will turn Sharswood into a neighborhood of choice.



Figure 31: Tree Coverage

Chapter 3: People Plan

“The Sharswood/Blumberg Choice Neighborhood is a gateway into our neighborhood’s core vision - where residents and stakeholders work in partnership and collaboration to grow generations to come, with dignity, safety, and pride by removing the physical and social barriers to create a thriving, prosperous, self-reliant community rounded in health and wellness with alternative resources, quality education, career planning, recreation, and employment.”

—People Plan Vision

The Sharswood /Blumberg People Plan seeks to address the complex social challenges residents in the community face, including high poverty, low educational achievement, and limited access to services that promote health and wellness.

The Plan is designed to ensure that the revitalized Sharswood/Blumberg community will enjoy a better quality of life and have access to organizations providing supportive resources, and improving education, workforce training, health and wellness. Education is the cornerstone for community revitalization, and the most difficult challenge. Surveyed residents overwhelmingly reported that the quality of schools and college preparation was “very poor.” In 2013, the School District of Philadelphia closed 23 public schools throughout the City, including two of the three neighborhood schools serving the Sharswood/ Blumberg community. Statistical data shows only 63% of residents only have a high school diploma or equivalent. This low level of educational achievement creates serious barriers to securing sustainable careers. The Sharswood/Blumberg community suffers from a 60% unemployment rate and lacks job training and

vocational programs for local residents. The redevelopment effort, coupled with expanding services in the neighborhood, can be a catalyst for increasing economic prosperity for families living in the community.

In addition, high poverty and limited community resources also adversely affect the health and wellbeing of children, adults, and seniors in Sharswood/ Blumberg. Fortunately, there are some neighborhood assets in place to help address health concerns such as Project HOME’s new Stephen Klein Wellness Center, a major community resource. However, many more services are needed to serve the 5,100 families in the community.

Collaborating with other organizations with expertise and experience in education, workforce training, and health and wellness are critical to the successful implementation of the People Plan. The following goals and strategies will require resources, strong partnerships, shared vision and commitment from the community, city government and other stakeholders to ensure the successful implementation and achievement of outcomes.

People Goals

Goal 1: Improve the Delivery of Public School Education to all Youth in the Neighborhood

Goal 2: Improve Health and Wellness Programs Operating in the Community

Goal 3: Establish an Achievement Model that Integrates Social Services, Adult Education, and Workforce Training

Goal 1: Improve the Delivery of Public School Education to all Youth In the Neighborhood

Community residents were surveyed about education in the neighborhood, including their perceptions of the quality of schools, availability of early childhood education programs, safe routes to school, after-school programs, and preparation of students entering college. As discussed in Chapter 2, respondents think the total quality of education is, overwhelmingly, fair to poor. The results are highlighted in Figure 24 on page 17. Furthermore, Sharswood/ Blumberg lost two major neighborhood assets with the closing of Reynolds Elementary School and Vaux High School in 2013. The key stakeholders of the Education Taskforce seek to educational opportunities for youth beginning at early childhood to post-secondary achievements. Increasing access to quality education is the cornerstone for opening door to opportunity, for social and economic mobility of residents, as well as making Sharswood a more attractive place for families to live, work, and play.

In order to achieve this goal, the Education Taskforce is collaborating with residents and key stakeholders, including Temple University, the University of Pennsylvania, Community College of Philadelphia, Girard College and the School District of Philadelphia to develop a model neighborhood

public school. These institutional anchors and subject matter experts will play a critical role in improving the developmental and educational outcomes for neighborhood youth.

The five strategies detailed below are cornerstones for the revitalization of high-quality education - from pre-natal through the completion of high school - in Sharswood/Blumberg. The strategies guided the creation of four-part blueprint on the development of the Sharswood/Blumberg Neighborhood School. The four components of the blueprint are:

- 1. Conceptual Design;**
- 2. Curriculum Design;**
- 3. Facility, Legal and Financing Structure; and,**
- 4. Achievement Network Cyber High School**

The complete blueprints are available at www.sharswoodblumberg.com. Below is a brief synopsis of each blueprint.

The Conceptual Design calls for the integration of technology to all parts of the STEM focused curriculum, a universal provision of

Sharswood/Blumberg Choice Neighborhoods Transformation Plan

social services from cradle to graduation, and comprehensive philanthropic support for the development of a neighborhood public elementary school. The school will be designed to provide extended days and academic year to mitigate or eliminate the “summer slump” in academic performance. Every child in the community will have access to early childhood education programs, and the school will be positioned as a focal point for the delivery of comprehensive social services to the family. Teacher-to-student ratios will be kept low through the incorporation of teacher aides, and differentiated education will be provide in each grade. Local Parent and Community Council will be established to act as an advisory board to the School Principal.

The Curriculum Design calls for a Response to Instruction and Intervention model that ensures the academic growth of each student from Pre-Kindergarten through eighth grade. The comprehensive curriculum will blend direct instruction, inquiry-based instruction, and digital learning within the science, technology, engineering and math focus. High performing and average performing students will be tiered but share the same classrooms to improve the performance of all students. Parent and community involvement will be integrated into the extended day curriculum.

The Facility, Legal and Financing Structure blueprint calls for creation of non-profit 501(c)(3) corporation that will oversee the creation of both the neighborhood public elementary school

and the achievement cyber high school. The neighborhood public elementary school will be housed in a state-of-the art 60,000 square foot modular building, which can hold up to 450 students from Pre-Kindergarten to eight grade. The building will include an Early Childhood Center, Parent Community Center, Drop in Learning Lab, and a Community Digital Access Center. The total construction is estimated at \$24 million. Financing will come from variety of sources including local, state, federal government, bond issuance, philanthropic grants and the School District of Philadelphia.

The Achievement Network Cyber High School blueprint calls for alternative paths to a diploma by creating Individualized Learning Plans for each student that include vocation and technical skills for young people ages 16 to 22 years old that have dropped out or been expelled from high school. The school will be integrated with services provided to young adults re-entering society and returning to the Sharswood neighborhood, and with the Career and Technical Education programs administered by the School District of Philadelphia. The students will be able to receive the education from home, detention centers, libraries and the Community Digital Access Center at the elementary school. Prior to graduation each student will complete an internships, conduct an employment search and hopefully, find job placement.

The complete blueprints, which are built under the strategies detailed below, are available at www.sharswoodblumberg.com.

Strategy 1: Expand and Strengthen Early Childhood Education in Sharswood

- 1.1 Improve the quality of Early Childhood Educational Programming in the neighborhood and expand the number of available slots to meet community demand.
- 1.2 Expand access to affordable, quality in-home and out-of-home childcare to support existing providers and attract new ones.
- 1.3 Develop or partner with an organization to provide parental training classes that educate new parents and other caregivers on the

importance of providing a stable and supportive home environment for their children.

Performance Indicators and Metrics

- Total number of parents successfully completing the parental training classes
- Total participants enrolled in the Early Childhood Educational Programs and total retention

Sharswood/Blumberg Choice Neighborhoods Transformation Plan

Strategy 2: Develop or Expand Access to High-Performing Elementary and Middle Schools

- 2.1 PHA will complete acquisition of the Reynolds property from the School District and secure agreements with key partners to support the development of a school. Partners include the William Penn Foundation, the University of Pennsylvania, the Green Light Foundation, and others.
- 2.2 The new school will be independently managed under a formal agreement with the School District and structured to be able to support students with special needs.
- 2.3 The curriculum will emphasize CSTEM (Computer Science Technology Engineering & Math) Education and Related Programming to prepare students for higher education and careers.
- 2.4 Emphasis will be given to providing access for middle school students to participate in academic enrichment activities and college prep programming.



Figure 32: School

Performance Indicators and Metrics

- Number and Percentage of resident children enrolled in the new elementary school
- Number and/or Percentage of students at or above grade level (proficient or above) according to reading and/or math assessments in at least grades 3 through 8
- Number and/or percentage of Youth enrolled in programs academic enrichment and college prep programming

Strategy 3: Cultivate a Comprehensive Mentoring Program to Support Continuing Education

- 3.1 A mentoring program will connect youth with volunteer tutors/mentors and establish supportive relationships. Potential tutors/mentors include parents, as well as high-performing older youth who can serve as peer mentors to younger students.
- 3.2 The program will expose participants to new experiences outside of their neighborhood, and potential career paths

Performance Indicators and Metrics

- Percentage of youth promoted to the next grade level each year
- Ratio of number of older youth mentors to mentees (1:1 is ideal)
- Percentage of teachers reporting improved attitude toward school
- Percentage of mentors reporting improvement in self-confidence
- Reduced rates in truancy

Strategy 4: Increase Rate of High School Graduation

- 4.1 Counseling will be provided to high school freshmen and their parents to empower them to make informed decisions during high school and educate them about the value of preparation for college or vocational training.
- 4.2 Teens will be connected to comprehensive support systems to maximize school retention efforts and keep students in high school through graduation.
- 4.3 Local universities will participate in the development of college-bound programs for high school students (e.g. Temple University Upward Bound Program).

Performance Indicators and Metrics

- A significant increase in high school or equivalency completion
- Percentage of students promoted to next grade level each year
- High school graduation rates
- College acceptance and attendance rates
- Reduce rates of truancy

Strategy 5: Support Out of School Youth with the Completion of High School or Equivalency Program

- 5.1 Implement reintegration programs that provide paths for alternative high school completion for disconnected youth.
- 5.2 Create comprehensive childcare programs that will allow young working parents to maintain participation in alternative high school completion programs.
- 5.3 Connect out of school youth with vocational and entrepreneurial training programs upon completion.

Performance Indicators and Metrics

- The total number of youth out-of-school over the total number participating in an alternative completion program
- Total number of youth completing alternative high school completion programs
- Percentage of young working parents referred to childcare programs

Sharswood/Blumberg Choice Neighborhoods Transformation Plan

Partners

In order to achieve this goal, partnerships with the key stakeholders are needed. Below is a listing of primary organizations that will may play a critical role in improving the developmental and educational outcomes of neighborhood youth.

- Youth Advocate Programs (YAP)
- The School District of Philadelphia
- Girard College
- Parents
- Child Care Information Services (CCIS)
- Public Health Management Corporation (PHMC)
- University of Pennsylvania
- Robert Morris School
- Columbia North YMCA
- Community College of Philadelphia
- Boys and Girls Club
- Honickman Learning Center/Comcast technology labs
- Philadelphia Youth Violence Prevention Collaborative
- Philadelphia Housing Authority
- Brewerytown-Sharswood Community and Civic Association
- Philadelphia Youth Network (PYN)

Goal 2: Improve Health and Wellness Programs Operating in the Community

Residents in the community reported needing better access to health care, and drug and alcohol rehabilitation programs. Availability of healthy food at affordable prices was a high priority for many, with residents reporting needing to go half a mile from home for fresh produce and meats. Other identified needs and opportunities included access to mental health and dental clinics, access to recreation amenities, improved coordination of health care services, and expanded services for disabled residents.

The opening of Project HOME's Stephen Klein Wellness Center in Sharswood is a major milestone and starting point for improving health and wellness in the community. The new federally qualified health center provides much-needed services to both the homeless population and residents living in poverty. Partnerships with the Department of Public Health, Department of Behavioral Health and Intellectual Disability Services, and Public Health Management Corporation will also help create a continuum of services.

Strategy 1: Establish a Continuum of Care for Seniors

- 1.1 Partner with the Stephen Klein Wellness Center to create and sustain a culture of wellness for seniors through outreach and provision of services.
- 1.2 Provide behavioral and psychological health services to seniors, including establishing an Adult Day Center in the renovated Blumberg Senior Building and working with health care institutions to provide house calls to elderly and disabled residents.

Performance Indicators and Metrics

- Total number of neighborhood participants in Klein Center program
- Total number of participants at the Adult Day Center
- Total number of house calls

Strategy 2: Coordinate and Promote Supportive Services

- 2.1 Expand community access to prenatal care and developmental health screenings for young children.
- 2.2 Establish trained Health Navigators to connect residents to local supportive services and help them enroll for health coverage.
- 2.3 Increase awareness of health and sex education programming to decrease teenage pregnancy rate.
- 2.4 Promote health education for families to understand risks, signs, and symptoms of long-term illness, such diabetes and heart disease.

Performance Indicators and Metrics

- Prenatal health assessments
- Rate of teenage pregnancy
- Total number of Health Navigators serving the neighborhood



Figure 33: Business

Sharswood/Blumberg Choice Neighborhoods Transformation Plan

Strategy 3: Address Youth Violence through Trauma-Informed Care

- 3.1 Coordinate with the City's Youth Anti-Violence campaign in the 22nd District and identify resident youth that have been victims of, or witnesses to, violence and connect them to youth trauma services.
- 3.2 Provide after-school programming during the peak hours of youth violence (between 3 p.m. and 6 p.m. on weekdays).

Performance Indicators and Metrics

- Total number of youth residents identified as victims of, or witnesses, to violence
- Total number of after-school programs administered in the neighborhood between the hours of 3 p.m. and 6 p.m.
- Total number of youth and percentage of youth participating in after-school programming

Partners

In order to execute on the supporting strategies to achieve this goal, the People Taskforce members identified the following list of partners that will be critical to expanding services for health and wellness programming:

- Project HOME
- Public Health Management Corporation
- City of Philadelphia Department of Public Health
- City of Philadelphia Department of Behavioral Health and Intellectual Disability Services
- Jefferson University Center for Urban Health
- Drexel University Health and Trauma Counseling Clinic
- Brewertown-Sharswood Community and Civic Association
- City of Philadelphia Youth Violence Prevention Collaborative
- Philadelphia Police Department 22nd District

Goal 3: Establish an Achievement Model That Integrates Social Services, Adult Education, and Workforce Training

An overwhelming number of Sharswood residents reported that obtaining employment was a challenge. Residents and stakeholders consistently voiced the need for opportunities to become gainfully employed, concerns about employment prospects for their children, and a strong interest in benefiting from the neighborhood's revitalization. Residents also asked for informational career workshops for adults and children with professional speakers who reflect the neighborhood's cultural makeup, and could be positive role models for young men and women in the community. During the People Planning Taskforce meetings with residents, there was a persistently expressed need for supportive services in the areas of continuing education and job training programs.

The strategies for improving economic opportunities for families focus on programs designed to provide support and re-sources to prepare for, find, and retain employment that will foster the long-term stability of households in the neighborhood. The achievement model will integrate community social services into adult education programming and workforce training by going beyond training for employment to encouraging the application of job skills to the upkeep of the home, financial stability, and neighborhood investment.



Figure 34: Supportive Services Round Table Meeting
Image Source: WRT

Sharswood/Blumberg Choice Neighborhoods Transformation Plan

Strategy 1: Develop a Support Network for the Entire Family

- 1.1 Provide access to services centered around “Vision Planning” to connect families and individuals within the community to resources that will support its execution.
- 1.2 Provide educational advancement programs for low literacy adults and seniors.
- 1.3 Host community events and create a Speakers Bureau to facilitate continuous community engagement in education programs and workforce training programs.

Performance Indicators and Metrics

- Total number of families in the community (post redevelopment)
- Percentage of families in community with Vision Plans and benefitting from the plan
- Total number of community events and participants at each event

Strategy 2: Empower Residents to Overcome Barriers to Employment

- 2.1 Address individual barriers to employment from hard skills (education and training) to life skills and daily challenges (travel, childcare) by providing training programs and identifying funding to provide transportation vouchers for working parents.
- 2.2 Partner with area employers to provide workforce development programs through internships or apprentice opportunities.
- 2.3 Connect residents with financial literacy education programs to improve credit scores.
- 2.4 Provide a listing of Section 3 employment opportunities to residents for employment in the neighborhood’s redevelopment.

Performance Indicators and Metrics

- Community unemployment rate
- Total number of local employers providing internship or apprentice opportunities
- Total number of participants enrolled in job training or other workforce development programs
- Total number of residents employed through Section 3 job placement

Strategy 3: Establish a Youth Apprentice and Training Work Program

- 3.1 Connect neighborhood youth with the Philadelphia Youth Network to encourage youth empowerment, employment, and job training.
- 3.2 Develop after-school programs and activities that emphasize CSTEM training and skills such as application development. There will also be programs that emphasize trade skills training (i.e. woodworking, handyman, electrician, automotive, recreation) for youth that is connected to job placement.
- 3.3 Recruit neighborhood and nearby businesses to host internships/vocational training opportunities for youth during the summer and school year to provide hands-on learning experiences.

- 3.4 Provide programs for entrepreneur training and self-employment to encourage development of small businesses in the neighborhood.
- 3.5 Work with Peace Park, BSCCA, PHS, and other neighborhood and City-based organizations to provide part-time employment for vacant lot management.

Performance Indicators and Metrics

- Neighborhood youth unemployment rate
- Total number of youth employed 6 months or longer
- Total number of CSTEM program participants

Strategy 4: Provide Counseling and Support to Youth and Adults Re-entering the Community After Incarceration

- 4.1 Create a partnership with the Mayor’s Office for Reintegration Services (RISE) and a community-based organization that will focus on providing second chance services to adults and youth.
- 4.2 Connect families of returning youth and adults to supportive services.
- 4.3 Partner with area law school Expungement Projects to decrease barriers to employment and help restore parental rights of parents whose children who were put into the foster care system.

Performance Indicators and Metrics

- Total number of returning citizens to the community
- Total number of second chance program participants
- Total number of expungements and restored parental rights

Sharswood/Blumberg Choice Neighborhoods Transformation Plan

Partners

To develop a model that integrates community social services into Adult Education Programming and workforce training the community of residents identified the following list of partners for this goal moving forward.

- The Opportunities Industrialization Center, Inc.
- Philadelphia Youth Network
- The Mayor’s Office of Reintegration Services
- Philadelphia Family Court
- Philadelphia Department of Human Services
- JEVS Human Services
- Temple University School of Law
- Philadelphia Horticultural Society (PHS)
- Philadelphia Works, Incorporated
- Mayor’s Office of Community Empowerment and Opportunity
- Philadelphia Public Defenders Association (Juvenile & Adult Divisions)
- Orleans Technical School
- Brewerytown-Sharswood Community and Civic Association
- Philadelphia Housing Authority
- Philadelphia Horticultural Society (PHS)

People Plan Implementation

People Lead

Successful implementation of the People Plan goals will require resources, strong partnerships, shared vision and commitment from the community, the city government and other government and in order to achieve this goal, partnerships with the key stakeholders are needed. Below is a listing of primary organizations that will may play a critical role in improving the developmental and educational outcomes of neighborhood youth.

Stakeholders

Youth Advocate Programs will establish working teams for each of the People Goals to ensure successful implementation, on time and within budget.

Budget and Financing

The estimated implementation budget for all people strategies is approximately \$12.4 million. It is anticipated that funding will be provided through the City of Philadelphia, foundations, providers, and choice neighborhoods funding. Further budget information can be found in the Implementation Chapter of this plan.

Education	Health Wellness	Supportive Services
The School District of Philadelphia	Project HOME	The Opportunities Industrialization Center, Inc.
Girard College	Public Health Management Corporation	Philadelphia Youth Network
Parents	City of Philadelphia Department of Public Health	The Mayor’s Office of Reintegration Services
Child Care Information Services (CCIS)	City of Philadelphia Department of Behavioral Health and Intellectual Disability Services	Philadelphia Family Court
Public Health Management Corporation (PHMC)	Jefferson University Center for Urban Health	Philadelphia Department of Human Services
University of Pennsylvania	Drexel University Health and Trauma Counseling Clinic	JEVS Human Services
Robert Morris School	Brewerytown Sharswood Community and Civic Association	Temple University School of Law
Columbia North YMCA	City of Philadelphia Youth Violence Prevention Collaborative	Philadelphia Horticultural Society (PHS)
Boys and Girls Club	Philadelphia Police Department 22nd District	Philadelphia Works, Incorporated
Honickman Learning Center/Comcast Technology Labs		Mayor’s Office of Community Empowerment and Opportunity
Philadelphia Youth Violence Prevention Collaborative		Philadelphia Public Defenders Association (Juvenile & Adult Divisions)
Philadelphia Housing Authority		Orleans Technical School
Brewerytown Sharswood Community and Civic Association		Brewerytown Sharswood Community and Civic Association
Philadelphia Youth Network (PYN)		Philadelphia Housing Authority
Community College of Philadelphia		The Mayor’s Office of Reintegration Services

Figure 35: Stakeholder chart

Chapter 4: Neighborhood Plan

“The Sharswood/Blumberg Choice Neighborhood will be re-establishing into a community that is safe, with access to high quality public schools, services, public assets, transportation, and variety of vibrant businesses and improved access to employment.”

Neighborhood Plan Vision

During the Neighborhood Taskforce meetings, residents expressed a strong interest in being a part of and benefiting from the redevelopment efforts that will be guided by this plan. The residents welcomed investments in the community, but want the economic development to benefit and support existing residents, not just persons drawn to the community by the employment opportunities. Preservation of the neighborhood’s heritage while targeting investments in the sustainable redevelopment of the local economy were guiding principles in the development of this Neighborhood Plan. In addition, residents universally accepted the fact the Sharswood neighborhood’s high crime rate hampered business investments, and a reduction in crime is an absolute driver of local economic development. Safe streets allow residents the opportunity to patronize shops and reduce the risks of owning and operating a small business in the community. The high rates of criminal activity were discussed in Chapter 2.

The plan to revitalize the Sharswood/Blumberg neighborhood was developed by the Neighborhood Taskforce, residents and the community partners through a variety of neighborhood gatherings including resident meetings, Walkshops, and work sessions held by the Neighborhood Taskforce, led by Beech Interplex and the BSCCA. The discussion about reviving the economic vibrancy in Sharswood began prior to the start of this planning process with the City Planning Commission’s 2035 Lower North District Plan. Ideas raised and discussed during the Commission’s planning for the broader Lower North District were folded into the discussion for revitalizing the Sharswood neighborhood. In all, there were approximately 10 neighborhood gatherings to discuss the Neighborhood Plan for economic revitalization of the Ridge Avenue commercial corridor. Basic quality of life amenities such as grocery stores, dry cleaners,

and local restaurants were components of that revitalization, along with the need to develop sustainable uses for the vast concentration of vacant parcels in the community and the two school buildings, Vaux and Reynolds, closed by the School District. Given the low-income levels in Sharswood, much of the discussion about revitalizing the neighborhood included the need for jobs in the community, which is a topic addressed in Chapter 3 of the People Plan.

Each goal and supporting strategy centers on achieving the four outcomes listed below that will make the community’s vision a reality.

1. A Restored Ridge Avenue Commercial Corridor
2. Sustainable Economic Growth through Resident Empowerment
3. Improved Links with Anchor Institutions
4. Repurpose the Abandoned School Buildings

Neighborhood Goals

The Neighborhood Plan Task Force and residents developed the following five goals to guide the precise strategies for improving the opportunities for residents to achieve prosperity:

- Goal 1: Empower residents through comprehensive workforce development and small business assistance
- Goal 2: Preserve existing neighborhood fabric and create a walkable community
- Goal 3: Promote green infrastructure development and sustainable open spaces
- Goal 4: Establish a comprehensive public safety program that reduces crime
- Goal 5: Redevelop commercial and residential anchors in the neighborhood

Goal 1: Empower Residents Through Comprehensive Workforce Development and Small Business Assistance

Throughout the neighborhood planning process, residents expressed a strong interest in sustainable economic development. Residents also wanted to maintain the fabric of the community, which means strong participation from residents and resident-owned businesses in growing the local economy. The community needs assessment data showed a great interest in entrepreneurial training and local development. The four strategies listed below reflect those objectives.

Sharswood/Blumberg Choice Neighborhoods Transformation Plan

Strategy 1: Build the Organizational Capacity of the Brewerytown-Sharswood Community Civic Association

Convert a loose association of civic-minded citizens into developers and service providers in the neighborhood

- 1.1 Partner with Beech Interplex who will provide staff training on housing, small business, and job development, as well as resident leadership.
- 1.2 Rehabilitate a vacant property on Ridge Avenue to be used as a multi-purpose office building for the Brewerytown-Sharswood Community Civic Association.
- 1.3 Establish a Neighborhood Advisory Council through the BSCCA for Sharswood and develop a Strategic plan for the organization.

Performance Indicators and Metrics

- Establishment of an office for the Brewerytown-Sharswood Community Civic Association
- Total funds raised to complete the rehabilitation of the office
- Date of completion for the Strategic Plan



Figure 36: B.S.C.C.A.

Strategy 2: Establish partnerships with organizations that provide Job training opportunities

- 2.1 Work with PHA and the City to identify a comprehensive provider of job training and resident services that can operate programs in the community.
- 2.2 Work with the Public Health Management Corporation to develop an innovation campus that will bring job training programs, social services, and over 500 jobs to the neighborhood.

Performance Indicators and Metrics

- Number enrolled in job training or other workforce development programs
- Number of residents that completed job training or other workforce development programs
- Number of job training attendees placed in jobs

Strategy 3: Establish opportunities for property owners to invest in the rehab of their homes to preserve the character of the neighborhood

- 3.1 Work with Beech Interplex to provide residents with information about the Pennsylvania Housing Finance Agency's Keystone Renovate and Repair Loan Program.
- 3.2 Coordinate with Habitat for Humanity to provide residents with the Home Repair program.
- 3.3 Establish a partnership with local banks to provide homeowners with opportunities for low interest loans and housing counseling programs.

Performance Indicators and Metrics

- Total number of residents participating in property maintenance and rehab programs

Strategy 4: Develop a small business loan fund to support resident business development on Ridge Avenue

- 4.1 Draft a listing of neighborhood-based or resident-owned businesses that seek investment and growth.
- 4.2 Partner with a local bank to develop a loan fund dedicated to supporting resident-owned small businesses on Ridge Avenue.

Performance Indicators and Metrics

- Number of new resident owned businesses in the neighborhood
- Number of existing resident owned businesses redeveloped as part of Choice Neighborhoods

Partners

The following is a listing of partners that community residents identified as key to empowering residents to develop sustainable economic growth while preserving the existing neighborhood fabric:

- Philadelphia Housing Authority
- City Planning Commission
- University of Pennsylvania School of Planning and Urban Design
- Beech Interplex
- City of Philadelphia Office of Housing and Community Development
- Public Health Management Corporation
- Habitat for Humanity
- Citizens Bank
- Santander Bank
- The Enterprise Center

Sharswood/Blumberg Choice Neighborhoods Transformation Plan

Goal 2: Preserve the Existing Neighborhood Fabric and Create a Walkable Community

One of the challenges faced by the Task Forces and working groups during the planning process was the lack of multipurpose communal space and open spaces to hold meetings and convene for Walkshops in the neighborhood. Residents noted that all of the indoor meeting spaces (i.e. the Sharswood Apartments Community Center, Haven Peniel Church, Girard College and

the Blumberg Apartments Community Room) were constructed without green principles. In addition, areas that allowed for a natural gathering of residents for fellowship and community did not exist. The strategies and actions items below will assist in creating an environment sustainable for open spaces and green infrastructures for benefit and use of the community.

Strategy 1: Establish Public Spaces that are Accessible to All Residents

- 1.1 Establish a “Town Hall” space for resident gatherings.
- 1.2 Develop communal programming to improve informal connection among residents.
- 1.3 Partner with the Fairmount Park Commission and Pennsylvania Horticultural Society.

Performance Indicators and Metrics

- Increase the walkability score by 10% via walkscore.com
- Total number of public space available within the defined boundaries of the Sharswood/Blumberg neighborhood

Strategy 2: Coordinate Community “Clean Sweep” Programs

- 2.1 Develop a Neighborhood Improvement District.
- 2.2 Clean and green lots and communal spaces.
- 2.3. Develop a partnership with the Community Landcare Program.

Performance Indicators and Metrics

- Percentage of residents report to feel safe within the neighborhood
- Percentage of residents, reporting good physical health
- Increase in neighborhood outdoor activities

Strategy 3: Work with Residents and Community Partners to Maintain Character of the Housing Stock

- 3.1 Collaborate with Habitat for Humanity to expand programming for the maintenance of existing housing in Sharswood.
- 3.2 Work with the planning commission to develop an overlay plan for rezoning the Sharswood neighborhood.
- 3.3 Work with Beech Interplex to provide residents with information about the Pennsylvania Housing Finance Agencies’s Keystone Renovate and Repair Loan program.

- 3.4 Expand the influence of the BSCCA on the character and design of housing development projects.

Performance Indicators and Metrics

- Percentage of homeowners that utilize home improvement programs
- Percentage of homeowners enrolled in loan repair programs

Partners

The following is a listing of partners that community residents identified as key to empowering residents to develop sustainable economic growth while preserving the existing neighborhood fabric.

- License and Inspections
- Beech Interplex, INC
- Green Philadelphia Environment Network
- City of Philadelphia Department of Parks and Recreation
- Brewerytown-Sharswood Community and Civic Association
- Plan Philly
- Philadelphia Bike Share
- Pennsylvania Horticultural Society
- Philadelphia Housing Authority
- Habitat for Humanity

Sharswood/Blumberg Choice Neighborhoods Transformation Plan

Goal 3: Promote Green Infrastructure Development and Sustainable Open Spaces

The history of Philadelphia is one steeped in production factories, which mirrors the past of Sharswood, as discussed in Chapter 2. Today, the City of Philadelphia is a leader in the development of environmentally friendly buildings and city infrastructure. Much more work needs to be done to foster a truly green city, but, during planning exercises with neighborhoods throughout

the City, the Planning Commission, residents, and city planners agreed on the need to advocate for and incentivize green development. The residents of Sharswood/Blumberg also pushed for environmentally friendly development in the plans for the Lower North District and this Transformation Plan.

Strategy 1: Use Green Infrastructure and LEED-ND Principles in the Neighborhood Development Efforts

- 1.1 Educate residents about sustainable uses of open spaces.
- 1.2 Advocate for application of Green Infrastructure Principles of Street and Storm Water Management Projects.
- 1.3 Encourage property owners to apply green principles to home improvement projects.
- 1.4 Promote LEED-ND for all housing development projects.
- 1.5 Promote environmentally friendly landscaping projects in the community.

Performance Indicators and Metrics

- Total number of energy efficient non replacement units that meet Energy Star standards for new construction
- Total number of green open spaces and landscaping projects
- Total number of energy efficient units constructed regardless of certification



Figure 37: Green Infrastructure Plan
Image Source: WRT

Strategy 2: Promote Pedestrian-Friendly Neighborhood Design

- 2.1 Discuss with PHA the need for improved lighting, benches, and crosswalks to enhance the pedestrian experience.
- 2.2 Identify opportunities for bike lanes.
- 2.3 Break up the Blumberg Apartments complex by reconnecting 23rd Street.

Performance Indicators and Metrics

- Total number of new bike lines created and pedestrian friendly amenities



Strategy 3: Mitigate Environmental Hazards During Demolition and Construction

- 3.1 Partner with environmental groups to expand the knowledge of the Brewerytown-Sharswood Community Civic Association on the environmental impacts of demolition, preservation, and rehabilitation of buildings and infrastructure.
- 3.2 Discuss resident concerns about the environmental impact of demolishing the old Blumberg towers with PHA.

- 3.3 Educate investors in the community about resident interests in limiting the environmental impact of their redevelopment plans.

Performance Indicators and Metrics

- (Not Applicable)

Partners

The following is a list of organizational partners that the Sharswood community views as important to the promotion of green infrastructure development/redevelopment:

- The Mayor's Office of Sustainability
- Green Philadelphia Environment Network
- City of Philadelphia Department of Parks and Recreation
- Pennsylvania Horticultural Society
- Brewerytown-Sharswood Community and Civic Association
- City of Philadelphia Office Licenses and Inspections
- City of Philadelphia Office of Emergency Management

Sharswood/Blumberg Choice Neighborhoods Transformation Plan

Goal 4: Establish a Comprehensive Public Safety Program That Reduces Crime

Public safety was at the top of the residents' concerns about the present and future of the Sharswood/Blumberg neighborhood. The neighborhood is located in the 22nd Police District, which has the highest number of incidents of criminal activity in Philadelphia. Blumberg Apartments is well known for high incidents of drug sales, illegal guns, assaults, gangs, and prostitution. The community Needs Assessment Survey showed that residents believe crime is persistent and increasing.

Sharswood's plight with crime and drugs, particularly among youth, led to the City of Philadelphia's development of a Strategic Plan to Prevent Youth Violence in the 22nd Precinct. PHA participated as a partner in the development of the strategies for youth violence prevention. This goal and supporting strategies build on and focus the work of the Strategic Plan for the Sharswood/Blumberg neighborhood. The Neighborhood Health & Safety working groups held a joint session on Public Safety on August 19, 2014, which led to the development of five strategies that are discussed below.

Strategy 1: Use Technology as a Tool for Crime Prevention

- 1.1 Install call boxes and smart lighting systems along neighborhood streets.
- 1.2 Install a text message alert system to warn residents about criminal activity.
- 1.3 Expand the number of closed circuit television cameras in the neighborhood linked to the City's system.

Performance Indicators and Metrics

- Reduction in total number of assaults

Strategy 2: Increase Cooperation Between PHA and City Police Departments to Reduce Illegal Drug Activity

- 2.1 Increase cooperative police patrols in the neighborhood.
- 2.2 Station police vehicles in the community during the start and end of the school day.
- 2.3 Share data and intelligence on gangs and gang members participating in illegal drug sales.
- 2.4 Conduct cooperative investigations into gang-related drug sales.

Performance Indicators and Metrics

- Total number of part 1 violent crimes committed in the CN grant neighborhood

Strategy 3: Establish Programs to Engage Residents in Efforts to Improve Public Safety

- 3.1 Establish a Town Watch Program.
- 3.2 Develop a local security escort service for youth and elderly residents.
- 3.3 Identify funding for the purchase of walkie-talkie radios to connect residents with police.

Performance Indicators and Metrics

- Reduction in the number of assaults and robberies
- Number of students who feel safe traveling to and from school

Strategy 4: Establish a Strong Police Presence on Ridge Avenue

- 4.1 Coordinate with the 22nd District to install bike patrols on Ridge Avenue.

Performance Indicators and Metrics

- Number of residents report feeling safe in their neighborhood

Strategy 5: Provide Counseling and Support to Youth and Adults Re-Entering the Community After Incarceration

- 5.1 Establish a Reentry Program for youth returning from juvenile incarceration.
- 5.2 Coordinate with the City on the creation of a community-based detention diversion program.
- 5.3 Develop after-school programs that provide mentoring and organized recreation during peak times of youth violence (between the hours of 3 p.m. and 7 p.m.).
- 5.4 Create an anti-bullying campaign to raise awareness in the community.
- 5.5 Incorporate Crime Prevention Through Environmental Design (CPTED) design guidelines in all redevelopment projects within the neighborhood.

Performance Indicators and Metrics

- Total number of participants in the Reentry Program
- Total number of participants in after-school programs
- Total number of students reported feeling safe at school

Sharswood/Blumberg Choice Neighborhoods Transformation Plan

Partners

The following listing of partners were identified by residents and stakeholders as important points of collaboration for establishing a comprehensive public safety program that reduces crime:

- City of Philadelphia Youth Violence Prevention Collaborative
- Philadelphia Police Department 22nd District
- The PhillyRising Collaborative
- Philadelphia Juvenile Court
- Department of Human Services
- The Boys and Girls Club of Philadelphia
- Brewertown-Sharswood Community and Civic Association
- Philadelphia Housing Authority



Figure 38: Public Safety

Goal 5: Redevelop Commercial and Residential Anchors in the Neighborhood

One of the hallmarks that define a neighborhood is homeownership. The vast swaths of vacant parcels create an opportunity to re-anchor residents who will invest in the Sharswood/Blumberg neighborhood. People are further engaged with their neighborhood when they have access to retail amenities that make daily life easier and provide informal opportunities to engage with neighbors. Reviving the Ridge Avenue Commercial Corridor will expand opportunities for residents to invest in the commercial vibrancy of Sharswood.

In addition, several institutions and buildings anchor the Sharswood/Blumberg neighborhood, as well as the broader community. Chapter 2 of this Plan discussed the lack of connections between residents and the anchor institutions

in the community, such as Girard College or Project HOME's Stephen Klein Wellness Center, and the need to repurpose Vaux and Reynolds, the abandoned school district buildings that have become eyesores. Residents have expressed a goal of improving and enhancing the physical connections between them and community landmarks because those buildings and institutions have a strong visual and social presence in the community.

Therefore, the strategies listed highlight a desire to expand resident engagement with Girard College to limit the physical and social barriers between the neighborhood and the College, and to repurpose available school buildings.

Sharswood/Blumberg Choice Neighborhoods Transformation Plan

Strategy 1: Advocate for the repurposing of the Reynolds and Vaux Buildings to serve and support residents

- 1.1 Work with PHA to repurpose the Reynolds School for senior housing and Adult Day Center services.
- 1.2 Discuss with the School District opportunities to repurpose and revive activity in the Vaux School Building.

Performance Indicators and Metrics

- Number of new neighborhood amenities developed since award of the CN grant

Strategy 2: Revitalize Commercial Activity on the Ridge Avenue Corridor

- 2.1 Work with PHA to bring a grocery store to Ridge Avenue.
- 2.2 Work with the Philadelphia Department of Commerce and PHA to develop retail stores on Ridge Avenue.
- 2.3 Work with the Enterprise Center, local banks, and other partners to develop a small business development fund for Ridge Avenue.
- 2.4 Educate residents on programs and funding opportunities for small businesses to locate on the corridor.

Performance Indicators and Metrics

- Number of new neighborhood amenities developed since award of the CN grant

Partners

The following is a listing of partners that community residents identified as key to empowering residents to develop sustainable economic growth while preserving the existing neighborhood fabric:

- Current Businesses on the corridor
- Beech Interplex
- Brewerytown-Sharswood Community and Civic Association
- Philadelphia Housing Authority
- PhillySEEDs, Incorporated
- Santander Bank
- Public Health Management Corporation
- Brown Grocery Stores
- Philadelphia Housing Authority Development Corporation
- The Enterprise Center
- Pennsylvania Department of Community and Economic Development



Figure 39: Residents participating in landscaping
Image Source: WRT

Sharswood/Blumberg Choice Neighborhoods Transformation Plan



Figure 40: 22nd Street and Ridge Avenue (Existing conditions)
Image Source: WRT



Figure 41: 22nd Street and Ridge (Future condition)
Image Source: WRT

Neighborhood Plan Implementation

Neighborhood Lead

Beech Interplex is a nonprofit organization that is uniquely positioned in the North Philadelphia community and will lead the implementation of the Sharswood/Blumberg Neighborhood plan. Beech Interplex is has leveraged over \$1 billion in community reinvestment funds for the North Philadelphia community and was successful in completing numerous development projects promoting community empowerment, neighborhood revitalization, entrepreneurship, and advocating for the need of housing rehabilitation and homeownership.

Stakeholders

The following is a list of organizational partners that the Sharswood community views as important to the implementation of the Neighborhood development and redevelopment plan:

- The Mayor's Office of Sustainability
- Green Philadelphia Environmental Network
- City of Philadelphia Department of Parks and Recreation
- Pennsylvania Horticultural Society
- Plan Philly
- Philadelphia Housing Authority
- Habitat for Humanity
- Brewerytown-Sharswood Community Civic Association (BSCCA)

Budget and Financing

The total budget for all Neighborhood Improvements is approximately \$61 million. It is anticipated that funding will be provided through federal, state and local agencies. Further budget details are included in the Chapter 6.

Chapter 5: Housing Plan

“The Sharswood/Blumberg Neighborhood is a peaceful, loving, family-oriented residential community where all residents can take pride in its unique history, cleanliness, attractive housing, great schools, and thriving commercial corridor filled with local businesses.”

—Housing Plan Vision

Major challenges confronting the Sharswood/Blumberg community include large swaths of vacant and underutilized land, low rates of homeownership, a lack of private investment and the blighting influence of the existing Blumberg public housing development, especially the family high-rise towers. Working in tandem with the Neighborhood Plan and People Plan components, the Housing Plan as developed through the community planning process is designed to transform the 3 of quality, safe, and accessible housing for both existing and new residents and paving the way for future private investments.

With a focus on rebuilding, the Housing Plan outlines a process to convert the Blumberg development and other privately

Housing Plan Principles

In developing the Housing Plan, a series of planning principles emerged through dialogue with community residents and stakeholders including the following:

- The Housing Plan should provide for a mix of rental and homeownership housing options, energy efficient and sustainable design, and a diversity of incomes and family types.
- Housing development should be accomplished by a diverse group of qualified public, private and non-profit entities with an emphasis on facilitating the involvement of community-based, minority-owned and other groups that are representative of the current community.
- Existing neighborhood residents need to be directly involved in the design and implementation of future housing development plans.
- Housing development planning should be based on quantitative and qualitative input from housing market studies of the neighborhood and surrounding areas.
- Current conditions at the Blumberg public housing site pose the primary obstacle to neighborhood transformation and, therefore, revitalization of the site should be the top priority for the Housing Plan.
- There should be one-for-one replacement of any units that are demolished at the Blumberg public housing site, preferably at locations within the Sharswood-Blumberg target neighborhood.
- Temporary relocation should be managed in a manner that minimizes the need for multiple moves, ensures that residents have access to needed services during and after the relocation periods, and provides compensation for reasonable moving and related costs.

and publicly-owned distressed residential areas and vacant land within Sharswood into an energy-efficient, mixed-income community with a range of building and unit types that expand housing choices for current and future residents, and build off of the distinct character of the neighborhood. Developed through working group meetings with community leaders, residents, and stakeholders, this plan identifies a set of outcomes that the underlying goals and strategies aim to achieve.

The Housing Plan uses a phased approach to focus on new housing development in areas with commercial investments, convenient transportation access, open space, and enhanced neighborhood amenities. This strategy responds to a market study, and is consistent with the overall neighborhood design that will revive the sense of place and commercial activity along the neighborhood’s historic core of Ridge Avenue. Within this framework, opportunities for mixed-income housing are created, with market rate units, as well as maintaining affordability through PHA replacement units within the neighborhood.

These planning principles underlay all of the Housing Plan goals and strategies described below. Other key considerations noted during the planning process and as discussed below relate to the following identified priorities:

- Develop housing designed to respond to a range of family needs
- Utilize infill housing development activity in a way that helps to catalyze additional investment
- Incorporate design that blends with and enhances the existing neighborhood
- Create a marketing strategy for the neighborhood
- Develop a housing program that responds to market demand
- Create homeownership opportunities



Figure 42: Illustrative Master Plan
Image Source: WRT

Sharswood/Blumberg Choice Neighborhoods Transformation Plan



Sharswood / Blumberg Revitalization
The Philadelphia Housing Authority
June 2015

Figure 43: Opportunities for Replacement and Other New Housing
Image Source: PHA

Developing Housing Designed for a Range of Family Needs

The new public housing proposed under the Transformation Plan housing program is designed to meet the demands of a range of household types, and maintain a level of quality that is consistent with new market-rate units. New townhomes will be designed with various unit configurations that include ground floor visitable (to include features such as being wheelchair accessible) units, stacked 2 and 3 bedroom units, and a roof design with structural capacity to implement PV panels on the roof. Building heights will be designed to maintain a consistent roof-line along blocks with existing occupied homes.

The sizes and configurations of row-homes for sale will vary based on the existing lot sizes and configurations and will be designed to relate to the existing context of two to three story brick row homes in the neighborhood. Walkup units will be limited to three stories, and focus will be on maintaining the scale and urban fabric of the neighborhood, with frontage along larger through-streets. These designs and

the overall housing strategy are consistent with the City of Philadelphia's efforts to affirmatively further fair housing and aim to alleviate the identified impediments to fair housing choice, including an inadequate number of accessible and affordable housing units for the disabled, deteriorating affordable homeownership housing, and an inadequate amount of affordable rental housing.

Utilizing a Strategy to Provide Infill Housing That Catalyzes Investment

Infill housing (generally, the use of land within a built-up area for further construction, such as filling in a row home where the prior structure has been demolished) in the Sharswood neighborhood must serve the need to maintain affordability, but also catalyze future private investments. The design and phased construction of infill housing will leverage the neighborhood plan investments, and establish a housing market as part of the Keystone Opportunity Zone develop-

Sharswood/Blumberg Choice Neighborhoods Transformation Plan

ment along Ridge Avenue. This project, anchored with a new supermarket and PHA Public Safety headquarters as discussed in the Neighborhood Plan, will support both new affordable housing units, as well as market-rate rental and home ownership units. As the market grows from this concentrated investment, additional phases of infill housing projects will proceed along with the redevelopment of the Blumberg site, attracting private investment and integrating higher-income residents as the market grows.

Incorporating Design That Blends Into and Enhances the Existing Neighborhood

One primary design flaw of the current Blumberg Apartment site is its imposing and conspicuous form. The incongruous high-rise towers create an uncomfortable design conflict, and serve as a physical reinforcement of an unhealthy “us and them” mentality regarding public housing. New housing within the plan is designed to incorporate the architectural scale and style of the historic neighborhood, while also demonstrating a fresh and renewed investment in the area. With the goal of developing all of the proposed housing to be indistinguishable—between the replacement housing, home ownership, market-rate and affordable units—the design focuses on maintaining a scale and density that is consistent with the existing residential neighborhood.

It is important that the construction of housing as part of this plan not only blend into the existing neighborhood, but also reflect a level of design and quality of material that is consistent with current construction in Philadelphia. As transformation continues beyond the scope of this Plan and additional residential development occurs, these homes will exist within the context of the current neighborhood historic structures, and also its new properties.

Creating a Marketing Strategy to Attract Investment

The 1,203 new housing units, 100,000 square feet of new office, and nearly 500,000 square feet of new commercial space, represent a total investment of \$529,000,000 in the Sharswood/Blumberg neighborhood. These resources, which are primarily public dollars, must be leveraged with private investments in order to have a meaningful and lasting impact that actually transforms the community from its current condition into a neighborhood of choice. Attracting this investment will require a marketing strategy that complements the housing program, and rebrands the neighborhood from one of disinvestment into one of opportunity for economic growth.

The theme of “Putting Unity back in Community” has remained relevant through the planning process, reflecting the current

residents’ efforts to support neighborhood cohesion and their unified support for quality redevelopment. The marketing strategy for private sector investments needs to convey the positive sense of community that defines the neighborhood, flip the perception of blight to one of opportunity and be at a level consistent with the neighboring Brewerytown, Francisville, and Fairmount communities, which have benefited from private residential investment.

Develop a Housing Program That Responds to Market Demand

According to the 2015 Market Study completed by Real Estate Strategies, strong market support exists for the 57 units proposed in Phase 1 and the renovations to the existing 96-unit building are likely to improve occupancy. Past this initial phase, additional demand exists for senior housing, primarily for low income residents with rents at 30% of income. As evidenced by fully occupied housing complexes charging 30% of income, as well as PHA’s average wait time of over 8 years at most properties, there is ample market demand for affordable rental housing.

The market rate for the unsubsidized rental units and new construction homeownership proposed within the neighborhood will rely on building a market at an area with significant investments, and grow from there. Building this market will rely heavily on successful implementation of the Neighborhood Plan, including new amenities and open spaces, vacant lot stabilization, and the development of the mixed-use PHA headquarters along Ridge Avenue. Establishing this critical mass within the neighborhood will build the market in this neighborhood and allow future redevelopment phases to succeed.

Creating Homeownership Opportunities

Expanded opportunity for home ownership in the neighborhood was expressed as a priority throughout the Housing Task Force working group meetings. Current residents supported the construction of new for-sale homes in the area, and according to the Needs Assessment, 43% of residents expressed an interest in purchasing a home within the neighborhood. Increasing the proportion of home owners will help the neighborhood maintain a level of stability that many areas currently lack. The housing program includes 420 new homeownership units, including 100 market rate homes. These units are proposed for the later phases of the development program, as the market is established, and new demand for housing grows. According to the market study, new housing within the neighborhood holds the potential to be competitive within a mixed-income setting, pricing should be competitive in relation to the Art Museum area and Northern Liberties, and the homes should attract families with members who work in Center City.

Sharswood/Blumberg Choice Neighborhoods Transformation Plan

Goals and Strategies of the Housing Plan

Overall, the Housing Plan envisions a development period of at least 8 years of 1107 new construction rental and homeownership units and the rehabilitation of an additional 96 rental units. In addition, the community’s goal is for substantial additional housing investments to be made in the area as the neighborhood transformation proceeds, including the improvements to commercial corridors, neighborhood infrastructure and public

safety discussed above. The tables below are a summary of the Housing Plan activity. Given the many variables at play in a multiyear effort of this scale, the table presents a series of goals for unit numbers and types that can be expected to evolve over time in response to changing market conditions and other opportunities:

	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	Phase 8	Phase 9	Phase 10	Total Count
Total - All Units - By Phase	57	96	100	158	177	223	100	70	70	152	1,203
Projected Cost	\$22,800,000	\$39,360,000	\$33,600,000	\$59,340,000	\$85,360,000	\$110,700,000	\$46,000,000	\$32,900,000	\$33,600,000	\$74,480,000	\$529,099,257

Figure 44: Housing Development Program Unit and Affordability Mix

The income tiers identified for each component of development will serve households in need of affordable rental and home ownership housing, and provide opportunities to expand the existing market into more workforce and market-rate housing at the higher end of the income mix as shown below on Figure 45.

Description	Number of Units	AMI Range
Phase I	57 New Rental Units	20% to 30%
Blumberg Senior	96 Existing Rental Units w/ Building Rehab	20% to 30%
Phase II & Later	630 Rental Units (Approximate) <ul style="list-style-type: none"> 530 Affordable 100 Market Rate 	50% to 80% 80% to 120%
Phase II & Later	420 Homeownership (Approximate) <ul style="list-style-type: none"> 320 Affordable 100 Market Rate* 	50% to 120%
	1,203 Total New Units (65% rental/35% homeownership)	

Figure 45: Housing Development Program Unit and Affordability Mix
 *Market rate is defined as unrestricted housing

Source	Projection
RAD Units	\$21,036,383
4% LIHTC	\$61,050,000
9% LIHTC	\$77,172,000
PHA - RHF/DDTF	\$49,845,874
PHA - MTW Funds	\$89,980,000
PHA - CFFP	\$33,015,000
City (HOME/CDBG)	\$9,400,000
Private/Other Financing	\$150,080,000
PHA 29% Construction Subsidy	\$37,520,000
TOTAL FUNDS - ALL SOURCES	\$529,099,257
TOTAL FUNDS - PHA	\$210,360,874

Figure 45-1

Goal 1: Transform the Existing Blumberg Public Housing Site Through Demolition of Family Housing Units, Rehabilitation of the Senior Tower, Reconfiguration of Street Layouts and Redevelopment of New Lower-Density, Energy Efficient Units

As currently configured, the Blumberg Apartments present the single most significant obstacle to revitalization of the broader Sharswood neighborhood. The Housing Plan envisions a complete transformation of the site to create a lower density, higher quality mix of rental and homeownership units occupying a site that has been reconfigured to promote walkability and enhance transportation access.

Strategy 1: Demolish Blumberg Apartments Low Rise and Family High Rise Structures

- 1.1 Two family high-rise towers and all low-rise towers will be demolished to make way for redevelopment.
- 1.2 Families occupying any units slated for demolition will be relocated in advance, and will receive case management assistance and relocation support pursuant to PHA's Relocation Plan.

Performance Indicators and Metrics

- Total distressed units demolished
- Total households successfully relocated and provided with ongoing relocation support services

Strategy 2: Reconfigure Street Grid to Support Neighborhood Connections and Defensible Site Design

- 2.1 Following demolition, the development of new on-site housing has been designed to provide the necessary right-of-way through the center of the site to allow North 23rd Street to continue and connect Oxford Street with Jefferson Street.
- 2.2 The design also provides additional housing frontage along Bucknell Way, adding another north-south through connection. A new East-West connection has been designed with housing fronting along an extended Bolton Street, with access between 22nd and 23rd Streets.

- 2.3 As part of the re-introduction of streets into the network, PHA has coordinated with the Philadelphia Streets Department and SEPTA to incorporate the right-of-way, and identify opportunities for enhancing transit access through the neighborhood.

Performance Indicators and Metrics

- Reconfiguration of street network completed

Strategy 3: Develop 140 Replacement Rental Housing Units On-Site

- 3.1 The initial phase shown on Figure 39 will consist of 57 rental units financed with 9% Low Income Housing Tax Credits (LIHTC) awarded in 2014, PHA funding and a first mortgage from Wells Fargo. The development will be PHA's first Rental Assistance Demonstration (RAD) site, resulting from the conversion of demolished public housing unit Annual Contributions Contract authority to project-based assistance. Construction is projected to begin in the summer of 2015.
- 3.2 A planned second phase will consist of 83 replacement rental units projected to begin construction in 2017. This phase will also involve project-based assistance with financing from LIHTC, PHA MTW funds and a first mortgage.

- 3.3 Units will be designed according to the energy efficiency, sustainability and accessibility standards detailed below.
- 3.4 All RAD regulations pertinent to resident rights, responsibilities and protections will apply.
- 3.5 PHA plans to utilize a master developer approach in order to provide expanded opportunities for involvement by minority-owned businesses and other small, locally owned entities.

Performance Indicators and Metrics

- 140 units of energy efficient, sustainable and accessible replacement housing developed

Strategy 4: Preserve 96 Units Through Rehabilitation of Existing Blumberg Senior Tower

- 4.1 In the spring of 2016, rehabilitation of the existing 96 unit senior building is slated to commence. The planned construction includes installation of air conditioning, roof replacement, system upgrades, new entry and minor upgrades to dwelling units. See Figure on the next page.
- 4.2 This phase will also involve conversion to project-based assistance under the RAD program with financing from LIHTC, PHA MTW funds and a first mortgage.

- 4.3 Seniors will be relocated in advance of the construction activity, and will receive case management assistance and relocation support pursuant to PHA's Relocation Plan.
- 4.4 All RAD regulations pertinent to resident rights, responsibilities and protections will apply.

Performance Indicators and Metrics

- 96 rental units preserved through rehabilitation

Goal 2: Assemble Publicly and Privately Owned Parcels to Streamline Future Housing and Commercial Development Activity

As shown in Figure 6, the Sharswood neighborhood has some of the highest concentrations of vacant land in the City of Philadelphia. Combined with the negative impacts of the distressed Blumberg public housing development, the proliferation of these abandoned properties has been causing neighborhood blight and safety issues for decades and poses a significant obstacle to future revitalization. The large scale revitalization of the neighborhood housing market that is envisioned will require streamlining the vacant property acquisition process to pave the way for future homeownership and rental development efforts by private, public and non-profit entities including development of additional replacement housing units by PHA.

Strategy 1: Acquire 1,300 Public and Private Properties Under Common Ownership Structure

- 1.1 As part of the transformation planning process, PHA coordinated with the Neighborhood and Housing Task Force working groups and the Philadelphia Redevelopment Authority (PRA) to identify properties within the planning area for acquisition.
- 1.2 Starting in 2014, a total of 1,300 targeted properties (approximately 500 in public ownership and 800 in private ownership) were identified. Through an acquisition process including condemnation. The properties will be organized under common ownership by PHA and allow for larger consolidated parcels to be structured in a way that facilitates future redevelopment efforts for housing, mixed-use and neighborhood amenities. Working through PRA, the acquisition process is underway with an anticipated completion date of fall 2015.
- 1.3 With substantial swaths of vacant and underutilized properties under consolidated ownership, PHA will be able to move forward with implementation of the proposed redevelopment in stages. The staged implementation allows for working with residents and partner organizations to manage the remaining undeveloped properties until future phases begin. These properties may serve as temporary or permanent open spaces, community gardens, dog parks, play areas, or provide other opportunities for residents to enjoy maintained communal space.

Performance Indicators and Metrics

- Total number of parcels assembled under PHA ownership

Strategy 2: Implement Request for Development Proposals Processes for Assembled Parcels

- 2.1 A conceptual approach to organizing the assembled parcels into a series of buildable sites which includes both planned PHA replacement infill housing sites and other sites that will be available for development by qualified development entities, which may include local community development organizations and/or other non-profits.
- 2.2 Over an approximate 8+ year period, PHA will work with the City, community residents and other stakeholders to establish and implement a phased approach to identifying qualified development partners that share the community's vision for a mix of affordable, energy efficient and sustainable rental and homeownership units.
- 2.3 Intensive efforts will be undertaken to identify financial resources and other incentives from public and other sources to help spur developer interest.
- 2.4 Request for Development Proposals evaluation criteria will incorporate community priorities related to design, energy-efficiency and sustain ability, property management standards and amenities.
- 2.5 It is expected that the Request for Development Proposals, and the type of resources and incentives needed to attract qualified developers, will evolve over time in response to improving market conditions within the neighborhood.

Performance Indicators and Metrics

- Request for Development Proposals issued



Figure 46-1 & 46-2: Proposed Layouts

Goal 3: Revitalize the Neighborhood and Catalyze Additional Private Investment Through Development of Replacement Units and Other Rental Housing Using an Infill Strategy

The consolidation of vacant and underutilized parcels throughout the neighborhood will pave the way for a coordinated development strategy designed to generate new energy efficient and sustainable rental and homeownership units at strategic locations throughout the Sharswood-Blumberg area. Planned activity includes development of an additional 229 replacement housing units by PHA, consistent with the goal of one-for-one replacement for the units demolished at the Blumberg site. Developer proposals will be sought for an estimated 318 additional mixed income rental units, for a total infill goal of 547 new rental units. The infill strategy is supported by the housing market analysis conducted during the planning process. As this activity proceeds, there is an expectation that current property owners will begin to reinvest in their properties as the market potential of the neighborhood emerges.

Strategy 1: Develop 229 Replacement Rental Housing Units Off-Site Using an Infill Strategy Implemented by PHA

- 1.1 The development of 229 units is projected to involve a three-phase approach at multiple locations within the neighborhood. The initial off-site replacement housing phase is projected to begin in the 2017-2018 time period, with future phase taking places through 2021-2022. The size and location of each replacement phase will be determined based on further planning and input from the community.
 - 1.2 The units will be subsidized with project-based assistance with financing from LIHTC, PHA MTW funds and a first mortgage.
 - 1.3 Units will be designed according to the energy efficiency, sustainability and accessibility standards detailed below.
 - 1.4 PHA plans to utilize a master developer approach in order to provide expanded opportunities for involvement by minority-owned businesses and other small, locally owned entities.
- Performance Indicators and Metrics
- 229 units of energy efficient, sustainable and accessible replacement housing developed off-site

Strategy 2: Develop 273 Mixed Income Rental Housing Units Off-Site Using an Infill Strategy Involving Qualified Developers

- 2.1 The plan envisions that the units will be constructed at three different locations within the neighborhood over an 8+ year period; however, the specific phasing and sizing approach of each site may vary depending on developer interest, real estate economics and other factors.
 - 2.2 Construction of an initial 121 units is planned to begin in 2016-2017. Of the total units, 100 will be funded through LIHTC and other sources, with a planned 21 units with no income restrictions.
 - 2.3 An additional 144 units will include 104 funded through LIHTC and other sources, and a planned 40 units with no income restrictions.
 - 2.4 The final phase will involve 55 mixed income units targeted for occupancy by households earning between 50-120% of Area Median Income.
- Performance Indicators and Metrics
- 273 units of energy efficient, sustainable and accessible mixed income rental housing developed off-site

Goal 4: Create Affordable Homeownership Opportunities

As previously noted, planning process participants felt strongly that the future health and vitality of the Sharswood/Blumberg neighborhood rely on strengthening the homeownership market and increasing the overall number and relative percentages of homeowners within the area. This is consistent with the norms for other revitalizing neighborhoods within Philadelphia, where revitalization is heavily driven by households who buy into the neighborhood, making a long-term investment and commitment to its future. There is a large and growing demand for workforce housing near to Center City. The consolidation of vacant and underutilized parcels throughout the neighborhood will pave the way for development of both new rental and homeownership opportunities. Planned activity includes development of 68 homeownership units on the revitalized Blumberg site, to be undertaken by PHA, and an additional 352 mixed income homeownership units at infill locations throughout the neighborhood, to be undertaken by other qualified development entities.

Sharswood/Blumberg Choice Neighborhoods Transformation Plan

Strategy 1: Develop 68 Affordable Homeownership Units On-Site

- 1.1 Development of the 68 affordable homeownership units by PHA is slated to begin in 2017, concurrently with the second phase development of 83 rental units described in Strategy 3.
- 1.2 Affordable homes will be marketed to families with incomes up to 80% of Area Median Income.

Performance Indicators and Metrics

- 68 homeownership new construction units developed

Strategy 2: Develop 352 Mixed Income Homeownership Units Off-Site Using an Infill Strategy Involving Qualified Developers

- 2.1 The plan envisions that the units will be constructed at two different locations within the neighborhood over an 8+ year period; however, the specific phasing and sizing approach of each site may vary depending on developer interest, real estate economics and other factors.
- 2.2 Construction of an initial 203 units is planned to begin in 2018-2019. Of the total units, 163 will be targeted for households earning up to 80% of Area Median Income, with a planned 40 homes with no income restrictions.

- 2.3 An additional 149 units will include 89 units targeted for households earning up to 80% of Area Median Income, and 60 homes with no income restrictions.

Performance Indicators and Metrics

- 352 units of energy efficient, sustainable and accessible mixed income homeownership developed off-site



Figure 47: Proposed Infill Housing

Sharswood/Blumberg Choice Neighborhoods Transformation Plan



Figure 48: Existing Blumberg Senior Tower First Floor Plan
Image Source: PHA

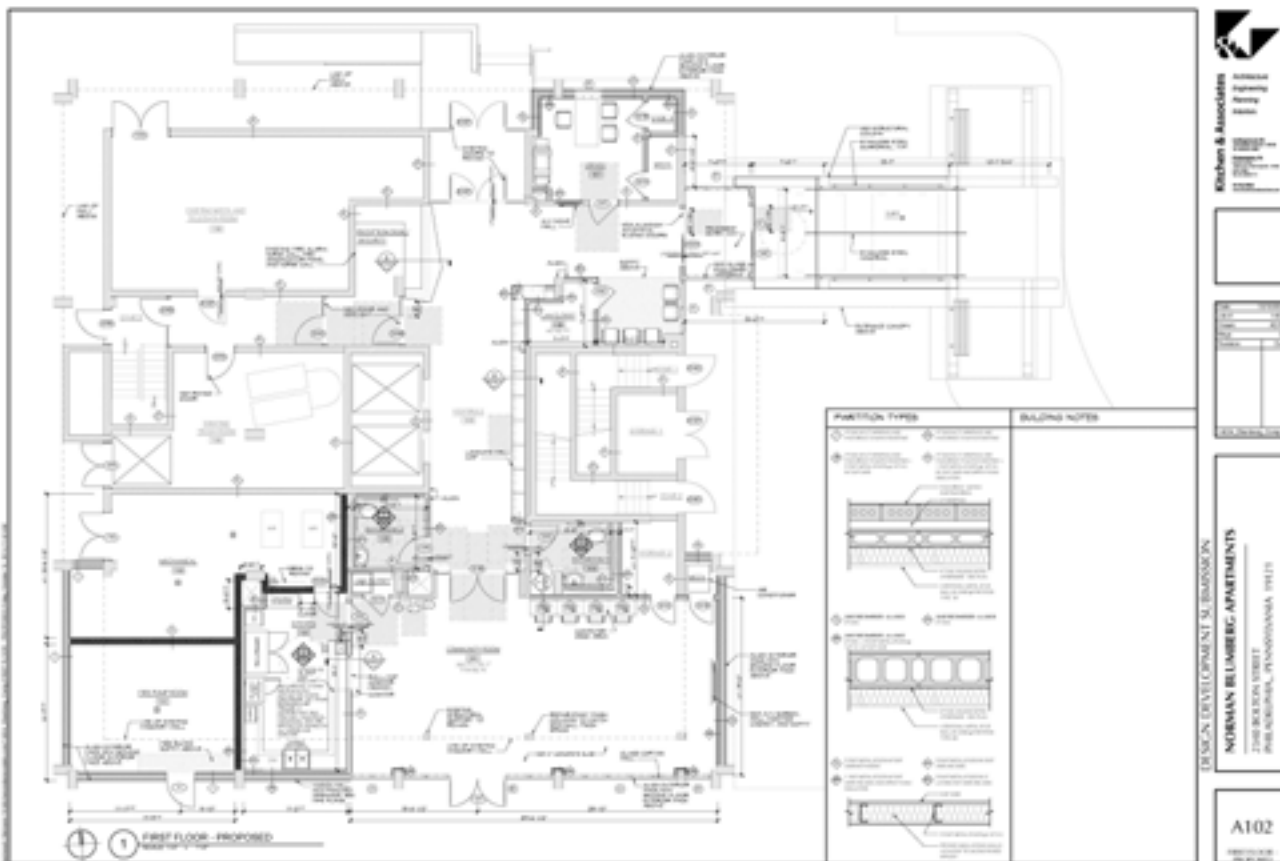


Figure 49: Proposed Blumberg Senior Tower First Floor Plan
Image Source: PHA

Sharswood/Blumberg Choice Neighborhoods Transformation Plan

Figure 50: Blumberg Apartments Site Plan
Image Source: PHA



Sharswood/Blumberg Choice Neighborhoods Transformation Plan



Figure 51: Blumberg Phase I
Image Source: KSK



Figure 52: Blumberg Phase I
Image Source: KSK

Resident Relocation

The Housing Plan calls for the demolition of 414 of the 510 total units at Norman Blumberg Apartments. The units to be demolished will be the distressed family high-rise and low-rise buildings, while the remaining senior tower consisting of 96-units will be rehabilitated and converted to project-based assistance under the Rental Assistance Demonstration Program.

PHA has committed to one-for-one replacement of all public housing units that will be demolished or disposed of. The Housing Plan narrative provides details on the phasing and unit counts for replacement units to be developed at both on and off-site Sharswood neighborhood locations. Relocation Coordinators will work closely with impacted families to ensure that they fully understand their replacement housing options, and that they have the tools and resources needed to make informed choices.

PHA will also track residents and keep them informed of construction progress and the availability of replacement housing throughout the temporary relocation period. Relocation Coordinators will work to ensure that re-occupancy of replacement units proceeds smoothly and with a minimum level of disruption to the returning families.

Services

Blumberg Apartments resident families who live in units slated for demolition under the Housing Plan will be provided with comprehensive and coordinated relocation services by PHA's Relocation Department. Counseling and other support services will be offered both during the temporary relocation and reoccupancy periods to help with the moving process and ensure a minimum level of disruption to families. Residents will be provided with all notices and benefits as required under the relevant regulation and/or statute including payment for moving and associated costs.

Record Keeping

PHA has an extensive track record of providing effective and resident-sensitive relocation services, and this experience will be used to help ensure a successful effort at Blumberg Apartments. Relocation Coordinators will meet with families well in advance of the move to complete a family assessment, explain relocation benefits, and to discuss temporary and permanent relocation options and other relevant issues. They will be available to provide assistance and support to residents throughout the relocation process, communicating relevant information on reoccupancy schedules and the like on a regular basis.

Alternate Housing

PHA will assist in identifying units that meet each family's needs including accessibility needs as appropriate. Options that

will be available and offered to residents include temporary relocation to another PHA public housing unit until replacement units are ready; permanent relocation to another PHA public housing unit; and, temporary or permanent relocation to a private market unit using a Housing Choice Voucher where such vouchers are funded by HUD. Residents who use vouchers will be provided with a detailed briefing on key aspects of how the voucher program works, including counseling on identifying housing units in high opportunity areas, how voucher portability works, and fair housing laws and regulations.

Housing Implementation Plan

Housing Lead

The Philadelphia Housing Authority's Department of Development and Capital planning will lead the implementation of the Sharswood/Blumberg Housing plan. PHA in collaboration with Sharswood and PHA residents, constituents of the community, and stakeholders of the boarder community has formulated a thoughtful and achievable plan to implement the Sharswood/Blumberg Housing Transformation Plan.

Developer Team

The housing component of Sharswood/Blumberg transformation plan will be carried out by a joint venture comprised of the local non-profits with extensive housing development experience.

The following is a list of organizational partners that the Sharswood community views as important to the implementation of the Housing development and redevelopment plan:

Partners

- City of Philadelphia Department of Commerce
- Philadelphia Redevelopment Authority
- Citizens Planning Institute
- Community Ventures
- Office of Housing and Community Development
- Brewertown-Sharswood Civic Association
- Philadelphia Housing Authority

Budget and Financing

The mixed-use development envisioned in Sharswood/Blumberg neighborhood transformation plan is projected to cost over \$581 million. It is anticipated that funding will be provided through federal, state and local agencies. Further budget details are included in the Chapter 6.

Chapter 6: Implementation of The Plan

The Housing, Neighborhood and People components of the Transformation Plan identify an overall vision for change, and include a series of ambitious goals and strategies that are designed to spur revitalization of the entire Sharswood/Blumberg community. The tough, long-term work of implementing the Plan has already begun, with much more to be accomplished in the coming months to secure additional resources, build and strengthen key partnerships, and continue to continuously engage the community. As this work progresses, the key stakeholders all recognize that changes to the Plan will inevitably occur during the implementation phase in response to changing conditions, funding and other opportunities. As such, the Plan serves a framework that can be expected to evolve over time.

Governance Structure

The Philadelphia Housing Authority will continue to serve in a leadership role for the Transformation Plan during the implementation phase, supported by a broad network of stakeholders including public housing and other community residents, the Sharswood Civic Association, YAP and other local non-profits, Beech Interplex, business owners, City departments including the Police and School District, local elected officials and others.

As owner of the Norman Blumberg Apartments, PHA is the largest property owner in the neighborhood and has organized the neighborhood-wide Choice Neighborhoods Planning grant process that led to development of the Transformation Plan. During the initial phases, PHA is also expected to be a primary change catalyst, providing and/or facilitating a large portion of the financial and staff resources needed to spur revitalization of the Blumberg public housing site, the Ridge Avenue Commercial Corridor and other parts of the neighborhood through its replacement housing and office development activities as defined in the Housing and Neighborhood Plans.

The planning process has also identified three Lead Partner entities that will help guide and direct the major components of the Plan:

- **Beech Interplex will serve as the Neighborhood Lead. It will work closely with the community, the City and PHA to help make the goals and strategies of the Neighborhood Plan a reality. This will involve efforts to secure additional funding, build new partnerships, focus on public safety improvements, help strengthen the capacity and role of the Sharswood Civic Association and other initiatives.**
- **PHA will serve as the Housing Lead. Working closely with the other Lead partners, residents and all major stakeholders, PHA will focus its efforts on securing the resources needed to achieve full implementation of the Housing Plan at both Blumberg on-site locations and at infill sites throughout the neighborhood. In this role, PHA will also help organize efforts to recruit qualified private and/or non-profit developers to build additional affordable and market rate housing on vacant and**

underutilized sites that have been assembled by PHA.

- **YAP will serve as the People Lead, providing leadership and direction to help bring the community's vision of a healthy and vibrant community with a full range of supportive services and high quality education to life. Working closely with PHA, Beech Interplex and the community, YAP will bring its extensive experience to bear in identifying resources, expanding partnerships and other efforts to implement the People Plan.**

Early on during the implementation phase, a memorandum of understanding will be developed that defines the roles, responsibilities and commitments of the three Lead Partners.

Resident and Community Participation

PHA and all the Lead Partners are committed to involving public housing residents along with other community residents and stakeholders in an ongoing, meaningful way throughout implementation. At a minimum, this translates as a commitment to mutual respect, continuous communication with the community and openness and transparency regarding project plans, strategies and resources.

Effective communications are key to this effort. The existing SharswoodBlumberg.com website will continue to be operated and updated regularly, regular open meetings will be conducted, and targeted outreach and other communications will be undertaken as needed to ensure that impacted residents and business owners have an opportunity to share their views and that they are kept fully informed of plans and initiatives.

Data Collection, Tracking and Evaluation

Recognizing the need to track, monitor and evaluate Transformation Plan initiatives, the University of Pennsylvania School of Social Policy has entered into an agreement with PHA to establish project baselines and provide continuous evaluation throughout the project implementation period. Penn researchers will establish a statistical baseline for the targeted area across multiple criteria including: social, economic, health, employment, educational, behavioral, and safety. They will collect data annually on the community and project initiatives as the neighborhood redevelopment proceeds, which will be used to help refine and improve program strategies. A final report will be issued that documents qualitative and quantitative changes to the neighborhood and its residents as a result of the Transformation Plan effort.

Resources and Leveraging

Efforts are proceeding to secure the resources necessary to fully implement the Transformation Plan. The completion of the Plan itself is an important component of the fundraising effort in that there now exists a comprehensive document which

Sharswood/Blumberg Choice Neighborhoods Transformation Plan

can be shared with potential funders that describes the goals, strategies and outcomes proposed for the neighborhood.

In working to secure new resources, PHA has committed its own MTW Block Grant funds to the Housing Plan, and has already achieved initial success in leveraging funding through the award of 9% Low Income Housing Tax Credits (LIHTC) for Phase 1 of the on-site Blumberg redevelopment effort. PHA's \$6.5 million in Replacement Housing Factor funds will leverage an estimated \$12 million in private investor equity through the LIHTC award. PHA has also committed its own funds to acquire vacant underutilized parcels in the neighborhood for future development, to support rehabilitation of the Senior Tower, and to secure leveraged funding for all future replacement housing phases.

Efforts to secure new funding will be able to build off these substantial commitments as well as the accomplishments already achieved through early start Transformation Plan activities.

Early Start Accomplishments

As the planning process proceeded over the past eighteen months, the key players were working hard and with a sense of urgency to respond to the enormous level of distress within the community. As a result, the Transformation Plan is already much more than a "vision" in that there have been a number of important activities that have started and begun to yield measurable results. Some of these accomplishments are:

- For the Housing Plan, PHA is preparing to close in July 2015 on Phase 1 of the Blumberg public housing on-site redevelopment effort. Phase 1 involves 57-units of energy efficient, sustainable housing to be built to LEED standards. As noted above, PHA has secured 9% LIHTC for this project, and is currently working with HUD on approvals required for conversion to project-based assistance under the Rental Assistance Demonstration (RAD) program.
- PHA has also developed plans for rehabilitation of the 96-unit Senior Tower at Blumberg, which is the only existing structure that will remain on-site, and is working with HUD to secure RAD conversion approvals. The goal is to complete the rehab by 2017.
- Relocation planning for the entire Blumberg site is proceeding in anticipation of HUD approval of PHA's application for demolition/disposition approval. Current plans call for relocation during the summer of 2015 and a demolition of the Towers in the fall.
- The pending demolition of Blumberg is viewed as one of the most important milestones for the Transformation Plan initiative in that it will remove the single most important blighting factor in the neighborhood, providing a sign of hope and renewal to both public housing and community residents. Of equal importance, as with PHA redevelopment efforts at other distressed public housing sites, the demolition and follow up revitalization of Blumberg is expected to catalyze major new investments in the neighborhood, further the goals of creating a diverse mixed income community.

- The process of consolidating vacant and underutilized land to pave the way for new mixed income rental and homeownership housing has already begun. Working in collaboration with the Philadelphia Redevelopment Authority, the condemnation process is underway, with approximately 1300 property owners having received notifications. Acquisition negotiations have also begun with a goal of consolidating these properties by October 2015.
- Under the People Strategy, Youth Advocate Programs (YAP), has developed a pilot project to help strengthen the social service delivery system in the neighborhood. YAP began its engagement by developing a resources manual that was distributed to residents at public meetings, posted online at SharswoodBlumberg.com, and made available to residents during one-on-one counseling sessions.
- YAP is now testing a holistic family support services model involving a small number of neighborhood families that volunteered to participate. These families work with YAP to develop a family vision, receive intensive support to aid the families connection to continuing education, job training or placement, substance abuse counseling, and are given other tools and resources to improve family communication.
- Beech Interplex, the Neighborhood Lead, is administering a pilot project to encourage and provide support to existing homeowners so that they will remain in Sharswood during the upcoming redevelopment years. Resident homeowners who choose to remain in the community will be given assistance in applying for low interest loans to make capital improvements to their homes.
- PHA has developed a formal partnership with Habitat for Humanity to provide an opportunity for very low income homeowners to repair and make façade improvements to their homes.

The above provides only a partial list of early start accomplishments to date. There are numerous other activities that are in process including efforts to attract a national supermarket chain to Ridge Avenue; the potential relocation to Ridge Avenue of a major local non-profit which if it occurs will move hundreds of jobs into the neighborhood; and, efforts to re-open a neighborhood elementary school and develop an Innovation Campus.

Land Use Approvals

The Housing Plan envisions the creation of new mixed income rental and homeownership housing on both the site of the existing Blumberg Apartments and at strategic locations throughout the Sharswood neighborhood. PHA currently owns and has site control over the Blumberg site. For off-site parcels, as noted, a process is currently underway to consolidate ownership of hundreds of vacant and underutilized parcels as a precursor to future development. The project has the active support of the City of Philadelphia. All required land use approvals are expected to be in place prior to the start of construction activities.

Sharswood/Blumberg Choice Neighborhoods Transformation Plan

Sharswood-Blumberg Transformation Plan Implementation Budget

The following chart provides an initial estimate of the costs associated with implementing the People, Neighborhood and Housing initiatives described in the Sherwood-Blumberg Transformation Plan. All estimates are preliminary and subject to changes based upon further refinement of the Plan strategies. Further detail on Housing plan estimates is included in the Housing Plan chapter.

HOUSING	
Site Acquisition (Off-site parcels)	\$44,000,000
Demolition	\$7,000,000
Residential Construction (All phases)	\$530,000,000
Sub-Total	\$581,000,000
NEIGHBORHOOD	
Small Business Assistance	\$500,000
Neighborhood Capacity Building	\$250,000
Neighborhood Recreation and Greening	\$2,000,000
Public Safety Initiatives	\$500,000
Ridge Avenue Commercial Redevelopment	\$55,000,000
Development of a new education facility	\$24,000,000
Sub-Total	\$82,250,000
PEOPLE	
Relocation	\$1,500,000
Case Management	\$875,000
Workforce Development & Training	\$5,000,000
Educational Initiatives	\$3,000,000
Health and Wellness Initiatives	\$2,000,000
Sub-Total	\$12,375,000
TOTAL	\$675,625,000

Appendix A
Market Study



REAL ESTATE STRATEGIES, INC.

63 Chestnut Road, Suite 6
Paoli, PA 19301

Phone 610.240.0820

Fax 610.240.0822

April 24, 2015

Kelvin A. Jeremiah, M.A., M.P.A.
President & CEO
Philadelphia Housing Authority
12 South 23rd Street
Philadelphia, PA 19103

**RE: Highest and Best Use Preliminary Market Assessment for the
Sharswood/Blumberg Choice Neighborhood Transformation Plan**

Dear Mr. Jeremiah:

In accordance with our subcontract, Real Estate Strategies, Inc. (RES) has conducted an analysis of market conditions influencing the revitalization and redevelopment potential of the Norman Blumberg Apartments public housing development (the "Subject Property") and the Sharswood/Blumberg Choice Neighborhood (CN) planning area, as delineated by the Philadelphia Housing Authority (PHA). This Preliminary Market Assessment has been prepared to assist PHA in identifying the highest and best uses for the Subject Property and to address market conditions influencing proposed residential and commercial development initiatives in the Sharswood/Blumberg Choice Neighborhood Transformation Plan.

The findings and recommendations are based on market research conducted from June through September 2014, with updates of residential market data, findings, and recommendations through April 24, 2015. The Preliminary Market Assessment addresses the development potential of the Subject Property and identifies uses evidencing market support and likely to maximize the redevelopment potential of the Sharswood/Blumberg Choice Neighborhood.

Summary of Findings

Creating a Neighborhood of Choice in Sharswood/Blumberg CN planning area will involve adopting a strategy for redeveloping and repositioning an area with a long history of housing deterioration, poverty, and related economic and social issues that have adversely affected the neighborhood and the people who call it home. The revitalization strategy must capitalize on the numerous strengths of the neighborhood while also making strategic market-based investments in residential and commercial real estate. Moreover, ongoing issues related to schools and crime must be addressed because it is not possible to create a Neighborhood of Choice without addressing them.

The market analysis suggests the following principles should underpin the strategy:

- Capitalize on the revitalization trends occurring in neighborhoods to the south, east, and west of the CN planning area, as well as the neighborhood's excellent access to employment, educational and medical institutions, and transportation systems by using these assets to support new mixed-income rental and for-sale housing development.
- Ensure replacement of the public housing to be demolished on at least a one-for-one basis, including opportunities for former renters to become homeowners.
- Achieve change that is highly visible by developing a "critical mass" of new structures – residential, commercial, and institutional with supporting open space and infrastructure – to show that change is occurring.
- Apply a tenant of The Reinvestment Fund strategy for successful revitalization:
"In distressed markets...Build from Strength"
 - Start from strong edges.
 - Fix a block.
 - Include new housing *and* rehabilitation/upgrades.
 - Move to the next block.
- Offer rental housing units that are affordable to households with a mix of incomes, including those with extremely low-incomes, low- and moderate-incomes, and those seeking market-rate units, an objective that has been achieved through mixed-income housing development.
- Through both rehabilitation of existing structures and new construction, add additional homeownership units to the CN planning area.
- Make Ridge Avenue a great Philadelphia street -- an attractive, viable corridor with a full-service grocery store and PHA's new headquarters, along with a mix of smaller stores and mixed-income residential development.
- Incorporate resident-friendly, well-maintained open spaces with a range of passive and active uses because successful open space enhances property values.

Components of a Market-Based Residential and Retail/Commercial Development Program

The following residential and commercial/retail components were developed based on a review of market conditions and do not take into account site capacity or potential funding constraints. The development program evidencing market support includes the following components during a time frame of five to six years; further details for the residential development program are presented in Table 12, page 27.

- *One-for-One Replacement Housing* – PHA information indicates 405 existing rental units at the Subject Property (excluding the 96-unit senior tower) will need to be replaced with new housing units targeted for households who will pay 30 percent of their income for shelter. Based on the large number of households in the market area estimated to have annual incomes at, and below \$15,000, this component is essential to provide opportunities for extremely low-income households to remain in the Sharswood/Blumberg neighborhood.
 - Units targeted for extremely low-income households should be provided in new mixed-income properties built within the CN planning area. Because of the high number of vacant parcels, sites for redevelopment can be made available.

- A first component of 57 replacement housing units, which will not be in a mixed-income property, has received an allocation of Low-Income Housing Tax Credits (LIHTCs) and should start construction during 2015. After deducting this initial component of replacement housing, a total of at least 348 additional units (405 – 57 units) are needed to meet the one-for-one requirement solely from the Blumberg public housing units. Additional units may be needed to accommodate other households displaced as a result of acquisition of occupied housing units in the Choice Neighborhood.
- *Senior Housing* – There is strong market support for senior housing, including renovations to improve the 96-unit Blumberg senior property and to support a new senior development with about 60 units.
 - There were more than 10,500 households age 55+ and with incomes below \$25,000 in the market area during 2014.
 - Market area senior properties had few – or no vacancies.
 - Waiting lists were long for senior properties having rents based on 30 percent of income.
 - A 60-unit senior project would need to attract (capture) about 1% of Market Area senior households 65+ to be fully occupied; however, rents for the majority of units should be based on rents at 30 percent of income.
- *Affordable General Occupancy Rental Housing* – The market analysis indicates support for about 150 additional LIHTC-only units, which should be included in mixed-income developments in the CN planning area.
 - Demand is less robust for LIHTC-only rental housing that generally serves households with incomes from \$25,000 to \$50,000, depending on household size, because the incomes of a high percentage of market area households are too low.
 - However, units having LIHTCs will help protect families from rent increases as the area improves.
- *Market-Rate Rental Housing* – There is market support for development of 150 market-rate rental units.
 - A total of 150 market-rate units would need to capture only three percent of non-elderly renter households in the market area with incomes from \$35,000 to \$100,000, which is very achievable.
 - The Choice Neighborhood can be a competitive location for market-rate units in a mixed-income development, but location within the area will be a key factor in pricing and market success.
- *Homes Offered For-Sale* – Home sales in the market area should target households with incomes from 80 to 120 percent AMI, as well as purchasers of homes at market prices.
 - Based on recent experience in the market area, households with incomes as low as \$35,000 may be able to purchase homes if additional subsidies and special financing are available. However, the sales pace usually is eight to 12 units annually at the more successful affordable for-sale projects. Assuming sales of 12 units annually, a component of 60 sales housing units for moderate-income purchasers over five years would be supportable.

- Construction and rehabilitation of market-rate homes already is occurring in the southern portion of the CN planning area. Market conditions should support development of 150 new homes during a time frame of five to six years.
- *Commercial/Retail Development along Ridge Avenue* – In addition to the proposed new headquarters of PHA, there is demand in the Ridge Avenue Trade Area for retail development, notably a full-service grocery. Alternatives might include an urban Walmart or Target. Other retail stores with market potential include a mid-size clothing or sporting goods store, bank or credit union, medical offices, and restaurants.

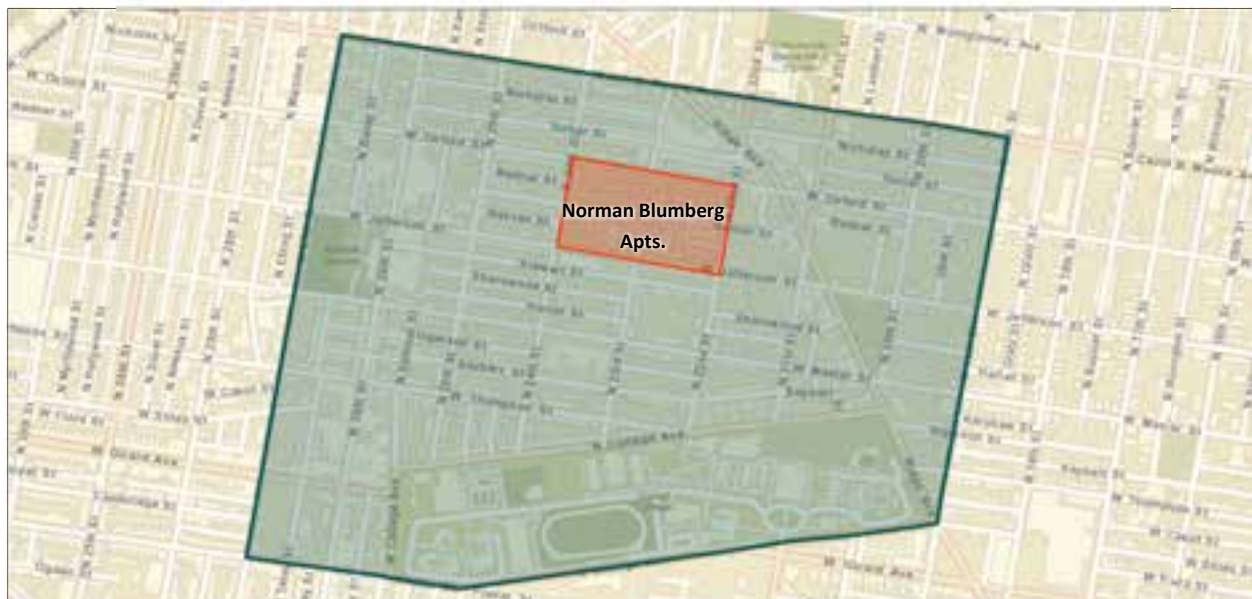
Description of the Choice Neighborhood Planning Area and Environs

Choice Neighborhood Planning Area Definition

The Choice Neighborhood (CN) planning area, which is located in the Lower North Planning District of Philadelphia, is bounded by Cecil B. Moore Avenue to the north, North 19th Street to the east, Girard Avenue and Poplar Street to the south, and North 27th Street to the west. In land area the CN is 0.38 square miles. Included within it is a key neighborhood anchor institution, Girard College, which encompasses about 20 percent the CN planning area.

Map 1 shows the delineation of the CN planning area and the location of Norman Blumberg Apartments. The delineated CN includes portions of several Philadelphia neighborhoods, although it is comprised primarily of portions of the Brewerytown and the Sharswood Neighborhoods. Ridge Avenue, a once-thriving though now deteriorated commercial corridor, traverses the CN from its intersection with Cecil B. Moore Avenue to the north, to the intersection of South College and Ridge Avenues to the south. It is one of two focus areas identified for redevelopment in the Philadelphia City Planning Commission (PCPC) *Lower North District Plan* adopted on May 20, 2014. Its designation in the *District Plan* results from its potential to stimulate change in the larger area as a result of redevelopment. Additional commercial and retail establishments in the CN planning area are located along West Girard Avenue between West College Avenue and North 27th Street.

Map 1: Boundaries of the Choice Neighborhood Planning Area; Location of Norman Blumberg Apartments



In addition to Girard College, other important institutions located in the CN include the Athletic Recreation Center and park of the City of Philadelphia Department of Parks and Recreation; the Cecil B. Moore Public Library; and Project HOME's new Stephen B. Klein Wellness Center, which opened in December 2014. The CN planning area has two active schools, Robert Morris Elementary and Camelot Academy, and two now-vacant school facilities, General John F. Reynolds Elementary School and Roberts Vaux High School. Morris Elementary, which is managed by the School District of Philadelphia (SDP), serves grades K-8. Camelot Academy is an alternative education program for special needs students also managed by SDP. PHA has acquired Reynolds Elementary; Vaux is still owned by the SDP.

Two neighborhoods with strong and emerging market potential for residential and commercial development, Fairmount and Francisville, border the CN planning area to the south. Areas of the Brewerytown Neighborhood to the west of the CN planning area are seeing similar development trends new housing and revitalization along West Girard Avenue. The positive effects of the development of new owner-occupied homes in the Cecil B. Moore Homeownership Zone on the northeastern edge of the CN planning area, combined with private development of housing for students of Temple University are stabilizing a once-transitional neighborhood and pushing home prices and rents upward. The Temple Police Patrol Area has been extended to North 19th Street to the west, recognizing the presence of student housing in the area. The southern boundary of the Police Patrol Area continues to be West Jefferson Street. Comparatively distressed neighborhoods are concentrated north of the CN planning area above Cecil B. Moore Avenue.

Revitalization is the result of a growing population, an increase in new residential construction in Center City, and an increase in average home sales prices. According to the *State of Center City 2014* report, the number of residential units completed in Greater Center City has increased significantly since the 2007-2009 Great Recession; more than 2,000 units were completed in 2013. Home sales increased 18 percent from 2012 to 2013 and the average home sales price increased by 3.7 percent. By the fourth quarter 2014, the median sales price was \$329,999 in ZIP 19130, which is located south of Girard Avenue. As this revitalization trend continues, the spillover effects in the CN planning area will increase further.

The Subject Property: Norman Blumberg Apartments

The focus of the CN planning process is Norman Blumberg Apartments (the "Subject Property"), which encompasses most of the double block bounded by West Oxford, North 22nd, West Jefferson, and North 24th Streets. The Subject Property, which first opened in 1966, presently has 405 units for general occupancy and 96 units in a senior high-rise. The buildings were constructed in a very dense configuration on the eight-acre site that included the right-of-way of North 23rd Street. General occupancy units are in two high-rise and 15 low-rise buildings. Based on their age, outmoded configuration, and deteriorated physical condition, PHA is proposing to demolish all of these general occupancy units and to replace them with new affordable units within the CN planning area. The senior building will be retained and rehabilitated. Additionally, redevelopment of the site will reintroduce two streets to the neighborhood grid. North 23rd Street will be reconstructed between West Oxford and West Jefferson Streets and Bolton Street will be extended between North 22nd and North 23rd Streets.

A PHA document entitled "Blumberg Apartments – Tenant Fact Sheet", and dated December 17, 2014, provides a snapshot of residents. There were a total of 1,262 residents in 464 households. Of the residents, 626 (49.6 percent) were under 18 years of age. A total of 45 heads of household were listed as

disabled; 62 residents had disabilities. A total of 103 residents (8.2 percent) were employed, including 77 heads of household. For the 464 households, the average family size was 2.73 persons. For 313 households with householders 18 to 54, the average household size was 3.36 persons, an indication of demand for three-bedroom replacement housing units to accommodate these families.

Redevelopment activity at the Subject Property and nearby already has commenced. PHA has received an allocation of LIHTCs from the Pennsylvania Housing Finance Agency (PHFA) for a first phase of 57 replacement housing units with construction likely to commence during 2015. New townhouse-style units will be constructed on vacant areas of the Subject Property and on vacant parcels bordering the site to the west, primarily fronting on North 24th Street. Map 2 shows the sites for these new townhouses.

Map 2: Phase I Redevelopment Sites (in Brown)



Choice Neighborhood Characteristics

Population and Household Characteristics

The delineated CN planning area has been gaining population and households since 2000, based on U.S. Census data and estimates and projections by Esri. The strongest population growth was from 2010 to 2014.

ESRI estimates that the number of people living in the CN increased 1.3 percent annually from 2010 to 2014, reaching 6,097 people in 2014. Of this population, 1,301 (21 percent) were residents of the general occupancy units at Blumberg Apartments.

The estimated number of households in the CN during 2014 was 2,336, which is an average household size of 2.49 persons, an indication of demand by current CN households for units with two bedrooms. The estimated annual increase in the number of households from 2010 to 2014, 1.9 percent, is even higher than the increase in population. Consistent with national trends, household size in the CN has been decreasing. In 2014, only 6.2 percent of CN households had six or more persons.

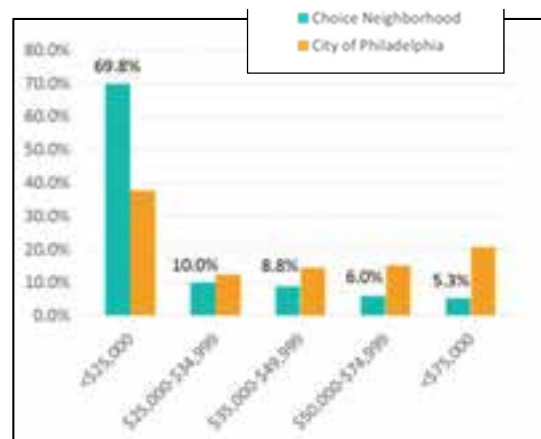
Also relevant when considering new housing development is household age. The median age in the CN planning area is 31.7, which is lower than the median of 34.1 for the City as a whole. Seniors 55 years and older comprise 23.0 percent of the population in the CN planning area compared with 24.4 percent of the City's population. The 2010 Census reported that 831 occupied housing units in the CN planning area had householders 55 years old and older, including 345 owner-occupied households with householders 55+.

By race, Esri's 2014 estimates indicate 91.3 percent of the population in the CN planning area is African-American; Hispanics of all races comprise 4.2 percent of CN population. Esri's estimates of the educational attainment of adults 25 years old and older show mixed levels of education. While 73.2 percent of adults have at least a high school diploma, 26.8 percent of adults do not have a diploma.

Household Income Characteristics

Household incomes in the CN planning area are extremely low. Esri estimates for 2014 place median household income for the CN planning area at \$15,071. Median income estimates for the City as a whole are more than double that, \$34,957. For 2014, Esri estimated that 49.7 percent of households had incomes below \$15,000; another 20.1 percent of households had incomes ranging from \$15,000 to \$25,000. Only 11.3 percent of households had incomes above \$50,000. Table 1 presents summary data on household income in the CN, compared with the City of Philadelphia. For reference, the 2014 poverty level was \$15,730 for a two-person family and \$23,850 for a family with four members.

Table 1: 2014 Household Income, CN and City



Source: Esri: Real Estate Strategies, Inc.

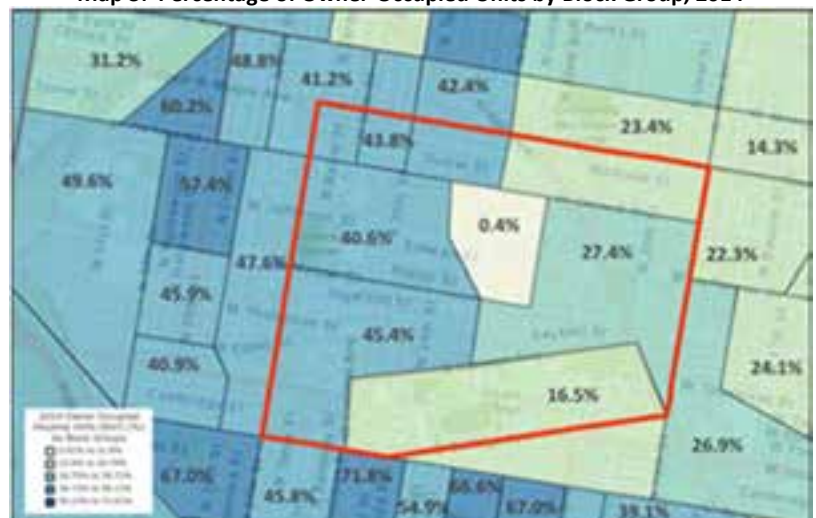
According to the 2010 Census, 37.0 percent of all households in the CN planning area had children; over 77 percent of these households were headed by a single female. These demographics are consistent with data supplied by PHA for Blumberg Apartments. Data supplied by PHA during 2014 indicated that 65 percent of Blumberg households were headed by a single parent.

Housing Characteristics

The 2010 Census reported a total of 2,785 housing units in the CN planning area. Of this total, 2,249 units were occupied and 536 units (19.2 percent) were vacant. Estimates for 2014 by Esri indicate that the vacancy percentage has increased to 19.6 percent, or 33 additional vacant units. The 2010 Census reported a moderate percentage of owner-occupied units in the CN; 676 (30.1 percent of all occupied units) were owner-occupied. Estimates for 2014 by Esri indicate that the homeownership rate has remained relatively constant since 2010. The majority of the owner-occupied units are located in the western part of the CN planning area in and near the Brewerytown and Fairmount neighborhoods.

As shown in Map 3, the percentage of owner-occupied units varies depending on the portion of the CN planning area. Within the delineated area, the percentage of owner-occupied units is highest in the southwestern corner and lowest in the block group containing the Subject Property. A total of 1,573 (69.9 percent) of the CN planning area’s occupied units were renter-occupied in 2010 and 1,640 (70.2) were renter-occupied in 2014. In 2010, 244 of the 536 vacant units (45.5 percent) were listed as “Other Vacant,” a characterization generally indicating uninhabitable units due to poor condition.

Map 3: Percentage of Owner-Occupied Units by Block Group, 2014



Source: Esri; Real Estate Strategies, Inc.

While the 2010 Census did not collect data on housing units by year built, estimates in the 2008-2012 American Community Survey (ACS) indicate that the CN planning area's housing is old. The ACS estimated that nearly half of the housing stock was built before 1940; the estimated median year built was 1942, or a median age of 72 years. Only 4.5 percent of all units were built in 2000 or later. By structure type, the majority (66.1 percent) of housing units in the CN planning area are in single-family attached and detached structures. Largely due to the presence of the Subject Property, 16.2 percent of all housing units are in large multifamily buildings with 50 units or more. An estimated 10.8 percent of units are in smaller multifamily structures with two to four units, typically conversions of former single-family properties.

Home values in the CN planning area are low. Esri's estimate for 2014 placed the median owner-occupied home value in the CN planning area at \$79,351. In comparison, the estimated 2014 median value in the City of Philadelphia was \$168,662, more than twice the CN value. The higher home prices in nearby areas are pushing CN home prices higher along its southern border; there have been recent sales along and near Poplar Street and West Girard Avenue at prices over \$350,000. Neighborhood residents, community leaders, and area Realtors have reported that investors have been approaching homeowners in the CN planning area to encourage them to sell, often offering to pay cash for a property. As a result, community stakeholders expressed an interest in conducting education programs for residents about their rights as homeowners.

The 2008-2012 ACS reported that rents in the CN planning area also are low. The estimated median rent was \$421; the median rent estimated for the City of Philadelphia was \$696. However, the median rent reported for the CN is lower because of the large number of PHA and other affordable housing units in the neighborhood. Rents for market-rate units have been escalating steadily. As with sale prices, rent escalations are especially apparent in the southern portion of the CN planning area, along and near North College Avenue.

Retail and Services

Shopping and Services

The CN planning area includes portions of two major commercial corridors – one along Ridge Avenue and the second along West Girard Avenue. Although commercial establishments along Ridge Avenue once met many of the needs of neighborhood residents, conditions have deteriorated. The Ridge Avenue corridor now lacks variety in the goods and services offered. Active businesses include auto-oriented establishments, eating and drinking places, food stores and take-out restaurants, and service establishments. In addition to the establishments along Ridge Avenue, there are convenience stores and take-out restaurants on various corner parcels throughout the CN planning area.

The West Girard Avenue commercial corridor has fewer vacancies and offers more retail options for residents. The Bottom Dollar grocery at North 31st Street has closed, but the store will reopen as an Aldi. Other full-service grocery stores in the area are Fresh Grocer at Progress Plaza on Broad Street and Save-a-Lot at Strawberry Square on West Dauphin Street. Both of these stores are more than one mile from the Subject Property and beyond walking distance for neighborhood residents.

Recreation Centers

There are two major recreation centers in and near the CN planning area, Athletic Square and Martin Luther King. Both have swimming pools, sports courts and fields providing active programs for youth and teens. Concerns regarding condition and programming opportunities have been expressed by residents about both centers. There are plans for a new senior center behind the site of Project HOME's new Stephen B. Klein Wellness Center at Cecil B. Moore Avenue and North 22nd Street.

Health Care Facilities

The new Stephen B. Klein Wellness Center, which opened in December 2014, expands the health care services that Project HOME, now a Federally Qualified Health Center, has been providing with Jefferson Family Medicine. The services are available to formerly homeless and low-income people in North Philadelphia and, by the summer of 2015 will include primary medical care, dental care, behavioral health, a pharmacy, legal counseling, and daycare services provided by the YMCA. Additional medical services are provided at St. Joseph's Hospital and Girard Medical Center, both on Girard Avenue and part of the North Philadelphia Health System. Temple University Hospital is about two miles northeast of the CN planning area.

Places of Worship

Churches of all denominations are prevalent in the CN planning area and surrounding neighborhoods. Miller Memorial Baptist Church is located in the superblock with the Subject Property; Haven Peniel United Methodist is located north of the Subject Property on West Oxford Street.

Educational Institutions

Because of the closing of General John F. Reynolds Elementary School and Roberts Vaux High School in 2013, households in the CN planning area now fall within five different public school catchment areas. High school students attend either Strawberry Mansion High School at West Dauphin and North 31st Streets, or Benjamin Franklin High School at North Broad and Green Streets. Both schools received poor ratings from Great Schools, a site that provides ratings for both public and private schools nationally. Elementary school students in the CN planning area attend one of five schools depending on the catchment area. The closest schools are the Robert Morris School at West Thompson and North 26th Street and the William D. Kelley School at West Oxford and N 28th Streets. Ratings of all five elementary are not strong; CN residents have stressed the need for an elementary school that is within walking distance. It is relevant to note that the City of Philadelphia has numerous private schools and public magnet and charter schools. Parents and students can select schools other than the neighborhood schools serving the area, although some have admission criteria based on academic achievement.

A key anchor institution in the CN planning area is Girard College, whose website provides the following description: "A recognized leader in the education of children in need, Girard College has an unmatched 166-year history of providing a quality educational experience for economically disadvantaged children on its 43-acre campus in the heart of Philadelphia." Girard College is a boarding school for academically capable students in grades one through 12 who are from families with limited resources that are also headed by a single parent or guardian.

Transportation and Access

The CN planning area and the greater Brewerytown and Sharswood Neighborhoods are well served by Southeastern Pennsylvania Transportation Authority (SEPTA) bus and trolley routes. Since these routes

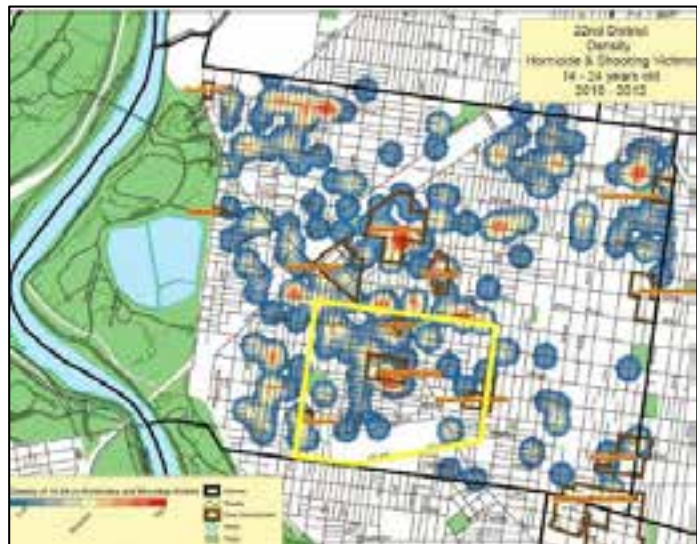
are generally are along commercial corridors and major thoroughfares, accessibility is more constrained in the center of the CN planning area near the now-vacant Vaux High School. Neighborhood residents want SEPTA bus service restored along North 23rd Street once the portion of the street through the Subject Property has been reconstructed.

SEPTA trolley route 15 travels east/west on Girard Avenue from 63rd Street to North Delaware Avenue near the Delaware River. SEPTA bus route 61 travels north/south on Ridge Avenue from Manayunk to Center City; bus route 3 travels on Cecil B. Moore Avenue from Brewerytown to the Frankford Transportation Center. These routes connect residents with the Broad Street and Market-Frankford Lines, as well as SEPTA's Regional Rail service. Additional SEPTA bus routes include the Route 33 with stops on North 22nd Street and the Route 7, which travels down North 27th Street. Residents can use public transit to travel to Center City, Temple University, and St. Joseph's Hospital.

Crime and Safety

Crime and perceptions related to crime and safety are issues for the CN planning area, which falls within the 22nd District of the Philadelphia Police Department. Map 4 shows crime hot spots during the period from 2010 to 2012. Interviews with community stakeholders and residents indicate the presence of crime hot spots near Master and North 25th Streets and at and near the Subject Property. Consistent with information provided by neighborhood residents, there were four incidents with a deadly weapon on March 15 to 16, 2015 just south of the intersection of North 25th and Master Streets.

Map 4: Crime Hot Spots – 22nd Police District, 2010-2012



The web site Neighborhood Scout (www.neighborhoodscout.com) provides crime data information based on FBI data with the most recent year being 2013. The majority of the CN planning area is in two separate Neighborhood Scout neighborhoods, North 26th Street/West Master Street and Girard Avenue/South College Avenue. The northern boundary of both neighborhoods is Oxford Street and not the Cecil B. Moore Avenue northern CN boundary. The eastern and western boundaries are North 19th and North 27th Streets, respectively; the southern boundary is Poplar Street. Table 2 provides crime statistics for these two neighborhoods.

Table 2: Violent and Property Crime Rates in the Choice Neighborhood Planning Area

	<u>N. 26th & W. Master</u>	<u>West Girard/ South College</u>	<u>City of Philadelphia</u>	<u>Pennsylvania</u>
Crime Index*	10	8	N/A	N/A
Violent Crime:				
Number	35	94	17,088	N/A
Per 1,000 Residents	16.98	24.97	11.00	3.35
Property Crime:				
Number	114	199	53,458	N/A
Per 1,000 Residents	55.31	52.87	34.42	20.61

*Note: 100 is safest on the Crime Index.

Source: Neighborhoodscout.com

Issues related to crime and safety will deter many prospective residents from considering the CN planning area as a place to live. As is already apparent with lower sales prices and the limited number of sales in areas near the Subject Property, crime has been a drag on home sales. Concerted efforts to address crime within the CN planning area are essential to include in the CN revitalization program. Moreover, the general perception of the neighborhood as a place that is unsafe must be changed through actual reductions in criminal activity and an active program of marketing improvements that are occurring to change prevailing perceptions about the area.

Economic Influences

Less than one mile from Temple University and resting on the border of Greater Center City Philadelphia to the south, the CN planning area is uniquely positioned near key city assets and employment opportunities. According to the State of Center City report released for 2014 by the Center City District and Central Philadelphia Development Corporation, Greater Center City has 288,493 wage and salary jobs, which is 43.6 percent of all Philadelphia jobs. Greater Center City is defined by Girard Avenue to the north and Tasker Street to the south, with the rivers as eastern and western boundaries. Temple is a second major nearby source of employment. In 2102, the University and Temple University Health System together employed 14,182 people; in 2013, Pew Charitable Trusts ranked Temple University as the fourth largest private employer in Philadelphia. Other major employers in the region and in the City include the University of Pennsylvania, Jefferson Health System Inc., Drexel University, Aramark Corp., Comcast Cable Communications, Inc., and Wells Fargo.

A recent HUD Market at a Glance summary reported that the three-month average unemployment in Philadelphia County was 6.4 percent during December 2014, which reflected a further decline from December 2013 when the three-month average unemployment was 9.1 percent. The summary, which is based on information from the U.S. Bureau of Labor Statistics (BLS), also reported three-month year-over-year resident employment in the City increased 5,167 (0.9 percent) from December 2013 to December 2014, a positive sign for the City.

The PNC Economic Report for Philadelphia/Camden for the first quarter 2015 reported, however, that job growth in the region is still lagging well behind the U.S. with local employment two percentage points below its pre-recession high. While construction is now leading the job growth, service industry job growth was characterized as “disappointing” and only modest gains were reported for the finance

and professional/business services sectors. Education and healthcare were reported to be “doing better”, but to be well below the national average. Manufacturing, government, and consumer-related industries were lagging. PNC’s forecast is for job and income growth to remain below national averages in the near term. Longer term, the area’s concentrations in education/health services and finance are expected to provide protection from national recessions, but to limit upside growth. With regard to housing, the PNC report notes that Philadelphia is a more affordable market than other East Coast areas. However, home sales are expected to be slower in early 2015 because of anticipated increases in interest rates. PNC forecasts that sales should improve during 2016 as a result of job and income gains along with pent-up demand from buyers.

Analysis of the Market for Residential Units

Market Area Delineation

The Housing Market Area (HMA) for the Sharswood/Blumberg CN was established on the basis of information supplied by Realtors, property owners and managers, and planning officials. The HMA includes all of ZIP codes 19121 and 19122 and parts of ZIP codes 19123, 19130, 19132, and 19133. The northern border of the HMA is West Lehigh Avenue, the eastern border is North Front Street, the southern edge is Fairmount Avenue, and the Schuylkill River is the western border. Map 5 shows the delineation of the HMA and the location of the CN planning area within it.

Map 5: The Housing Market Area (HMA) and the Choice Neighborhood Planning Area



Demographic Characteristics of the Housing Market Area

Table 3 provides population and household data for the HMA from the 2000 and 2010 Census along with estimates for 2014 and projections for 2019. The data were compiled by Esri, an on-line supplier of demographic data. Data for the CN planning area and the City of Philadelphia are included for comparison purposes.

Table 3: Population and Household Characteristics

	CN Planning Area	Housing Market Area	City of Philadelphia
Population			
2000 Census	5,445	109,320	1,517,550
2010 Census	5,725	111,653	1,526,006
2014 Estimate	5,877	115,641	1,548,598
2019 Projection	6,097	120,450	1,581,697
Avg. Annual Percent Change 2000-2010	0.5%	0.2%	0.1%
Avg. Annual Percent Change 2010-2014	1.3%	1.8%	0.4%
Avg. Annual Percent Change 2014-2019	0.7%	0.8%	0.4%
Households			
2000 Census	1,988	39,353	590,069
2010 Census	2,249	41,495	599,736
2014 Estimate	2,336	43,333	611,698
2019 Projection	2,439	45,335	626,236
Avg. Annual Percent Change 2000-2010	1.2%	0.5%	0.2%
Avg. Annual Percent Change 2010-2014	1.9%	2.2%	1.0%
Avg. Annual Percent Change 2014-2019	0.9%	0.9%	0.5%
2010 Households by Household Size			
1-Person	37.4%	34.1%	34.1%
2-Person	23.3%	27.6%	28.2%
3-Person	15.5%	16.1%	15.8%
4-Person	10.9%	10.8%	11.2%
5-Person	6.7%	5.8%	5.9%
6-Person	3.5%	3.1%	2.6%
7+ Person	2.7%	2.6%	2.1%
Average Household Size			
2010 Census	2.52	2.48	2.45
2014 Estimate	2.49	2.47	2.44
2019 Projection	2.48	2.47	2.43

Sources: 2010 US Census, 2008-12 American Community Survey, Real Estate Strategies, Inc.

Between 2000 and 2014, both the population and the number of households have increased in the HMA. Continued growth is projected through 2019. Similar trends are apparent in the CN planning area and in the City of Philadelphia, however, the highest growth occurs in the CN planning area in terms of percent change and average annual percent change within the 14-year period. Between 2010 and 2014, average annual growth in the HMA was the most substantial. During this period, household growth outpaced population growth, which indicates a transition to smaller household sizes. Over 60 percent of household in the HMA in 2010 had only one or two persons. In 2014, Esri estimated the average household size in the HMA to be 2.47 persons. This is not projected to significantly change in 2019.

Table 4 (following page) provides summary data addressing the age and racial characteristics of the HMA and comparison geographies. Esri estimates for 2014 indicate that 28.4 percent of the HMA population is under the age of 20, as is 31.6 percent of the CN planning area's population. Over half of the population in the HMA is between the ages of 20 and 55, which is similar to the City of Philadelphia as a whole. In general, the City's population is older than both the population of HMA and the CN planning area; the City has a greater number of people age 55 years and older. The Hispanic population in the HMA is 14.8 percent, as compared to 4.2 percent in the CN planning area and 13.7 percent in the

City of Philadelphia. The racial composition in the HMA is more evenly distributed than in the CN planning area.

Table 4: Population Age and Racial Characteristics

	CN Planning Area		Housing Market Area		City of Philadelphia	
	Number	Percent	Number	Percent	Number	Percent
Population by Age						
< 5 years	524	8.9%	7,624	6.6%	99,420	6.4%
5 to 9	489	8.3%	7,057	6.1%	94,448	6.1%
10 to 14	440	7.5%	6,407	5.5%	88,804	5.7%
15 to 19	405	6.9%	11,769	10.2%	106,612	6.9%
20 to 24	497	8.5%	16,393	14.2%	146,230	9.4%
25 to 34	819	13.9%	17,459	15.1%	259,705	16.8%
35 to 44	648	11.0%	12,141	10.5%	187,291	12.1%
45 to 54	708	12.0%	12,986	11.2%	188,580	12.2%
55 to 64	672	11.4%	11,710	10.1%	175,470	11.3%
65 to 74	391	6.7%	6,978	6.0%	110,842	7.2%
75+ Years	286	4.9%	5,116	4.4%	91,195	5.9%
Median Age	31.7		29.5		34.1	
Population by Race						
White	213	3.6%	30,032	26.0%	629,913	40.7%
African American	5,364	91.3%	70,829	61.2%	655,296	42.3%
American Indian	13	0.2%	445	0.4%	6,830	0.4%
Asian and Pacific Islander	55	0.9%	2,793	2.4%	106,021	6.8%
Other Race	78	1.3%	8,084	7.0%	102,385	6.6%
Two or More Races	156	2.7%	3,457	3.0%	48,153	3.1%
Hispanic Population	249	4.2%	17,061	14.8%	211,550	13.7%

NOTE: In the Population by Race tabulation, Hispanics can be of any race.

Sources: 2010 US Census, 2008-12 American Community Survey, Real Estate Strategies, Inc.

Household Income Characteristics

As shown in Table 5, in comparison with the CN planning area the HMA has a higher percentage of middle-income households with incomes estimated to range from \$35,000 to \$75,000. Therefore, the Choice neighborhood will have a pool of higher income households from which to draw potential renters and buyers. While the HMA also has a high percentage of households with annual incomes estimated to be below \$15,000 (39.1 percent), the percentage is lower than the Esri estimate of 49.7 percent of CN households with incomes below that level. As the CN planning area transitions to a location of choice, higher income households increasingly will choose to live in the area, a trend already being seen in several parts of the CN.

Table 5: Households by Household Income – 2014 Estimates

	CN Planning Area		Housing Market Area		City of Philadelphia	
	Number	Percent	Number	Percent	Number	Percent
Income Band						
< \$15,000	1,162	49.7%	16,963	39.1%	142,984	23.4%
\$15,000 - \$24,999	470	20.1%	7,206	16.6%	87,484	14.3%
\$25,000 - \$34,999	234	10.0%	4,537	10.5%	75,622	12.4%
\$35,000 - \$49,999	205	8.8%	4,528	10.4%	88,224	14.4%
\$50,000 - \$74,999	139	6.0%	4,351	10.0%	91,495	15.0%
\$75,000 - \$99,999	84	3.6%	2,234	5.2%	54,099	8.8%
\$100,000 - \$149,999	30	1.3%	2,222	5.1%	48,137	7.9%
\$150,000 - \$199,999	3	0.1%	667	1.5%	12,148	2.0%
> \$200,000	8	0.3%	625	1.4%	11,489	1.9%
Median Household Income						
2014 Estimate	\$15,071		\$20,542		\$34,957	
2019 Projection	\$16,173		\$24,802		\$40,161	
Average Household Income						
2014 Estimate	\$23,132		\$37,414		\$50,334	
2019 Projection	\$27,924		\$44,478		\$58,752	

Sources: 2010 US Census, 2008-12 American Community Survey, Real Estate Strategies, Inc.

Characteristics of the Housing Stock

Table 6 (following page) compares housing characteristics in the HMA with those in the CN planning area and the City of Philadelphia. As previously indicated, the CN planning area has a high percentage of renter-occupied housing units, 70.2 percent of all occupied units. In the broader HMA the percentage of renter-occupied units is lower, 60.5 percent, but still much higher than the City overall.

The HMA's housing stock also is old. Over half of the housing structures were built prior to 1940, according to 2008-2012 ACS estimates, and this trend is also apparent in the CN planning area and the City as a whole. The median year built for the CN planning area, 1942, is later than for the HMA because of the construction of Normal Blumberg in 1966 and the more recent completion of other senior housing development and the Sharswood affordable housing units.

ACS estimates also indicate a very large addition of new housing units in the HMA since 2000, reporting a total of 3,935 housing units built *after* 2000, indicating a high volume of recent investment. The increase in housing units is influenced by three trends:

- Increasing demand for student housing near Temple University;
- The push of revitalization activity and new housing construction/conversions northward from Center City; and,
- Efforts by local Community Development Corporations (CDCs) to create rental and homeownership opportunities on available vacant sites in North Philadelphia.

Table 6: Housing Characteristics

	CN Planning Area		Housing Market Area		City of Philadelphia	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units						
2000 Census	2,965		50,513		661,957	
2010 Census	2,785		49,722		670,171	
2014 Estimate	2,905		51,442		682,139	
2019 Projection	3,025		53,287		697,151	
Vacant Units						
2010 Census	536	19.2%	8,227	16.5%	70,435	10.5%
2014 Estimate	569	19.6%	8,109	15.8%	70,441	10.3%
2019 Projection	586	19.4%	7,952	14.9%	70,915	10.2%
2014 Tenure of Occupied Units						
Owner-Occupied	696	29.8%	17,137	39.5%	319,732	52.3%
Renter-Occupied	<u>1,640</u>	70.2%	<u>26,196</u>	60.5%	<u>291,966</u>	47.7%
Total Occupied Units	2,336		43,333		611,698	
2014 Owner-Occupied Housing Values						
< \$50,000	161	23.1%	3,477	20.3%	20,928	6.5%
\$50,000 - \$99,999	316	45.4%	5,314	31.0%	61,382	19.2%
\$100,000 - \$149,999	133	19.1%	2,209	12.9%	59,024	18.5%
\$150,000 - \$199,999	44	6.3%	1,332	7.8%	49,602	15.5%
\$200,000 - \$249,999	19	2.7%	1,003	5.9%	39,844	12.5%
\$250,000 - \$299,999	8	1.1%	819	4.8%	26,579	8.3%
\$300,000 - \$399,999	8	1.1%	1,153	6.7%	29,068	9.1%
\$400,000 - \$499,999	2	0.3%	763	4.5%	13,440	4.2%
\$500,000 and Above	2	0.3%	1,064	6.2%	19,827	6.2%
Median Value of Housing Units						
2014 Estimate	\$79,351		\$97,892		\$168,662	
2019 Projection	\$95,096		\$142,366		\$202,178	
Median Contract Rent (2008-12 ACS)						
	\$421		\$534		\$696	
Median Year Built (2008-12 ACS)						
	1942		1940		1946	

Sources: 2010 US Census, 2008-12 American Community Survey, Real Estate Strategies, Inc.

The City of Philadelphia as a whole is projected to add just over 15,000 housing units between 2014 and 2019, 12.3 percent of which will be in the HMA. Based on projections, the pace of redevelopment in the HMA is likely to place ongoing pressure on housing affordability in the HMA, a trend that will affect the CN planning area, as well.

Housing Demand

Demand for housing in the CN planning area will be a function of household growth, as well as the need to replace housing units that are demolished, deteriorated and/or obsolete. Demand also is a function of household age and income patterns in the HMA and the extent to which housing units are appropriately targeted for the demand generated by households in different age cohorts and income levels.

Demand Generated by Household Growth

By definition, a household is a group of individuals who occupy a housing unit. Therefore, projected household growth is an indicator of a need for additional housing units. From 2014 to 2019, the HMA is

projected to add 2,002 households. The CN planning area is projected to add 103 of these households, or 5.1 percent, although the projections do not take into account the impact of the Choice Neighborhood Transformation Initiative. On an annual basis, the five-year projection of 2,002 additional HMA households indicates demand for about 400 additional housing units annually to accommodate household growth.

Assuming it becomes a Neighborhood of Choice, the CN planning area should attract a reasonable share of the projected HMA household growth. RES estimates that development of attractive, new mixed-income housing units that build on the strengths of surrounding revitalization trends in surrounding neighborhoods could capture up to 15 to 20 percent of the projected demand generated by household growth. At this level, there would be support for a development program of 60 to 80 units annually to respond to household growth. This demand is in addition to demand resulting from the demolition of the existing occupied Blumberg public housing units.

Replacement Demand

As with the proposed replacement of Norman Blumberg Apartments, demand for new housing units also is generated by the need to replace older housing units that are lost from the inventory as a result of fire and other disasters, and the need to replace residential units that are physically and functionally obsolete. Replacement demand can be met by new construction or by rehabilitation of existing housing units. To estimate HMA-wide replacement demand, RES used HUD's Components of Inventory Change (CINCH) data set. For the United States as a whole, the most recent CINCH data (2007-2009) indicates that an average of 0.8 percent of the nation's housing stock is lost each year. Applying this percentage to the total number of *occupied* housing units in the HMA (an estimated 43,333 units during 2014) yields an estimate of 347 units per year, or replacement demand of about 1,735 housing units during the five years from 2014 through 2019.

Combined, demand generated by household growth and the need to replace housing units indicate market support for the construction or rehabilitation of about 666 residential units annually in the HMA between 2014 and 2019. A Neighborhood of Choice reasonably could anticipate capturing 15 to 20 percent of this combined demand, which is 100 to 133 units annually and 500 to 666 units over a five-year time frame. Another consideration in estimating demand is the tenure pattern (renters versus owners) in the HMA and the general assumption that the current pattern is likely to continue. As indicated in Table 6, 60.5 percent of all HMA households were estimated to be renters during 2014. Based on current tenure patterns, the five-year development program should include about 300 to 400 new rental units and about 150 to 200 units offered for-sale. Replacement of the 405 units at the Subject Property would add to the total demand from household growth and normal replacement demand.

Demand by Age Cohort and Income Band

The age and income characteristics of households in the HMA provide indications of the types of housing units that will be needed to respond to age patterns, as well as the appropriate income targeting. Table 7 provides Esri estimates of HMA households in 2014 cross-tabulated by the age of the householder.

Table 7: 2014 Households by Age and Income in the Housing Market Area

Income Band	Age Cohort							Total Households
	<25	25-34	35-44	45-54	55-64	65-74	75+	
<\$15,000	2,345	2,678	1,943	2,785	3,195	2,014	2,003	16,963
\$15,000-\$24,999	850	1,272	777	984	1,079	1,134	1,109	7,205
\$25,000-\$34,999	344	943	851	843	786	516	254	4,537
\$35,000-\$49,999	290	1,022	837	805	816	575	182	4,527
\$50,000-\$74,999	281	1,101	978	859	684	299	149	4,351
\$75,000-\$99,999	120	644	613	331	310	155	62	2,235
\$100,000-	79	598	441	557	365	144	38	2,222
\$150,000-	17	155	229	134	90	31	11	667
\$200,000+	<u>15</u>	<u>95</u>	<u>197</u>	<u>146</u>	<u>121</u>	<u>45</u>	<u>6</u>	<u>625</u>
Total Households	4,341	8,508	6,866	7,444	7,446	4,913	3,814	43,332

Sources: 2010 US Census, 2008-12 American Community Survey, Real Estate Strategies, Inc.

Across all age cohorts, the number of households with incomes less than \$15,000 is significant. Households in this lowest income band were estimated to be 39.2 percent of all HMA households during 2014; 55.8 percent of all HMA households had annual incomes below \$25,000. As a point of reference, HUD's fiscal year 2015 income limits for households at 50 percent of the area median income (AMI), is \$28,400 for a one person household, \$32,450 for a two person household, and \$36,500 for a three person household. Therefore, if income is the only consideration all HMA households with incomes below \$25,000, or a total of 24,488 HMA households, would qualify for housing units targeted for occupancy by households at 50 percent AMI.

Although a substantial percentage of HMA households have very low incomes, there are households with higher incomes to live in tax credit and market-rate units in a mixed-income redevelopment. Based on the above tabulations, an estimated 11,440 households under the age of 65 and 1,975 households 65 and older had 2014 household incomes ranging from \$25,000 to \$75,000.

Demand for Moderately Priced Rental Units

Demand for rental units that only have Low-Income Housing Tax Credits (LIHTCs), which generally target households with incomes between 40 and 60 percent AMI, will be based on a household income range of \$25,000 to \$50,000, the income bands best representing the LIHTC income range for households requiring housing units with one to three bedrooms. Based on the above tabulations, an estimated 7,537 households under the age of 65 and 1,527 households 65 and older had 2014 household incomes in this range. This is far lower than the number of households with incomes below \$25,000, which is consistent with the lower demand reported by property managers in Lower North Philadelphia for LIHTC-only rental units.

Demand for market-rate rental housing generally will be generated by HMA households with incomes ranging from \$35,000 to \$100,000 who will shop for a new place to live. For comparable rental properties located in and near the HMA during the fourth quarter 2015, REIS reported a rent range from a low of \$747 to a high of \$2,626. With the exception of the most expensive rentals, units priced within this range would be affordable for households with incomes from \$35,000 to \$100,000. Households with incomes above \$100,000 are more likely to seek opportunities to own homes or condominiums rather

than renting housing units in the HMA. During 2014 an estimated 9,691 households under the age of 65 and 1,422 households 65 and older had incomes within this range.

Demand also should consider tenure patterns (renters versus owners). Applying the renter percentage of 60.5 in Table 6 to the total number of HMA households with incomes between \$35,000 and \$100,000 generates an estimated HMA pool of about 5,860 non-elderly renter households for market-rate units that may be proposed for the CN planning area. The calculation does not include HMA households 65 and older because senior households are more likely to be homeowners and, with the exception of elderly complexes, are less likely move to a new rental unit. Based on the above calculations, a development component of 150 market-rate rental units would need to capture only three percent of income-eligible non-elderly PMA renter households, which is a considered to be very achievable.

For-Sale Housing Demand

Offering new and substantially rehabilitated mixed-income for-sale housing units in the CN planning area will provide a broader range of housing opportunities in the neighborhood and increase the percentage of homeowners with an ongoing stake in the community. Historically, the typical first-time homebuyer age cohort for U.S. households has been 25-to-34 year olds. However, changing tenure preferences and the impact of the 2007-2009 Great Recession have resulted in more recent first-time homebuyers being in the 35 to 39 year age cohort. Further, studies have indicated that African-Americans often are older when making their first home purchase. As indicated previously, HMA households 65 and older usually do not move, except to age-restricted housing. By age cohort, therefore, homeownership demand in the PMA will be generated primarily by households 25 to 64.

A proposed sales housing component in the CN planning area is expected to offer homeownership opportunities for prospective purchasers with a mix of incomes. Based on recent experience in the HMA, households with incomes as low as \$35,000 may be able to purchase homes if additional subsidies or special financing are available. Other considerations, including credit scores and other recurring debts of prospective homebuyers determine whether loans actually will be approved.

To analyze potential gross demand generated by current HMA households for new and substantially rehabilitated sales housing in the HMA, RES used an income range of \$35,000 to \$150,000 and included all HMA households age 65 and younger. This broad range assumes that the CN planning area will be a Neighborhood of Choice and will be an attractive alternative that will be considered by all HMA households seeking to purchase a home. Included will be first-time buyers, as well as trade-up purchasers. The low end of the range is consistent with recent affordable housing experience; the high end of the range reflects the estimated maximum income of the vast majority of HMA households. Only three percent of HMA households were estimated to have 2014 incomes above \$150,000 and these high income households are likely to select homes in more established neighborhoods. During 2014, an estimated 11,731 HMA households had incomes within this range. Assuming a continuation of current tenure patterns, 29.5 percent of these households might be interested in purchasing a home, or about 3,460 households. A sales housing development program with a total of 250 units, or 50 units annually over a five-year time frame, would need to capture about 7.2 percent of the 2014 HMA non-elderly households within the above income range. This capture rate is considered to be aggressive. However, household growth during the next five years will add to the demand for sales, which is a somewhat aggressive capture rate. However, demand generated by household growth and replacement demand during the next five years will add to the demand for sales housing.

Performance of the Competitive Supply of Housing

Affordable Rental Housing

While the HMA has an extensive stock of affordable housing, the options are limited when the age and the condition of the housing is considered. In general, newer affordable developments in the HMA that are managed and maintained well have few vacancies and long waiting lists. During August and September 2014, RES surveyed selected competitive affordable properties in and near the CN planning area that were recently constructed or renovated and are representative of affordable housing opportunities in the HMA. Developments targeted for both general and senior occupancy were surveyed. Tables 8 and 9 provide information obtained from property managers.

Table 8 includes a mix general occupancy developments that charge both fixed LIHTC rents and income-based rents, meaning that tenants pay 30 percent of their adjusted gross income. Occupancy rates at both types of developments are high; all reported at least 96 percent occupancy. The wait time for units generally is over one year, but the wait time for public housing and other income-based units is generally longer, up to eight years or longer for most public housing complexes.

Table 8: Survey of Selected HMA Affordable Housing Properties for General Occupancy

Development	Subsidy Program	Number of Units	Occupancy Rate	Year Built	Unit Configuration	Square Feet	Pricing	Waitlist	Included Costs*
Beckett Gardens 1400 N 16th Street, 19121	Section 8 LIHTC	131	100%	1969 (2013 reno)	Studio 1 BR / 1 BA 2 BR / 1BA 3 BR / 1 BA	N/A	30% of Income	3-5 years	WST, Heat
The Brownstones at Diamond Street 3200 W Diamond Street, 19121	LIHTC 20-60% AMI	49	96%	2010	1 BR / 1 BA 2 BR / 1.5 BA 3 BR / 1.5 BA	687 925 1,500	\$478-528 \$597-622 \$666-714	Yes, but HHs don't qualify	WST
Lofts at Brewerytown 3000 W Master Street, 19121	LIHTC 60% AMI	61	98%	2005	2 BR / 2 BA	966	\$900	49 HHs	WST
Paseo Verde 1950 N 9th Street, 19122	Section 8 LIHTC 20-60% AMI	53	100%	2013	1 BR / 1 BA 2 BR / 1BA 3 BR / 2 BA 3 BR / 2 BA TH	707 843-956 1,195-1,311 1,182-1,297	\$218-783 \$263-940 \$290-1,050 \$290-1,050	46 HHs	WST
Sharswood Townhouses (I & II) 2100-41 W Jefferson Street, 19121	LIHTC 40-50%	129	99%	2006	2 BR / 1 BA 3 BR / 1 BA	1,082-1,623 2,000	\$545-690 \$620-790	50 HHs 1 year	WST
Susquehanna Village 1421 W Susquehanna Avenue, 19121	LIHTC 40-60%	53	100%	2006	1 BR / 1 BA 2 BR / 1BA 3 BR / 1.5 BA 4 BR / 1.5 BA	N/A	\$454-521 \$500-714 \$552-784 \$591-835	3.5-4 years	WST

*WST indicates that the unit rent includes water, sewer, and trash collection charges.

Sources: PA Housing Search, RES interviews with property managers during August through October 2014.

Sharswood Townhouses, a LIHTC development located near the southern edge of the Subject Property, largely targets households at 50 percent AMI and was 99 percent occupied at the time of the interview. Although the property accepts Section 8 Housing Choice Vouchers (HCV), management reported households with HCVs were only 10 percent of all households.

Opened in November 2013, Paseo Verde is the only mixed-income development in the HMA. The development has a total of 120 units. Of the total, there are 67 market-rate units, 34 LIHTC units, and 19

units with Section 8 Project Based Vouchers. At the time of the interview only three units were occupied by HCV recipients. Lease-up of all 53 affordable units took six months, an average of approximately eight units per month.

Table 9 presents data from a survey of HMA affordable senior properties. As shown, nearby competitive senior affordable housing developments are well occupied. All but one property reported 100 percent occupancy at the time of the RES interview. With the exception Vernon House, rents at all of the properties are income-based.

Table 9: Survey of HMA Affordable Senior Properties

Development	Subsidy Program	Total Units	Occ. Rate	Year Built	Units (Br/Ba)	SF	Pricing	Waitlist	Included Costs*
Clara Baldwin Manor 2600 W Susquehanna Ave 19121	Section 8 LIHTC 62+	59	100%	1973	Studio 1 / 1	N/A	30% of Income	1 year	Gas, Heat, WST
Collegeview Apartments 27th and W Thompson Sts 19121	Public Housing	54	100%	N/A	Studio 1 / 1 2 / 1	N/A	30% of Income	480 HHs	
Haven Peniel Senior Residences 1615 N 23rd St 19121	Section 8 62+	54	100%	2009	1 / 1	540	30% of Income	2.5 years	WST
Nellie Reynolds Gardens 2653 W Glenwood Avenue, 19121	Public Housing	64	N/A	2008	1 / 1 2 / 1		30% of Income	1,458 HHs	
William B. Moore Manor Apartments 1999 Ridge Avenue, 19121	Section 202 62+	59	100%	1992	Studio 1 / 1	500 600	30% of Income	1-2-years	Electric, WST
Vernon House 3226 Clifford Street, 19121	LIHTC 40-60% 62+	68	98%	2005 rehab	1 / 1	430+	\$469-590	3 HHs	WST

*WST indicates that the unit rent includes water, sewer, and trash collection charges.

Sources: PA Housing Search, RES interviews with property managers during August and September 2014.

Market-Rate Rental Housing

HUD's Comprehensive Housing Market Analysis for Philadelphia, which was released in 2014, reported that the City's rental housing market was "slightly soft." However, vacancy rates at the end of 2013 were down to 7.8 percent from the 9.0 percent vacancy in 2010. A REIS report for the fourth quarter 2014 for a comparable group of 14 market-rate properties located in an area north of Vine Street (I-676) and south of Norris Street placed the vacancy rate for the group at 5.1 percent at December 31, 2014 and 4.7 percent annualized for one year.

Table 10 provides the results of a RES survey of selected market-rate, multifamily apartment properties in the HMA. Except as indicated, vacancy rates are from August 2014.

Table 10: Survey of Selected Market-Rate Rental Properties in the HMA

Development	Total Units	Vacancy Rate	Year Built	Units (Br/Ba) Configuration	SF	Pricing	Included Costs	Amenities
Apartments at 1220 1220 N Broad Street, 19121	300	4% 10/14	2013 reno	Studio 1 / 1 2 / 1	425 638 770	\$805-890 \$870-955 \$1,370-1,455	WST, Electric	Laundry room, social room, business center, site parking \$100/month, 24-hour doorman, fitness center, refrigerator, stove
Girard Court Apartments 2101 N College Avenue, 19121	64	0% 12/31/14	1950	Studio 1 / 1 2 / 1	308 450 600	\$650 \$750 \$850	Gas Heat & HW, WST	Laundry facilities on-site, Internet, refrigerator, stove
Kardon Atlantic 1801 N 10th Street, 19122	242	2% 12/14	2002 reno	1 / 1 2 / 1 3 / 2 4 / 2 5 / 2	780 900-980 1,500 2,200 2,000	\$1,150-1,250 \$1,390 \$2,085 \$3,780 \$3,175	Sewer, Trash	Fitness center, café, Wifi study lounges, game room, 24-hour doorman, dishwasher, microwave, refrigerator, stove, AC
Liberties Walk 1030 N 2nd Street, 19123	63	2%	2011	1 / 1 2 / 1-1.5 3 / 2-2.5	734 830-1,115 1,100-1,250	\$1450 \$1550 N/A	WST, Parking	All appliances, Juliet balconies, hardwood floors, pet friendly, in-unit W/D, CAC
Paseo Verde 1950 N 9th Street, 19122	67	0% 12/31/14	2013	1 / 1 2 / 1 2 / 2	707-792 956 953-1,079	\$1,155-1,275 \$1,305 \$1,396-1,450	WST	LEED-Platinum ND, fitness center, bike storage, community centers, on-site parking, in-unit W/D, dishwasher, refrigerator, stove, CAC
Lofts 640* 640 North Broad Street, 19130	265	2% 12/31/14	2006	Studio 1 / 1-1.5 2 / 2	676-936 730-1,177 1,342-1,836	\$1,250 \$1,348 \$1,863	WST	Business center, pool, health club, pet friendly, doorman, parking garage, patio/balcony, dishwasher, refrigerator, stove, CAC

*Lofts 640 is outside of the HMA boundary, just south of Fairmount Avenue.

Sources: RES interviews with property managers during August-December 2014; REIS Rent Comps Report, Q4, 2015.

Although not included in Table 10 because it is still under construction, there is a new market-rate multifamily rental property called 31 Brewerytown, located at North 31st and West Thompson Streets. This new development will have a total of 64 units in two buildings. The first building has been completed and is in lease-up; deposits are being taken on the second building to be completed in July 2015. As of February 2015, absorption had been approximately four units per month and the development was 71 percent leased. Rents start at \$1,305 for a one-bedroom unit and \$1,610 for a two-bedroom unit, meaning that they are comparable to rents at Lofts 640 and Liberties Walk in Northern Liberties.

Two additional rental properties being marketed in April 2015 are relevant because of their locations. JG Real Estate LLC has renovated a four-unit building located at 2400 West Thompson Street, in the CN planning area. Rents range from \$1,150 for a two bedroom, one bath unit to \$1,250 for a two bedroom, two bath unit. Rents include water and sewer. A second new rental property is a new construction project by MM Development of four units at 2617 West Girard Avenue. All units have 1,195 square feet with two bedrooms and two baths. The units have in-unit washers and dryers. Rents are \$1,600 per month; tenants pay \$30 per month for water and their electric bills. MM also has a newly renovated rental property at 1221 North Taney Street. This 900 square foot townhouse has two bedrooms and one bath. The asking rent is \$1,195.

Map 6: Asking Rents for Two-Bedroom Apartments, First Quarter 2015

While data indicate that market-rate rents in the broader HMA are increasing, the CN planning area usually has been at the low end of the rent range with rents generally considered to be affordable. That situation is changing, as evidenced by higher rents in portions of the CN that are near neighborhoods that are revitalizing. Map 6 shows advertised rents for two-bedroom units during the first quarter of 2015, which were compiled from online listings of Philadelphia rental properties. Most of the rentals were in smaller properties with one to four units.



For-Sale Housing

Based on the 2014 HUD Comprehensive Housing Market Analysis report, approximately 17,500 new and existing homes were sold in the City of Philadelphia during 2013, an increase of 10 percent from 2012. The average sale price for all sales of *existing* homes in Philadelphia was \$164,600. Of the total home sales, about 540 were new construction according to HUD, and the average sale price in 2013 was \$385,900, an increase of two percent over the 2012 price. HUD attributed some of the price increase to an increase in the average size of new homes, which was 1,650 square feet during 2013. While sales of existing homes increased from 2012 to 2013 by 11 percent, the number of new homes sold declined two percent.

More recent data, which is compiled quarterly by Kevin Gillen, PhD, and published by Drexel University and Meyers Research LLC, indicated that home prices continued to move upward during 2014. The fourth quarter 2014 Philadelphia Housing Report available through the Greater Philadelphia Board of Realtors shows house price appreciation at 5.1 percent during 2014. For the first quarter 2015, however, the Philadelphia Housing Report showed appreciation of -0.3 percent on a quality- and seasonally-adjusted basis. Nevertheless home prices still were 4.1 percent higher in the City of Philadelphia than in the first quarter of 2014.

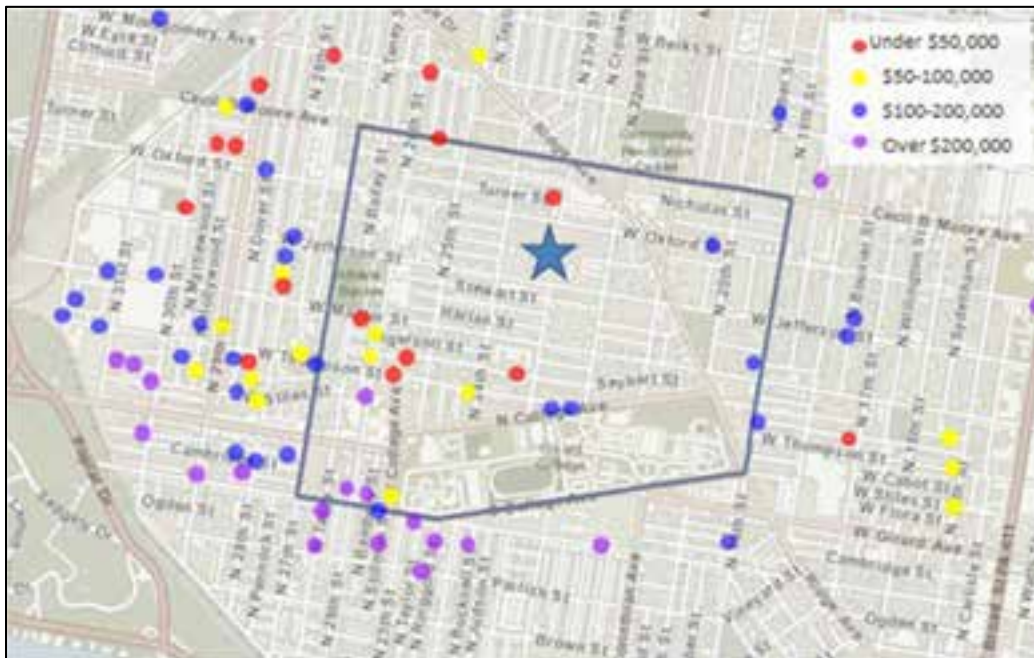
The TREND Marketwatch Report for the fourth quarter 2014 shows a similar pattern. The median sale price during the quarter was \$145,000 for Philadelphia, which included all home sales. For ZIP 19121, the location of the CN planning area, the median sale price during the fourth quarter 2014 was \$130,000, which is lower than the median for Philadelphia. However, this median sale price represented a 213.3 percent increase over the fourth quarter 2013.

The 2014 HUD Comprehensive Market Analysis reported that the asking price for new construction in Philadelphia started at approximately \$160,000 per unit, or similar to pricing reported to RES during mid-year 2014 by a representative of the Building Industry Association. Asking prices for newly constructed and substantially rehabilitated homes in the HMA generally start much higher, with the

exception of affordable homeownership developments. The median sale price in 2013 for new construction for the Fairmount and Northern Liberties ZIP codes was \$450,000; nearly one-fifth of new construction sales in these neighborhoods exceeded \$600,000. These prices reflect the strength of the market in the more established neighborhoods of the HMA.

Map 7 indicates the locations of representative home sales and sale prices in and near the CN planning area from December 2013 to April 2015, which were compiled by RES from data on actual home sales. The boundaries of the CN are provided for reference; the star marks the location of the Subject Property.

Map 7: Home Sales and Sale Prices, December 2013-April 2015



As shown, the southwest corner of the CN planning area near the intersection of West College and Girard Avenue has seen some of the spill-over effects of revitalization and price escalation in the nearby Fairmount Neighborhood. A substantially rehabilitated home at 2317 North College Avenue with three bedrooms, 3.5 baths, and 2,200 square feet was listed with an asking price of \$290,000. The actual sale price during April 2015 was \$279,500. During December 2014 a carriage-style home located at 1261 North 26 Street in the CN planning area that had been completely rehabilitated sold for \$311,000. The home has two bedrooms, 2.5 baths, and 2,478 square feet. It also has an attached garage.

Sale prices in the Brewerytown Neighborhood have varied depending on the location. Recently sold townhomes in the newer Brewerytown Square development that was built and sold from 2006 through 2010, has had recent resales ranging from \$159,900 to \$191,000 for three-bedroom units. In June 2014 a three-bedroom, three bath townhouse sold for \$191,000; the sale price in February 2015 of a two-bedroom, two bath unit was \$162,500. Both townhouses have attached garages. A new three-story townhouse located at 3011 Baltz Street near Brewerytown Square sold during April 2015 for \$320,000. The home has four bedrooms, three full baths, and 1,720 square feet. It does not have a garage. At the lower end of the range, Brewerytown homes north of West Thompson Street on North Marston Street

have sold recently for \$49,000 and \$55,000; a house on North Taney Street sold for \$57,000. Within Brewerytown, the age and condition of a home offered for-sale influence the sale price, but location within the neighborhood is a critical consideration.

Sales of New Affordable Housing

In areas of the HMA where families have fewer opportunities to purchase newly constructed market-rate homes, the City and Commonwealth of Pennsylvania have provided subsidies for new and substantially rehabilitated housing units to be offered for-sale. Philadelphia's Office of Housing and Community Development (OHCD) has been providing subsidies for non-profit and for-profit developers of for-sale housing developments that have income limits to ensure sales of some, or all units to low- and moderate-income households. Many of these developments are located in the HMA; a portion of one for-sale housing development completed during 2010, in the Cecil B. Moore Homeownership Zone, is located on the eastern edge of the CN Planning Area. Table 11 presents selected examples, which include both new and substantially rehabilitated units.

Table 11: Survey of Selected Affordable Homeownership Development in the HMA

Development	Developer	Year Built	Total Units	Unit Type (Br/Ba)	Square Feet	Asking/Sale Price
Ingersoll Commons 1600 Block of W Master St 19121	Community Ventures	2015	10	3 / 1.5-2.5	N/A	\$140,000-\$175,000
Las Terrazas 300-400 W Susquehanna Ave 19122	Norris Square Civic Association	2012	10	3 / 1.5	1,500	\$140,000
Sheridan Street Development 1800 Block of N Sheridan St 19122	Asociación Puertorriqueños en Marcha	2011	13	3 / 1.5	1,350	\$150,000-160,000
Strawberry Mansion Townhomes 19-2000 Block of N 31st St 19121	Friends Rehabilitation Program	2011	25	3 / 1.5 4 / 2-2.5	1,420-1,440 1,770-1,800	\$110,000-140,000
The Townhomes at St. Boniface Diamond and N Hancock St 19122	Norris Square Civic Association	2013	7	2 / 1.5 3 / 1.5	N/A	\$200,000-215,000
Twins at Oxford Commons* Cecil B. Moore HO Zone 19121	HERB CDC	2010	151	3 / 1.5 4 / 2	1,527	\$110,000

*The Twins at Oxford Commons were constructed in three phases from 2003 to 2010. The third phase was completed in 2010 with final sales in 2011 at a sale price of \$110,000. The square feet shown is for the three-bedroom home in the final phase.

Sources: RES research and interviews conducted during July-September 2014.

In general, sale prices in the HMA for homes with income limits and targeting households at 80 to 120 percent AMI have ranged from \$110,000 to \$175,000. At the higher end of the price range, the income targeting is to households at 120 percent AMI, including two of the ten units at Ingersoll Commons. At the low end of the price range, the Strawberry Mansion Townhomes development is in a neighborhood that is only starting to revitalize, and sales have been slow. In addition, the \$110,000 sale price for Twins at Oxford Commons was for initial home sales in 2010 to 2011; the most recent resale was a home at 1904 Harlen Street, which sold for \$153,500 during July 2014. The Townhomes at St. Boniface in Norris

Square have the highest asking prices. However all seven homes are still listed for-sale, an indication that this pricing may be aggressive for the Norris Square Neighborhood at the present time.

Based on market research and interviews with representatives of non-profit sponsors of affordable sales housing programs, affordable homes that are offered for-sale typically will have a sales pace of six to 12 units annually. The pace is slow because a large percentage of households wanting to purchase affordable homes cannot qualify for home loans even with special financing and assistance with closing costs.

Housing Rehabilitation in the CN Planning Area

RES recommends including two forms of housing rehabilitation programs in the revitalization strategy for the CN planning area. The first program would involve working with smaller homebuilders interested in housing rehabilitation and providing financing and subsidies to support the substantial rehabilitation of homes that are suitable for improvement and resale. Examples include homes located on blocks that are generally in-tact, but have a limited number of homes that are vacant or in poor physical condition. A program to make improvements to these types of structures will help to stabilize surrounding properties and probably enhance their value. Secondary benefits include the opportunity to preserve homes that contribute to the overall character and fabric of the neighborhood and also the opportunity to involve small builders in revitalization activity. In addition, non-profit organizations such as Habitat for Humanity might be approached about participating in a rehabilitation program. Examples of blocks suitable for this type of approach would be Seybert Street between 24th and 25th Streets and Thompson Street between 23rd and 24th Streets.

A second recommended housing rehabilitation program is one which offers low-interest loans, grants, and technical assistance to enable homeowners to rehabilitate owner-occupied homes. Programs of the Philadelphia Housing Development Corporation and the Office of Housing and Community Development might be targeted for use in improving owner-occupied homes on blocks in the CN planning area that are generally in-tact, or to assist an owner-occupant to make improvements and remain in a block targeted for redevelopment by PHA.

Market-Based Housing Recommendations – Summary and Initial Pricing

Map 8 shows recommended locations for initial redevelopment activity. The map is colored to show the results of the 2011 Market Value Analysis by The Reinvestment Fund. Since 2011, areas classified as “Steady” and shown in blue, as well as those classified as “High Value” and shown in purple have spread northward to the edge of the CN planning area, creating a strong corner for new development. The recommended location for a new

Map 8: Recommended Starting Points for CN Redevelopment



senior building places it near the new Stephen Klein Wellness Center and the proposed senior center. As with new development in the Brewerytown Neighborhood, achievable rents and sales prices, as well as the pace of absorption of new and substantially rehabilitated homes, will hinge on their location within the delineated Sharswood/Blumberg CN Planning Area. Consistent with the objective, **“In distressed markets... Build from Strength**, a critical consideration will be selecting initial locations. From a market perspective, the strength of the CN planning area initially is at the corners of the southern border. After commencement of non-residential redevelopment activity along Ridge Avenue, another area of strength will offer solid potential for added residential development.

Table 12 presents recommended components of a market-based housing development program for the CN planning area over a time frame of five to six years.

Table 12: Summary of Market-Based Housing Recommendations

Potential Development Program - New Rental Housing			
Income Targeting	Number of Units	Rents	Utilities In Rents
Replacement Housing - General Occupancy*:			
Phase I - Approved	57	30% of Income	WST
Additional Development	348	30% of Income	WST
Affordable - LIHTC-Only	150		WST
50% AMI - 100 Units			
Gross Rents (LIHTC 2015):			
1BR/1BA		\$760	All*
2 BR/1BA		\$912	
3BR/1.5BA Townhouse		\$1,054	
60% AMI - 50 Units			
Gross Rents (LIHTC 2015):			
1BR/1BA		\$912	All*
2BR/1BA		\$1,095	
3BR/1.5BA Townhouse		\$1,265	
Senior Housing - Net New - All 1BR Units	60	50 @ 30% of Income 10 LIHTC-Only	All*
Market-Rate Rental Housing	150		WST
Square Feet and Rents			
1BR/1BA - 725-775 sf		\$1,100	
2BR/1BA - 850-900 sf		\$1,200	
2BR/2BA - 900-950 sf		\$1,350	
3BR/2.5BA Townhouse - 1,300 sf		\$1,600	
Potential Development Program - New For-Sale Housing			
Income Targeting	Number of Units	Sale Price	
Affordable - 80-120% AMI	60	\$140,000 - \$175,000	
Market-Rate	150	From \$275,000	

*Rents for LIHTC units are gross rents that include all utilities.

To be competitive in the marketplace, new mixed-income developments should meet green development standards and also should offer a range of features and amenities. Features of rental units should include individually controlled heat and central air conditioning, kitchens with all appliances, in-unit washers and dryers, window blinds, and hardwood floors in living and dining areas. All units should have wiring for cable and high-speed Internet service. Baths should have vanities and tile. Project amenities should include a community room with Wi-Fi, fitness room, and business center, secure bicycle parking, and off-street parking for cars. Security systems with controlled entry are essential. New rental properties should have a sufficient number of units to support the above amenities, as well as full-time, on-site management.

To the extent possible, new homes offered for-sale should have off-street parking; some models should include a garage. To facilitate sales, one or two furnished model homes should be developed and should be the focal point for sales and marketing activity.

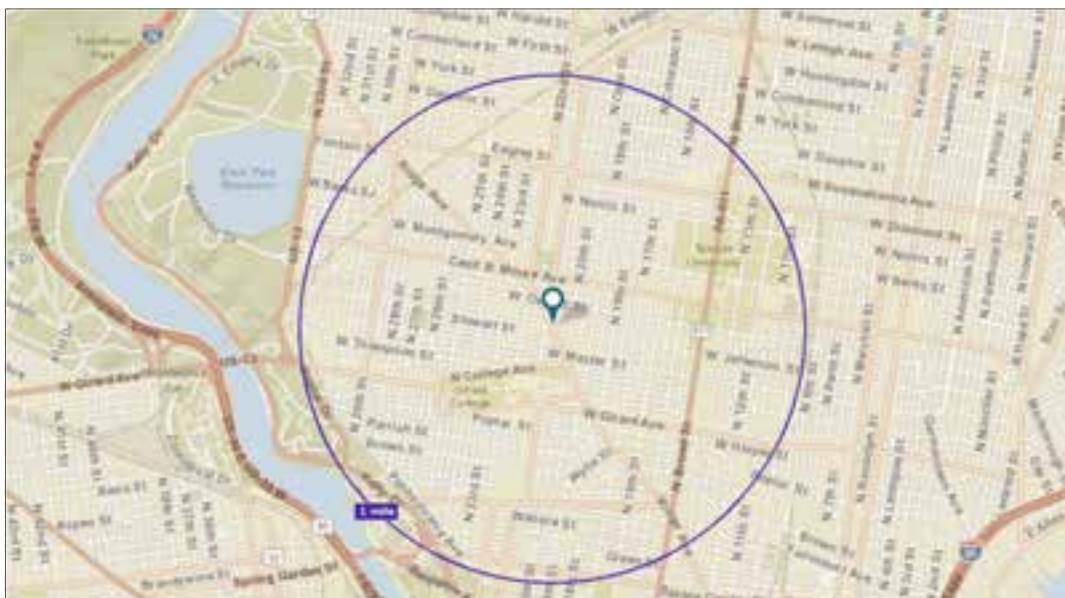
While some areas of the CN planning area have open space nearby, many other portions do not have parks or recreational facilities. RES recommends that redevelopment activity incorporate these types of spaces. Research has indicated that they have a positive impact on housing values.

Commercial and Retail Development Potential

Retail Trade Area Delineations

Neighborhood retailers such as grocery stores, pharmacies and personal and professional service businesses (hair salons, barber shops, tax preparation, banks, dentist etc.) typically will draw from a larger one-mile trade area in urban neighborhoods, especially when public transportation is readily available. Therefore, RES has used this one-mile delineation to define the retail trade area for the Ridge Avenue commercial corridor. The distance is measured from the intersection of Ridge Avenue and West Jefferson Street, as shown in Map 9.

Map 9: Ridge Avenue Retail Trade Area



The Ridge Avenue commercial corridor has a significant presence in the CN planning area and is the major focal point for the CN Transformation Plan overall. However, a portion of a second commercial corridor, West Girard Avenue, also is located within the CN planning area boundary and also offers commercial goods and services for CN residents. RES has analyzed the potential to leverage the existing assets along West Girard Avenue and strengthen the portion of the corridor in the CN planning area. A further concern was to ensure that new uses proposed along the Ridge Avenue corridor would complement those along West Girard Avenue.

Retail Trade Area Characteristics – The Ridge Avenue Corridor

In 2014, Esri estimated that there were 28,440 households living in the one-mile Ridge Avenue Trade Area. The median disposable household income was estimated to be \$24,108. Since commercial and retail establishments often are able to capture additional sales from motorists passing along nearby roadways, traffic counts are a consideration in the analysis of sites for commercial and retail establishments. Traffic counts obtained from the Delaware Valley Regional Planning Commission (DVRPC) from 2011 to 2014 indicate relatively substantial vehicular traffic patterns near both commercial corridors. Table 13 provides a summary of these traffic counts.

Table 13: DVRPC Traffic Counts from 2011 to 2014

Date	AADT	Road	Direction	From	To
April 2014	11,759	Ridge Avenue	Both	West Girard Avenue	Cecil B. Moore Avenue
May 2013	3,120	North 29th Street	Both	West Girard Avenue	Poplar Street
November 2012	16,262	North 33rd Street	Both	West Girard Avenue	US 13/North 33rd Street
March 2012	4,531	North 29th Street	Both	West Thompson Street	Cecil B. Moore Avenue
June 2011	3,427	Cecil B. Moore Avenue	Both	Ridge Avenue	North 19th Street
June 2011	1,182	West Oxford Street	West	North 25th Street	Ridge Avenue

Source: Delaware Valley Regional Planning Commission (DVPRC)

Ridge Avenue was once a vibrant commercial corridor that met the needs of the local community, from food services and markets to clothing to furniture stores. Remnants of the Avenue’s more dynamic past are visible in deteriorating store signs on blighted buildings and vacated storefronts. According to a survey of storefronts located between the 1800 and 2400 blocks of Ridge Avenue that was conducted by the City’s Commerce Department during August 2014, a very large number of the structures are vacant and inactive storefronts. Of the 208 parcels surveyed, 149 parcels (72 percent) were classified as vacant or inactive, including all lots fronting on Ridge Avenue that are located in the Keystone Opportunity Zone (KOZ). KOZs are designated by the Commonwealth of Pennsylvania and provide tax incentives for new developments in an effort to stimulate economic development. The boundaries of this KOZ are Ridge Avenue and North 21st Street, West Oxford Street, and North 20th Street. The designation should be an asset to help draw new commercial development along the Avenue.

Of the remaining 59 parcels, nine were classified as institutions and 50 as active businesses. St. Joseph’s Preparatory School owned two of the parcels classified as institutions; the others were owned by religiously affiliated organizations or churches. The majority of the active businesses identified along the Ridge Avenue corridor were convenience or dollar stores, hair salons, day care service providers, take-out food establishments, and stores that serve or sell alcoholic beverages. The corridor suffers from a

limited mix of active retail establishments that serve only limited needs of area residents. While the Commerce Department survey identified residential uses, there were only a small number of occupied units. In combination, the high vacancy rate and the absence of housing along Ridge Avenue limit pedestrian activity, leaving the corridor with limited evidence of activity and vibrancy.

Asking rents for commercial properties in the area vary depending largely on the condition of the property, availability of parking, and the amount and type of retail space available. For 2,196 square feet of commercial space on Ridge Avenue near North 22nd and Nicholas Street the asking rent during September 2014 was very low, \$5.46 per square foot per year. Retail space in another nearby building located at 2154 Ridge Avenue, which is at the intersection of Ridge, 22nd Street, and Turner Street was listed during February 2015. The total space available is 4,246 square feet of which about 1,800 square feet is first floor space. Improvements are to include new mechanicals, storefront, bathrooms, and interior ready for finish. There is a partial basement for storage and access. Asking rent is \$3,000 per month, or \$8.48 per square foot per year, triple-net (meaning all real estate taxes, building insurance, and maintenance are passed through to the tenant. Another 2,000 square foot space just outside of the CN planning area on North 27th Street had an asking rent of \$12.00 during September 2014.

The newly constructed Sedgley Plaza located at 2815 Ridge Avenue (Ridge and West Sedgley Avenue), anchored by Dollar General, has 1,597 to 7,985 square feet available. Asking rent for the space, which can be subdivided into five stores, is \$22.00 to \$25.00 per square foot per year. The asking rent at Sedgley Plaza is higher than asking rents at Bakers Centre during the first quarter 2015. At that time, the new 164,000 square foot shopping center, which is anchored by a ShopRite grocery and Ross Dress for Less, had four spaces available for lease ranging in size from 1,902 to 12,430 square feet. Asking rents are \$41.67 to \$15.00 per square foot per year, triple-net. The smallest space has the highest rent. For pad sites at Bakers Centre occupied by fast food establishments, contracted rents were \$30.00 during September 2014.

West Girard Avenue Corridor

Although the West Girard Avenue corridor was not surveyed by the Commerce Department, field observations by RES indicate that this corridor is in reasonable condition with new development projects planned and underway. West Girard Avenue has fewer vacancies, better storefront maintenance and upkeep, and a wider variety of business establishments and services. Residential and mixed-use buildings are more prevalent along this corridor, which evidences both pedestrian and street traffic. During April 2015 the former Bottom Dollar grocery on North 31st Street near Girard was under renovation and will reopen as an Aldi. MM Partners L.L.C. is completing the Braverman Building, a mixed-use development at West Girard and Taney Street and plans another mixed-use development called Girard27 on a vacant block on the south side of West Girard and North 27th Street. This new development will include 15,000 square feet of retail, 68 apartments, 60 parking spaces, and 10 townhomes with their own parking. It should help to bring revitalization to the eastern portion of the corridor included in the CN planning area, which has issues that include vacancy, under-utilized space, and the poor quality and appearance of retail establishments.

The properties at the corner of West Girard and West College Avenues are occupied by a beer distributor, wine and spirits store, and a discount furniture store in one- and two-story structures with minimal exterior improvements. This corner is generally viewed as a gateway to the corridor, established in part by a mural featuring a "Welcome to Girard Avenue" banner. Strengthening this

corner in both appearance and the condition of structures would be an important step in further establishing the West Girard Avenue corridor as an asset for the Brewerytown and Fairmount Neighborhoods.

Community Input – Development on Ridge Avenue

The Choice Neighborhood planning process offers an opportunity to identify neighborhood strengths and identify strategies to capitalize on them. Included are the institutional assets of Girard College and the new Project HOME SKWC, active community organizations with capacity, the availability of public transportation, and proximity to Center City Philadelphia and the large number of vacant parcels on Ridge Avenue with potential for redevelopment. Another major opportunity is the proposed relocation of PHA's offices and its workforce to Ridge Avenue, providing an anchor institution for commercial revitalization.

To better understand what these opportunities might mean for community stakeholders and residents, an Economic Development Workshop was held in August 2014 and attended by residents, stakeholders, local officials, and industry professionals. A key assignment was to ways to revitalize the Ridge Avenue commercial corridor. The following key concepts for enriching the corridor were considered significant by working groups:

- Capitalize on the KOZ designation
- Attract a large-format grocer
- Encourage mixed-use buildings and residential uses on the corridor
- Integrate green elements in the streetscape (street trees, plazas, pop-up gardens)
- Create a sense of place and highlight gateways to the corridor at transportation connections
- Develop a small business or retail incubator

The working groups also identified retail uses to serve the needs of existing and future community residents, including a full-service restaurant, drug store, hardware store, bank or credit union, laundromat or cleaners, and a coffee shop. Participants emphasized the importance of access to fresh produce and other perishable items when discussing the need for a large-format grocery store. The input provided during the Economic Development Workshop provided a framework for further analysis of the market for commercial and mixed-use development along the Ridge Avenue corridor in the CN planning area.

Retail Demand

Table 14 provides 2014 Esri estimates of total retail sales (supply) and potential (demand) for selected three- and four-digit NAICS industrial sectors in the retail trade area. Retail potential for each sector is based on the disposable income of households in the one-mile Trade Area. The table also shows the retail gap and the number of business by NAICS classification. The data show that the Trade Area has a significant number of food and beverage businesses, including drinking places.

The retail gap provided in Table 14 represents the total surplus indicated in black, or so-called "leakage" indicated in red, within each sector. Leakage occurs when consumer expenditures in a sector exceed the sales by establishments located in the Trade Area, which means that expenditures by residents are

“leaking” out of the Trade Area because purchases are being made at establishments outside the area. Leakage is an indicator of additional demand that could be captured by Trade Area establishments. Conversely, when retail sales exceed potential expenditures there is a “surplus”, and more expenditures are occurring than resident consumers are making.

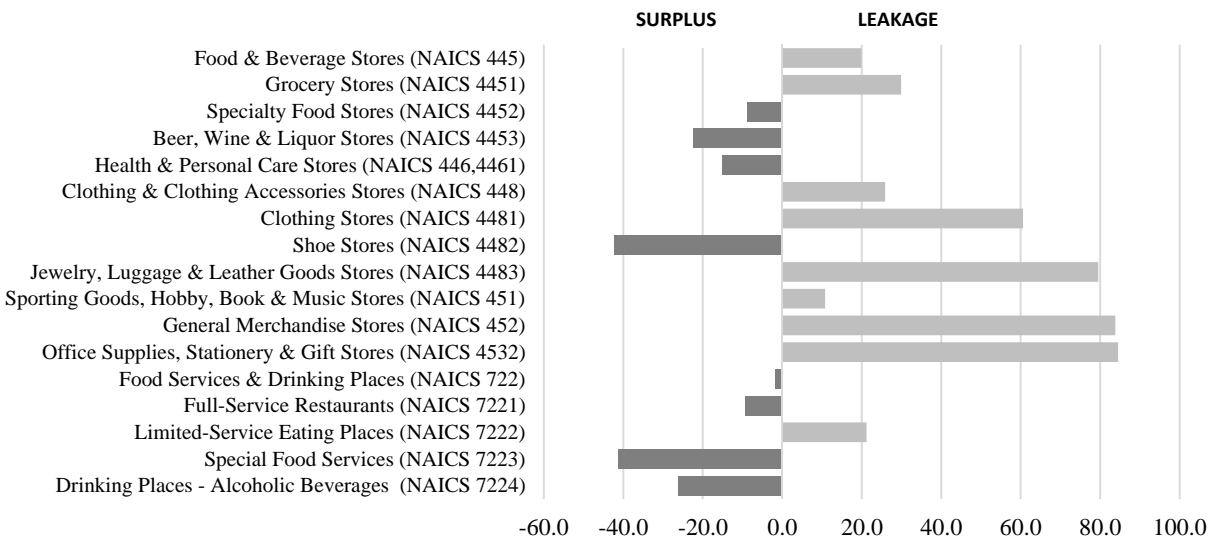
Table 14: Retail Supply and Demand for Selected NAICS Industrial Sectors, 2014 Estimates

Industry Group	NAICS	Demand (retail potential)	Supply (retail sales)	Retail Gap	Number of Businesses
Food & Beverage Stores	445	\$94,177,177	\$62,966,020	\$31,211,157	101
Grocery Stores	4451	\$81,466,582	\$43,923,509	\$37,543,073	81
Specialty Food Stores	4452	\$2,627,507	\$3,131,012	-\$503,505	13
Beer, Wine & Liquor Stores	4453	\$10,083,088	\$15,911,498	-\$5,828,410	7
Health & Personal Care Stores	4,464,461	\$27,341,175	\$37,143,250	-\$9,802,075	21
Clothing & Clothing Accessories Stores	448	\$32,489,870	\$19,119,768	\$13,370,102	39
Clothing Stores	4481	\$24,423,386	\$5,996,440	\$18,426,946	30
Shoe Stores	4482	\$5,191,449	\$12,795,343	-\$7,603,894	6
Jewelry, Luggage & Leather Goods Stores	4483	\$2,875,035	\$327,985	\$2,547,050	2
Sporting Goods, Hobby, Book & Music Stores	451	\$14,176,636	\$11,402,755	\$2,773,881	22
General Merchandise Stores	452	\$73,395,476	\$6,473,860	\$66,921,616	11
Office Supplies, Stationery & Gift Stores	4532	\$4,190,951	\$352,132	\$3,838,819	10
Food Services & Drinking Places	722	\$57,984,145	\$60,067,473	-\$2,083,328	109
Full-Service Restaurants	7221	\$25,364,455	\$30,527,409	-\$5,162,954	45
Limited-Service Eating Places	7222	\$26,261,854	\$17,083,297	\$9,178,557	32
Special Food Services	7223	\$2,306,965	\$5,534,869	-\$3,227,904	5
Drinking Places - Alcoholic Beverages	7224	\$4,050,871	\$6,921,898	-\$2,871,027	26

Source: Esri, Dun & Bradstreet, Real Estate Strategies, Inc.

The figure below graphs the surplus or leakage factor for each sector included in Table 14. Based on the figure several sectors for which there is leakage suggest the potential to capture additional demand.

Figure 1: Surplus/Leakage Factor for Selected NAICS Sectors



Although the leakage data indicates additional demand, further analysis is needed to determine whether the amount of additional demand is adequate to support specific types of stores in the CN planning area. Based on the proximity of competitors and the advantages or challenges of a proposed location, RES estimated the percentage of leakage that could be captured at a specific location. The estimated “capturable” expenditure figure is then divided by the average retail sales per square foot to determine the number of square feet of space potentially supported by trade area expenditures. If the supported number of square feet is similar to the typical store size in a given category, then that store could be a prospect for the specified location – in this case, along Ridge Avenue. Recommendations for potential retail uses are based on this methodology, as well as community input and current opportunities in the neighborhood.

In addition to retail/commercial uses, mixed-income multifamily rental development would be a viable use along the western side of Ridge Avenue, potentially between West Jefferson and Master Street. Residential units would provide additional patrons for retail establishments along with pedestrian traffic along Ridge Avenue. As noted previously, Ridge Avenue also is a good location for a new senior housing development because of its proximity to the SKWC, the proposed new senior center, new retail stores, and public transportation.

Potential Retail/Commercial Uses

Table 15 provides a summary of potential retail and commercial uses offering potential for new space developed along the Ridge Avenue corridor. While there is market support for a mix of these uses, not all can be supported because many share expenditure potential. For example, a large format grocer with a pharmacy would tap expenditures by consumers at a drug store.

Table 15: Potential Retail/Commercial Uses in the Retail Trade Area

Store Type	Potential Retailers	Potential Store Footprint (SF)
Large-Format Grocery	ShopRite, Fresh Grocer	30,000-75,000
Smaller Urban Format, Big Box Store	Walmart Express, Target Express	10,000-75,000
Mid-Size Clothing/Sporting Goods	Ross Dress for Less, Modell's	13,000-25,000
Dollar/General Store	Dollar Tree, Family Dollar	8,000-9,100
Drug Store	Rite Aid, CVS, Walgreens	8,000-10,000
Medical Offices	Doctors, Dentists, Optometrists	1,500-2,200
Bank/Credit Union	PNC, Trumark, American Heritage	2,500-5,000
Hardware Store	True Value, Local Operator	3,000-4,000
Laundromat		2,500
Full-Service Restaurant	Local Operator, Chain Restaurant	2,500-4,000
Limited-Service Restaurants	Subway, Dunkin Donuts, Burger King	1,200-3,400

Another concept discussed with stakeholders was the possibility of creating a small business or retail incubator in a space along Ridge Avenue. This type of facility often will range in size from 10,000 to 20,000 square feet, often in an older space to reduce overhead costs. Community stakeholders

expressed an interest in supporting and educating local residents currently managing small businesses and those wanting to establish a small business. Business start-ups receive assistance with strategic planning, financial management, marketing and other related skills through formal training programs and from experienced individuals who serve as mentors. Shared spaces and services provide added support. Typically, an entrepreneur can remain in an incubator for a time frame of three to five years. Businesses that are successfully incubated – so-called “grown-ups” will receive additional assistance in accessing loans and other funding to enable them to operate independently.

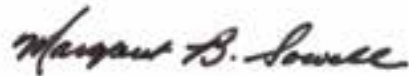
Conditions of Our Work

RES has not ascertained the legal and regulatory requirements applicable to the proposed redevelopment, including state and local government regulations, permits and licenses. No effort was made to determine the possible effect of present or future federal, state or local legislation or of any environmental or ecological matters. Further, the information contained herein is based on estimates, assumptions and other information developed from research of the market, our knowledge of the real estate industry and other factors, including certain information provided by representatives of the Philadelphia Housing Authority (PHA). Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results will vary from those described, and the variations may be material. Further, RES has not evaluated management's effectiveness, nor are we responsible for future marketing efforts and other management actions upon which actual results will depend.

If there are any questions about this preliminary market assessment, I can be reached by telephone: (610) 240-0820, or by email: msowell@resadvisors.com.

Very truly yours,

REAL ESTATE STRATEGIES, INC.



Margaret B. Sowell, CRE
President

Appendix B
Geotechnical Studies

**SOIL AND FOUNDATION
ENGINEERING REPORT**

**BLUMBERG APARTMENTS PHASE 2
JEFFERSON STREET
BETWEEN 22ND & 24TH STREETS
CITY OF PHILADELPHIA
PENNSYLVANIA**

FOR

**DOMUS ENTERPRISES
346 E. Walnut Lane
Philadelphia, PA 19144**

January 9, 2015

UNDERWOOD ENGINEERING COMPANY

U.E. Reference No: 3760-10432-2

UNDERWOOD ENGINEERING COMPANY

SOIL & FOUNDATION ENGINEERING

143 Harding Ave. Belmar, NJ 08031

William R. Underwood, P.E. - President

Phone (856) 933-1818 Fax (856) 933-3121

1/9/2015

DOMUS ENTERPRISES

346 E. Walnut Lane
Philadelphia, PA 19144

RE: Soil and Foundation Engineering Report
Blumberg Apartments Phase 2
Jefferson Street between 22nd & 24th Streets
City of Philadelphia, Pennsylvania

U.E. Reference No: 3760-10432-2

Sir / Madame:

Underwood Engineering Company has been retained by Domus Enterprises to perform a soil investigation, analysis and to make recommendations for the most suitable foundation system for the above referenced project. Presented herewith is the required information.

We appreciate the opportunity of working with you on this project. If we may be of further assistance, please do not hesitate to contact our office.

Respectfully submitted,
Underwood Engineering Company



William R. Underwood, P.E.
President

Table of Contents

I	SITE DESCRIPTION	1
A.	Locations.....	1
B.	Surface Conditions.....	1
C.	Site Plans.....	2
II	PROJECT DESCRIPTION.....	2
A.	Type of Structure	2
B.	Loads & Spacings.....	2
C.	Finished Floor Elevations.....	3
III	FIELD INVESTIGATION & SUBSURFACE CONDITIONS.....	3
A.	Field Investigation.....	3
1)	Borings.....	3
2)	Water Table.....	10
IV	RECOMMENDATIONS.....	10
A.	Earthwork.....	10
1)	Existing Soil Conditions.....	10
2)	Construction Dewatering.....	11
3)	Proofrolling & Densification.....	11
4)	Structural Fill Placement.....	12
5)	On Site Soils.....	12
6)	Backfilling & Densification of Load-Bearing Fill.....	13
7)	Compaction.....	13
8)	Foundation Compaction.....	14
B.	Building Foundations.....	14
1)	Conventional Spread Footing Construction - Units in Parcel A.....	14
2)	Conventional Spread Footing Construction - Units in Parcel B.....	15
3)	Conventional Spread Footing Construction - Units in Parcels C, D & E.....	16
4)	Conventional Spread Footing Construction - Units in Parcel F.....	16
5)	Conventional Spread Footing Construction - Units in Parcel G.....	17
6)	Conventional Spread Footing Construction - Units in Parcel H Units.....	18
7)	Conventional Spread Footing Construction - Units in Parcel I Units.....	19
8)	Conventional Spread Footing Construction - Units in Parcel J.....	20
9)	Elevation.....	21
10)	Minimum Depth of Foundation.....	21
11)	Allowable Bearing Values.....	21
12)	Settlements.....	21
C.	Lateral Earth Pressures.....	21
D.	Concrete Floor Slabs.....	22
E.	Paved Areas.....	22
1)	Subgrade Preparation.....	22
2)	Design Criteria.....	22
3)	Stone Base Course.....	22
V	INSPECTION.....	23
VI	QUALIFICATIONS.....	23

Appendix A - Boring Location Plan

Appendix B - Boring Logs

Appendix C - Mechanical Sieve (Gradation) Analysis Results

Appendix D - General Soil Terms

Appendix E - Important Information about Your Geotechnical Engineering Report, ASPE

I SITE DESCRIPTION

A. Locations

The proposed building sites are all located within the City of Philadelphia, Pennsylvania.

Parcel A units are located between Bucknell Street and 24th street on Jefferson including 3 units facing 24th Street.

Parcel B units are located at 2201 through 2211 Jefferson Street with 2 units facing 22nd Street.

Parcels C, D & E units are located at 2401, 2405 and 2409 - 2411 Jefferson Street.

Parcels F, G, H & I units are located at 1500-1502, 1508-1510, 1512-1522, 1524 - 1526 North 24th Street.

Parcel J unit is located at 2401 West Oxford Street.

B. Surface Conditions

The proposed building area for Parcel A is currently a vacant grass park area surrounded by a metal fence. In general the proposed building area is flat.

The proposed building area for Parcel B is currently an asphalt parking lot and basketball court surrounded by a metal fence and trees.

The proposed building area for Parcel C is a relatively flat vacant grass covered building lot with a few mature growth trees.

The proposed building area for Parcel D is a relatively flat vacant grass covered building lot with a few mature growth trees. Parcel D is a zero lot line bordered to the West by an existing 3 story residential building with basement.

The proposed building area for Parcel E is a vacant relatively flat grass covered zero lot line building lot. Parcel E is bordered on either side by 3 story residential buildings with basements.

The proposed building areas for Parcels F, G, H & I are vacant relatively flat grass covered building lots currently being used as city park areas.

The proposed building area for Parcel J is a vacant relatively flat zero lot line building lot with an existing 3 story residential building with basement along the west side.

C. Site Plans

A site plan showing the proposed building locations was prepared by Justace Engineering dated draft 10/16/14, Entitled "Conceptual Streets Layout Plan, Phase 3 – Blumberg Apartments, 24th and Jefferson Street, Philadelphia, PA".

Existing condition plan showing the existing site utilities and buildings was prepared by Enviroprobe Service, Inc., dated October 1, 2013, Entitled "Geophysical Investigation 1501-53 N. 24th St. Philadelphia, PA for Remington + Verreck Engineers".

II PROJECT DESCRIPTION

A. Type of Structure

The project is to consist of the proposed construction of a two to three story residential apartment buildings. Residential parking lots are planned for apartment parcels A and B. Framework for the proposed apartments are anticipated to be wood and masonry concrete slab on grade construction.

B. Loads & Spacings

Loads and spacings are anticipated to be typical for this type of construction, i.e., no extraordinary loads are anticipated.

C. Finished Floor Elevations

Project grading was not available for review as of the published date of this report. All project grading information is to be supplied to Underwood Engineering Company as it is made available so that additions, corrections or modifications to the recommendations contained herein may be made, if necessary.

The proposed finished floor elevations are assumed to approximate the existing ground surface elevations.

III FIELD INVESTIGATION & SUBSURFACE CONDITIONS

A. Field Investigation

1) Borings

The field investigation consisted of twenty (20) soil borings advanced to depths of approximately twenty (20) feet below the existing ground surface elevations with standard penetration resistance per ASTM D-1586 on January 6, 7, 8, 9 & 13, 2015. The findings and locations are shown in Appendices A and B to include the Boring Location Plan and Soil Boring Logs.

The site soils encountered in Parcel A consisted generally of the following profile:

Zone 1

Miscellaneous fills consisting of fine to medium sands with little to some Gravel and wood were encountered in test boring T.B.-14 directly below approximately four (4) inches of topsoil to an approximate depth of four (4) feet below the existing ground surface elevations.

Zone 2

Stiff sandy silts and stiff sandy silts with gravels were encountered in test boring T.B.-14 directly below the Zone 1 soils to depths of approximately eight (8) feet below the existing ground surface elevations.

Zone 3

Medium dense and dense silty sands with little to some gravel and loose and medium dense fine to medium sands with trace to some amounts of silt and trace to some amounts of gravel were encountered in test borings T.B.-14, T.B.-15, T.B.-16 and T.B.-17 directly below the Zone 2 soils and existing ground surface elevations. Test borings T.B.-14, T.B.-15, T.B.-16 and T.B.-17 were terminated in the medium dense Zone 3 soils at depths of twenty (20) feet below the existing ground surface elevations.

See attached Soil Boring Logs (Appendix B) for more detailed soil descriptions and profiles.

The site soils encountered in Parcel B consisted generally of the following profile:

Zone 1

Loose and medium dense miscellaneous urban fills consisting of silty sands, gravels and bricks were encountered in test borings T.B.-18, T.B.-19 and T.B.-20 directly below approximately six (6) inches of asphalt to depths of approximately two (2) to six (6) feet below the existing ground surface elevations.

Zone 2

Loose and medium dense silty sands with trace to some amounts of gravel were encountered in test borings T.B.-18 and T.B.-19 directly below the Zone 1 materials. Based on Standard Penetration Test (S.P.T.) data recorded during the drilling operations test boring T.B.-19 is

considered loose to a depth of six (6) feet below the existing ground surface elevations.

Zone 3

Stiff sandy silts and medium stiff to stiff silty clays were encountered in test borings T.B.-18, T.B.-19 and T.B.-20 directly below the Zone 1 and Zone 2 materials to of depths approximately thirteen (13) to fourteen (14) feet below the existing ground surface elevations.

Zone 4

Loose and medium dense silty sands and fine to medium sands with trace to some amounts of gravel were encountered in test borings T.B.-18, T.B.-19 and T.B.-20 directly below the Zone 3 soils. Test borings T.B.-18, T.B.-19 and T.B.-20 were terminated in the medium dense Zone 4 soils at depth of twenty (20) feet below the existing ground surface elevations.

See attached Soil Boring Logs (Appendix B) for more detailed soil descriptions and profiles.

The site soils encountered in Parcels C, D & E consisted generally of the following profile:

Zone 1

Loose miscellaneous urban fills consisting of silty sands and bricks were encountered in test borings T.B.-10, T.B.-11, T.B.-12 and T.B.-13 directly below four (4) to eight (8) inches of topsoil to depths of approximately five (5), seven (7) and ten (10) feet below the existing ground surface elevations.

Zone 2

Medium stiff sandy clay was encountered in test boring T.B.-10 directly below the Zone 1 fills to a depth of eighteen (18) feet below the existing ground surface elevations.

Zone 3

Loose, medium dense and dense silty sands with little to gravel and medium dense fine to medium sands with little to some silts were encountered in test borings T.B. 10, T.B. 11, T.B. 12 and T.B. 13 directly below the Zone 1 fills and Zone 2 soils. Test borings T.B.10, T.B. 11, T.B. 12 and T.B. 13 were terminated in the loose and medium dense Zone 3 soils at depths of twenty (20) feet below the existing ground surface elevations.

See attached Soil Boring Logs (Appendix B) for more detailed soil descriptions and profiles.

The site soils encountered in Parcel F consisted generally of the following profile:

Zone 1

Miscellaneous urban fills consisting of fine to medium sands, gravel and brick were encountered in test borings T.B.-6 and T.B.-7 directly below two (2) to four (4) inches of topsoil to depths of approximately four (4) to ten (10) feet below the existing ground surface elevations.

Zone 2

Loose and medium dense fine to medium sands with little silt and medium dense silty sands with little to some amounts of gravel were encountered in test borings T.B.-6 and T.B.-7 directly below the Zone 1 soils to depths of approximately eighteen (18) to nineteen (19) feet below the existing ground surface elevations.

Zone 3

Dense gravelly sand with little silt and dense weathered rock were encountered in test borings T.B.-6 and T.B.-7 directly below the Zone 2 soils. Test borings T.B. 6 and T.B. 7 were terminated in the dense Zone

3 soils at depths of twenty (20) feet below the existing ground surface elevations.

See attached Soil Boring Logs (Appendix B) for more detailed soil descriptions and profiles.

The site soils encountered in Parcel G consisted generally of the following profile:

Zone 1

Loose and medium dense miscellaneous urban consisting of fine to medium sands, rock fragments, brick and concrete were encountered in test borings T.B.-8 and T.B.-9 directly below approximately four (4) to six (6) inches of topsoil to depths of six (6) to seven (7) feet below the existing ground surface elevations.

Zone 2

Loose, medium dense and dense silty sands with trace to some amounts of gravel were encountered in test borings T.B.-8 and T.B.-9 directly below the Zone 1 fills. Test borings T.B.-8 and T.B.-9 were terminated in the medium dense to dense Zone 2 soils at depths of twenty (20) feet below the existing ground surface elevations.

See attached Soil Boring Logs (Appendix B) for more detailed soil descriptions and profiles.

The site soils encountered in Parcel H consisted generally of the following profile:

Zone 1

Miscellaneous urban fills consisting of bricks were encountered in test boring T.B.-5 directly below the existing ground surface elevations to a depth of approximately three (3) feet below the existing ground surface elevations.

Zone 2

Medium dense gravel and dense fine sands and rock were encountered in test borings T.B.-4 and T.B.-5 directly below the Zone 1 soils and existing ground surface elevations to depths of four (4) to six (6) feet below the existing ground surface elevations.

Zone 3

Loose silty sands and medium stiff to stiff silty clays were encountered in test boring T.B.-4 directly below the Zone 2 soils to a depth of approximately thirteen (13) feet below the existing ground surface elevations. Based on Standard Penetration (S.P.T.) data recorded during the drilling operations test boring T.B.-4 is considered loose to a depth of six (6) feet below the existing ground surface elevations.

Zone 4

Medium dense fine to medium sands with little to some gravel and trace to some amounts of silt were encountered in test borings T.B. 4 and T.B.-5 directly below the Zone 2 and Zone 3 soils. Test borings T.B. 4 and T.B. 5 were terminated in the medium dense Zone 4 soils at depths of twenty (20) feet below the existing ground surface elevations.

See attached Soil Boring Logs (Appendix B) for more detailed soil descriptions and profiles.

The site soils encountered in Parcel I consisted generally of the following profile;

Zone 1

Loose and medium dense miscellaneous urban fills consisting of sandy clays, silty sands and bricks were encountered in test borings T.B.-2 and T.B. 3 directly below the existing ground surface elevations to depths of approximately six (6) to ten (10) feet below the existing ground surface elevations.

Zone 2

Medium dense and dense silty sands and fine to coarse sands with trace to little amounts of gravel were encountered in Test borings T.B.-2 and T.B.-3 directly below the Zone 1 fills. Test borings T.B.-2 and T.B.-3 were terminated in the dense and medium dense Zone 2 soils at depths of twenty (20) feet below the existing ground surface elevations.

See attached Soil Boring Logs (Appendix B) for more detailed soil descriptions and profiles.

The site soils encountered in Parcel J consisted generally of the following profile:

Zone 1

Medium dense and loose miscellaneous urban fills consisting of silty sands and brick were encountered in test boring T.B.-1 directly below the existing ground surface elevations to depths of approximately four (4) feet below the existing ground surface elevations.

Zone 2

Medium dense fine to medium sand and silty sands were encountered in test boring T.B.-1 directly below the Zone 1 fills to depths of approximately eighteen (18) feet below the existing ground surface elevations.

Zone 3

Dense weathered rock was encountered in test boring T.B.-1 directly below the Zone 2 soils. Test boring T.B.-1 was terminated in the Zone 3 soils due to split spoon and auger refusal at a depth of approximately eighteen (18) feet eight (8) inches below the existing ground surface elevations.

See attached Soil Boring Logs (Appendix B) for more detailed soil descriptions and profiles.

2) **Water Table**

The ground water table was encountered at depths of seven (7), eight (8), nine (9), ten (10), thirteen (13), fourteen (14) and eighteen (18) feet below the existing ground surface elevations, as evidenced by direct observation and saturation of the soil samples.

It should be noted that the ground water data presented on the individual boring logs may not be representative of daily or seasonal variations in the ground water level.

IV RECOMMENDATIONS

A. **Earthwork**

1) **Existing Soil Conditions**

All existing topsoil, vegetation, Zone 1 miscellaneous urban fills and all deleterious materials are to be removed from the proposed building and paved areas.

All miscellaneous fill materials, organic materials and/or existing foundations encountered, as observed in Zone 1 as described above are to be removed from the proposed building area to stable natural ground. The exact depth of the excavations is to be determined by a representative of the Soil Engineer at the time that the building area is excavated.

Important Note: Excavations of miscellaneous fills must not extend below the foundations of the adjacent zero lot line properties. If over excavations extend below the existing foundations, the foundations must be underpinned first to prevent possible damage and/or collapse of the existing walls.

2) **Construction Dewatering**

Based on the test boring data, groundwater may be encountered during the earthwork activities, excavation for foundations, utilities etc. Should water be encountered, the dewatering specifications should be of a type capable of maintaining the water table a minimum of two (2) feet below the prevailing excavation bottom during the excavations as well as during backfill operations. As stated above, groundwater and/or perched water levels encountered during construction may vary from those encountered during soil boring operations due to seasonal variations or other climatic conditions. Should water be encountered during earthwork activities, foundation excavations and utility trenches, etc, temporary dewatering may be required i.e. installation of sump pits/pumps.

3) **Proofrolling & Densification**

The exposed subgrades for the slab on grades are to be proofrolled with a vibratory compactor in the presence of the soil engineer to detect and repair unsuitable soil conditions and to attain a uniform firm subgrade throughout. Any loose / soft soils encountered are to be densified by proofrolling and further compaction by additional passes if necessary. This is extremely important due to areas of loose/soft soils encountered in the soil borings.

Prior to placement of structural fills, building pad subgrades are to be densified utilizing a 15-ton equivalent vibratory compactor. A minimum of six (6) passes over the building subgrade area is recommended.

To prevent damaged to the existing structure, heavy construction equipment should not be operated directly against the existing structures.

4) Structural Fill Placement

Bring existing grade up to the desired elevation with a granular type soil that complies with the following specifications or soils which are reviewed and approved by the soil engineer and compact it to within the specifications listed under **Compaction**, unless approved by the Soils Engineer.

SIEVE SIZE:	Percent by Weight Passing Square Mesh Sieve
2"	100
3/4"	70-100
#4	30-80
#50	10-35
#200	5-12

Bulk samples of all materials to be used as structural load bearing fill must be taken and tested prior to the commencement of work and placement of select fill so that moisture/density relationships (compaction) can be determined.

5) On Site Soils

On site granular soils, as approved by the Soil Engineer, are suitable for use, as load-bearing fill but will require strict moisture control due to the presence of fine grain material (i.e. silt and clay). If on site soils are used as structural fill, they must be placed under favorable weather conditions for the soils to dry within optimum moisture content ranges. This is extremely important in order to properly compact the soils as specified herein. If inclement weather is a factor, the onsite soils may be unsuitable and provisions should be taken to import suitable structural materials and / or the use of moisture reducing applications.

On site silts and clays are generally not suitable for use as structural fill due to the difficulty of achieving optimum moisture content ranges

for compaction. Any elevation in moisture levels will create compaction and stability issues. These soils are also not suited for reuse during periods of wet weather without the use of moisture reducing agents.

Important Note:

Miscellaneous Urban uncontrolled fill materials are considered to have no bearing value.

6) **Backfilling & Densification of Load-Bearing Fill**

Building subgrades may be brought up to desired elevation with approved on site soils or imported structural fill in lifts no greater than ten (10) inches loose thickness and compacted to 95% of the materials maximum dry density per ASTM D-698 as illustrated below. Materials compacted by hand operated equipment shall be placed in lifts no greater than four (4) inches loose thickness.

Important Note:

Due to the presence of fill materials and loose soils encountered in the test borings, a significant volume of structural fill materials may be required to support the structures and related elements. Provisions should be made to import structural fill materials as needed to balance the site and achieve design subgrade elevations.

7) **Compaction**

All backfill and fill materials should be compacted to the degree noted in the following table in accordance with ASTM D-698 latest standard.

Building Area	% Maximum Dry Density (ASTM D-698)
Supporting Foundations	95%
Supporting Floor Slabs	95%
Pavements	95%
Site (Non Load Bearing)	90%

8) **Foundation Compaction**

All exposed footing subgrades are to be compacted by two (2) passes with a jumping jack compactor immediately prior to the placement of the footing concrete.

13. **Building Foundations**

1) **Conventional Spread Footing Construction - Units in Parcel A**

The proposed apartment buildings are to be placed on a spread footing foundation systems. Soils in the area of the proposed structures are to be improved as follows:

a) **Ground Improvement - Soil Removal & Replacement**

Remove all miscellaneous fill material and loose soils / deleterious materials beneath slab-on-grade subgrade foundation areas to a width of five (5) feet beyond the building line to stable natural ground. The exact dimensions of excavations to be determined by a representative of the Soil Engineer at the time the building pad areas are excavated. It is anticipated that the required over excavations will be in the order of four (4) feet in depth to address the overlying miscellaneous fills encountered. Deeper excavations may be required where fill is encountered in areas other than those identified during the initial subsurface investigation.

Densify the exposed subgrade with a minimum of six (6) passes with a fifteen (15) ton equivalent vibratory compactor to 95 % of the materials maximum dry density per ASTM D-689.

Backfill and densify approved structural fill to 95 % the materials maximum dry density in accordance with recommendations listed under **Compaction**.

Backfill materials are to be brought up to design subgrade in lifts no greater than ten (10) inches loose thickness as detailed above.

2) **Conventional Spread Footing Construction - Units in Parcel B**

The proposed apartment buildings are to be placed on a spread footing foundation systems. Soils in the area of the proposed structures are to be improved as follows:

b) **Ground Improvement - Soil Removal & Replacement**

Remove all miscellaneous fill material and loose soils / deleterious materials beneath slab-on-grade subgrade foundation areas to a width of five (5) feet beyond the building line to stable natural ground. The exact dimensions of excavations to be determined by a representative of the Soil Engineer at the time the building pad areas are excavated. It is anticipated that the required over-excavations will be in the order of two (2) to six (6) feet in depth to address the overlying miscellaneous fills encountered. Deeper excavations may be required where fill is encountered in areas other than those identified during the initial subsurface investigation.

Densify the exposed subgrade with a minimum of six (6) passes with a fifteen (15) ton equivalent vibratory compactor to 95 % of the materials maximum dry density per ASTM D 689.

Backfill and densify approved structural fill to 95 % the materials maximum dry density in accordance with recommendations listed under **Compaction**.

Backfill materials are to be brought up to design subgrade in lifts no greater than ten (10) inches loose thickness as detailed above.

3) Conventional Spread Footing Construction - Units in Parcels C, D & E

The proposed apartment buildings are to be placed on a spread footing foundation systems. Soils in the area of the proposed structures are to be improved as follows:

c) Ground Improvement - Soil Removal & Replacement

Remove all miscellaneous fill material and loose soils / deleterious materials beneath slab-on-grade subgrade foundation areas to a width of five (5) feet beyond the building line to stable natural ground. The exact dimensions of excavations to be determined by a representative of the Soil Engineer at the time the building pad areas are excavated. It is anticipated that the required over-excavations will be in the order of five (5), seven (7) and ten (10) feet in depth to address the overlying miscellaneous fills encountered. Deeper excavations may be required where fill is encountered in areas other than those identified during the initial subsurface investigation.

Density the exposed subgrade with a minimum of six (6) passes with a fifteen (15) ton equivalent vibratory compactor to 95 % of the materials maximum dry density per ASTM D 689.

Backfill and density approved structural fill to 95 % the materials maximum dry density in accordance with recommendations listed under **Compaction**.

Backfill materials are to be brought up to design subgrade in lifts no greater than ten (10) inches loose thickness as detailed above.

4) Conventional Spread Footing Construction - Units in Parcel F

The proposed apartment buildings are to be placed on a spread footing foundation systems. Soils in the area of the proposed structures are to be improved as follows:

d) Ground Improvement - Soil Removal & Replacement

Remove all miscellaneous fill material and loose soils / deleterious materials beneath slab-on-grade subgrade foundation areas to a width of five (5) feet beyond the building line to stable natural ground. The exact dimensions of excavations to be determined by a representative of the Soil Engineer at the time the building pad areas are excavated. It is anticipated that the required over excavations will be in the order of four (4) to ten (10) feet in depth to address the overlying miscellaneous fills encountered. Deeper excavations may be required where fill is encountered in areas other than those identified during the initial subsurface investigation.

Densify the exposed subgrade with a minimum of six (6) passes with a fifteen (15) ton equivalent vibratory compactor to 95 % of the materials maximum dry density per ASTM D-689.

Backfill and densify approved structural fill to 95 % the materials maximum dry density in accordance with recommendations listed under **Compaction.**

Backfill materials are to be brought up to design subgrade in lifts no greater than ten (10) inches loose thickness as detailed above.

5) Conventional Spread Footing Construction Units in Parcel G

The proposed apartment buildings are to be placed on a spread footing foundation systems. Soils in the area of the proposed structures are to be improved as follows:

c) Ground Improvement - Soil Removal & Replacement

Remove all miscellaneous fill material and loose soils / deleterious materials beneath slab-on-grade subgrade foundation areas to a width of five (5) feet beyond the building line to stable natural ground. The exact dimensions of excavations to be determined by a representative of the Soil Engineer at the time the building pad areas are excavated. It is

anticipated that the required over-excavations will be in the order of six (6) to seven (7) feet in depth to address the overlying miscellaneous fills encountered. Deeper excavations may be required where fill is encountered in areas other than those identified during the initial subsurface investigation.

Density the exposed subgrade with a minimum of six (6) passes with a fifteen (15) ton equivalent vibratory compactor to 95 % of the materials maximum dry density per ASTM D 689.

Backfill and density approved structural fill to 95 % the materials maximum dry density in accordance with recommendations listed under **Compaction**.

Backfill materials are to be brought up to design subgrade in lifts no greater than ten (10) inches loose thickness as detailed above.

6) **Conventional Spread Footing Construction – Units in Panel H Units**

The proposed apartment buildings are to be placed on a spread footing foundation systems. Soils in the area of the proposed structures are to be improved as follows:

f) **Ground Improvement - Soil Removal & Replacement**

Remove all miscellaneous fill material and loose soils / deleterious materials beneath slab-on-grade subgrade foundation areas to a width of five (5) feet beyond the building line to stable natural ground. The exact dimensions of excavations to be determined by a representative of the Soil Engineer at the time the building pad areas are excavated. It is anticipated that the required over-excavations will be in the order of three (3) to six (6) feet in depth to address the overlying miscellaneous fills and loose soils encountered. Deeper excavations may be required where fill is encountered in areas other than those identified during the initial subsurface investigation.

Densify the exposed subgrade with a minimum of six (6) passes with a fifteen (15) ton equivalent vibratory compactor to 95 % of the materials maximum dry density per ASTM D-689.

Backfill and densify approved structural fill to 95 % the materials maximum dry density in accordance with recommendations listed under **Compaction.**

Backfill materials are to be brought up to design subgrade in lifts no greater than ten (10) inches loose thickness as detailed above.

7) Conventional Spread Footing Construction - Units in Parcel 1 Units

The proposed apartment buildings are to be placed on a spread footing foundation systems. Soils in the area of the proposed structures are to be improved as follows.

g) Ground Improvement - Soil Removal & Replacement

Remove all miscellaneous fill material and loose soils / deleterious materials beneath slab on grade subgrade foundation areas to a width of five (5) feet beyond the building line to stable natural ground. The exact dimensions of excavations to be determined by a representative of the Soil Engineer at the time the building pad areas are excavated. It is anticipated that the required over-excavations will be in the order of six (6) to ten (10) feet in depth to address the overlying miscellaneous fills encountered. Deeper excavations may be required where fill is encountered in areas other than those identified during the initial subsurface investigation.

Densify the exposed subgrade with a minimum of six (6) passes with a fifteen (15) ton equivalent vibratory compactor to 95 % of the materials maximum dry density per ASTM D-689.

Backfill and densely approved structural fill to 95 % the materials maximum dry density in accordance with recommendations listed under **Compaction**.

Backfill materials are to be brought up to design subgrade in lifts no greater than ten (10) inches loose thickness as detailed above.

8) Conventional Spread Footing Construction – Units in Parcel J

The proposed apartment buildings are to be placed on a spread footing foundation systems. Soils in the area of the proposed structures are to be improved as follows:

b) Ground Improvement – Soil Removal & Replacement

Remove all miscellaneous fill material and loose soils / deleterious materials beneath slab-on-grade subgrade foundation areas to a width of five (5) feet beyond the building line to stable natural ground. The exact dimensions of excavations to be determined by a representative of the Soil Engineer at the time the building pad areas are excavated. It is anticipated that the required over-excavations will be in the order of four (4) feet in depth to address the overlying miscellaneous fills encountered. Deeper excavations may be required where fill is encountered in areas other than those identified during the initial subsurface investigation.

Density the exposed subgrade with a minimum of six (6) passes with a fifteen (15) ton equivalent vibratory compactor to 95 % of the materials maximum dry density per ASTM D-689.

Backfill and densely approved structural fill to 95 % the materials maximum dry density in accordance with recommendations listed under **Compaction**.

Backfill materials are to be brought up to design subgrade in lifts no greater than ten (10) inches loose thickness as detailed above.

9) **Elevation**

The footings may be placed at any elevation provided the minimum depth criteria is met and the recommendations listed herein are performed.

The footing bottoms for the proposed zero lot line buildings must bear at the same elevations of the existing structures.

10) **Minimum Depth of Foundation**

All footing bottoms are to be founded at least three (3) feet beneath or away from atmospherically exposed final soil subgrade.

11) **Allowable Bearing Values**

The spread footing foundations may be designed for a maximum allowable bearing capacity of 3,000 Pounds per Square Foot provided that the requirements under Earthwork are adhered to strictly.

12) **Settlements**

Using the allowable bearing value and following the recommendations under Earthwork will keep total and differential settlements negligible.

C) **Lateral Earth Pressures**

The following values may be used for calculating lateral earth pressures:

Active Earth Pressure Coefficient, $K_A = 0.33$

At Rest Earth Pressure Coefficient, $K_R = 0.40$

Passive Earth Pressure Coefficient, $K_P = 4.00$

Unit Weight of Soil, $\gamma = 120 \text{ lbs. / ft}^3$

The above values assume a porous, free draining backfill soil.

D. Concrete Floor Slabs

Concrete floor slabs may be placed on grade provided they are underlain by a minimum of four (4) inches of porous material and all soft areas are to be removed and repaired as recommended under Earthwork.

E. Paved Areas

1) Subgrade Preparation

After the procedures as outlined under Proofrolling are completed, the subgrade should be compacted to 95% of the material's Maximum Dry Density (ASTM D-698). Prior to the installation of the bituminous base course the subgrade is to be proofrolled with a loaded ten wheel dump truck in the presence of the soils engineer. This is extremely important and will be the primary criteria for subgrade acceptance. Any localized weak areas are to be repaired as required.

2) Design Criteria

In the design of pavements, a maximum CBR value of ten (10) should be used.

3) Stone Base Course

Pavement areas are to be provided with at least a four (4) inch thick crushed stone or coarse gravel base course.

V INSPECTION

It is imperative that all earthwork operations be inspected full time by a qualified representative of the Soil Engineer, especially the proofrolling operations and all footing subgrades immediately prior to placing the footing concrete. Foundation excavation evaluations should be performed to confirm that the design allowable bearing pressure is available. Footing subgrade evaluations should be performed through a combination of visual observation and hand rod probing in conjunction with comparison to the test borings. Concrete placement should be performed immediately after footing subgrade evaluations are made to prevent exposure and potential weakening of foundation subgrades.

VI QUALIFICATIONS

Our recommendations are based on the subsurface conditions as revealed by the test borings, and on the assumptions outlined in the Project Description and Site Description sections of this report.

Our recommendations are also based on the assumption that the provisions for strict field inspection will be followed as outlined.

This report does not reflect any variations, which may be encountered during construction.

We should be informed immediately of such conditions so that we may modify our conclusions and recommendations, if necessary.

Underwood Engineering Company will not be responsible for variations in subsurface soils encountered in areas other than those tested.

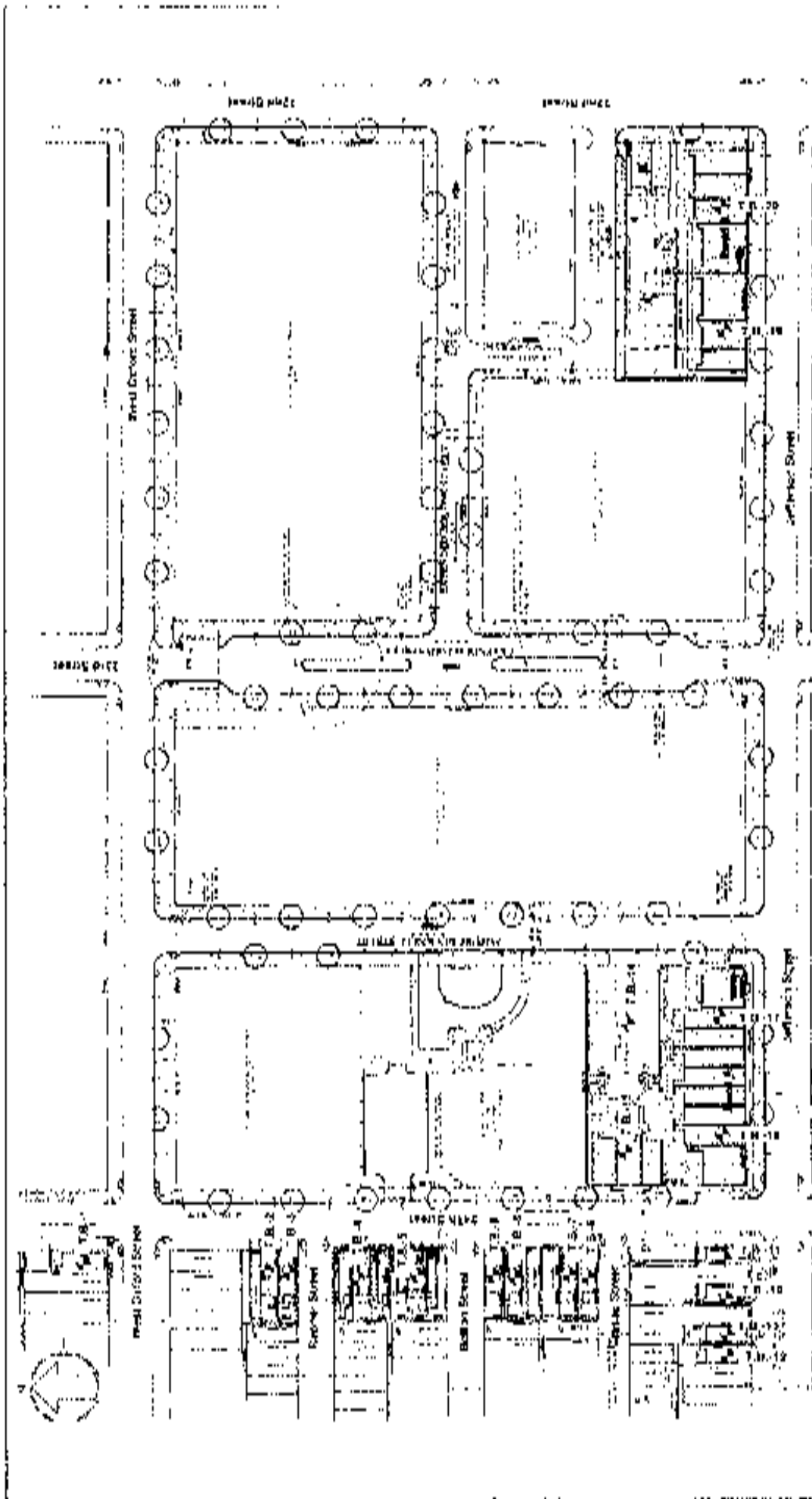
Respectfully submitted,
Underwood Engineering Company



William R. Underwood, P.E.
President

Appendix A

Boring Location Plan



Esamberg Phase 2
 Jefferson Street Between
 22nd & 24th Streets
 City of Philadelphia
 Pennsylvania

Site
 1.15

Demolition Plan
 Date: 10-1-2011
 Scale: 1/8" = 1'-0"

Proposed Buildings
 Not Bored Closures T.O. 4

Demous Enterprises
 Underwood Engineering Company

Appendix B

Boring Logs

UNDERWOOD ENGINEERING COMPANY

143 Harding Ave. Bellmawr, NJ 08031

William R. Underwood, P.E., President

Phone (856) 933-1818

CLIENT: Domus Enterprises

Jan 6, 2015

PROJECT: Blumberg Phase 2

Ground Surface Elevation:

LOCATION: Jefferson between 22nd & 24th Streets
Philadelphia, PA

Sheet 1 of 1

BORING NO.: T.B. 1

GROUNDWATER DATA	
DEPTH	Hours After Completion
9' ▼	0.1

A. METHOD OF ADVANCING BORING	DEPTH
CONTINUOUS SPOON SAMPLE	0' TO 10'
HOLLOW STEM AUGERS	13' TO 18'
2" O.D. SPLIT SPOON	18' TO 18'8"

DEPTH	A	SAMPLE			SOIL CLASSIFICATION
		NO.	DEPTH	N	<small>DECLASSIFIED AND ONLY SOIL CLASSIFICATION FOR PARTIAL USES SHOULD BE ASCERTAINED BY LABORATORY TESTS</small>
—		S-1	0'-2'	2 6 10 11	Dark brown SILTY SAND, FILL
—		S-2	2'-4'	5-2-3-3	URBAN FILL, BRICK
5		S-3	4'-6'	7-12-2-4	Gray fine to medium SAND
—		S-4	6'-8'	12-7-7-8	
10		S-5	8'-10'	12 5 7 7	Yellowish brown SILTY SAND
—					
15		S-6	13' - 15'	8-8-9-10	Reddish brown SILTY SAND
—					
20		S-7	18' - 20'	36-50/2"	Yellowish brown WEATHERED ROCK
—					Split Spoon & Auger Refusal @ 18'8"
25					
—					
30					

N = STANDARD PENETRATION RESISTANCE, PER 12" (140 LB HAMMER, 30" DROP)

UNDERWOOD ENGINEERING COMPANY

143 Harding Ave. Bellmawr, NJ 08031

William R. Underwood, P.E., President

Phone (856) 933-1818

CLIENT: Domus Enterprises

Jan 6, 2015

PROJECT: Blumberg Phase 2

Ground Surface Elevation:

LOCATION: Jefferson between 22nd & 24th Streets
Philadelphia, PA

Sheet 1 of 1

BORING NO.: T.B. 2

GROUNDWATER DATA	
DEPTH	Hours After Completion
9' ▼	0.1

METHOD OF ADVANCING BORING	DEPTH
CONTINUOUS SPOON SAMPLE	0' TO 10'
HOLLOW STEM AUGERS	13' TO 18'
3" O.D. SPIKE SPOON	18' TO 20'

DEPTH	A	SAMPLE			SOIL CLASSIFICATION
		NO.	DEPTH	N	(FIELD CLASSIFICATION ONLY. SOIL CLASSIFICATION FOR PARTICULATE ANALYSIS SHOULD BE OBTAINED BY LABORATORY TESTS)
5		S-1	0'-2'	5-8-8-18	Yellowish brown SILTY SAND and Brick, URBAN FILL.
		S-2	2'-4'	13-11-8-10	
		S-3	4'-6'	6-7-6-6	
		S-4	6'-8'	5-6-5-5	Yellowish brown SILTY SAND
10		S-5	8'-10'	10-23-20-15	Yellowish brown with reddish brown mottles SILTY SAND
		S-6	13'-15'	13-8-8-13	Gray fine to medium SAND, trace to little Gravel
20		S-7	18'-20'	7-9-5-12	Yellowish brown with reddish brown mottles, fine to coarse SAND
					T.B.C. @ 20'

N = STANDARD PENETRATION RESISTANCE PER 12" (140 L.B. HAMMLER, 30" DROP)

UNDERWOOD ENGINEERING COMPANY

143 Harding Ave. Bellmawr, NJ 08031

William R. Underwood, P.E., President

Phone (856) 933-1818

CLIENT: Domus Enterprises

Jan 6, 2015

PROJECT: Blumberg Phase 2

Ground Surface Elevation:

LOCATION: Jefferson between 22nd & 24th Streets
Philadelphia, PA

Sheet 1 of 1

BORING NO.: T.B.-3

GROUNDWATER DATA	
DEPTH	Hours After Completion
13'	0.1

A. METHOD OF ADVANCING BORING	DICTH
CONTINUOUS SPIGON SAMPLE	0' TO 10'
HOLLOW STEM AUGERS	13' TO 18'
2" O.D. SPIGON SPOON	18' TO 20'

DEPTH	A	SAMPLE			SOIL CLASSIFICATION
		NO.	DEPTH	N	<small>FIELD CLASSIFICATION ONLY. SOIL CLASSER ALDOSTER PARTICULARS SIZE DETERMINED BY LABORATORY TESTS</small>
5		S-1	0'-2'	9-14-13-14	Brown / gray SANDY CLAY and Brick, URBAN FILL.
		S-2	2'-4'	9-5-5-5	
		S-3	4'-6'	3-4-9-2	
		S-4	6'-8'	3 3 4-10	
		S-5	8'-10'	13-22-17-15	
10					Yellowish brown silty SAND
15		S-6	13' - 15'	4-5-6-7	
20		S-7	18' - 20'	9-10 27 17	
25					T.B.C. @ 20'
30					

N = STANDARD PENETRATION RESISTANCE PER 12" (40 LB) HAMMER, 30" DROP)

UNDERWOOD ENGINEERING COMPANY

143 Harding Ave. Bellmawr, NJ 08031

William R. Underwood, P.E., President

Phone (856) 933-1818

CLIENT: Domus Enterprises

Jan 6, 2015

PROJECT: Bloomberg Phase 2

Ground Surface Elevation:

LOCATION: Jefferson between 22nd & 24th Streets
Philadelphia, PA

Sheet 1 of 1

BORING NO.: T.B. 4

GROUNDWATER DATA	
DEPTH	Hours After Completion
10' ▼	0.1

A- METHOD OF ADVANCING BORING	DEPTH
CONTINUOUS SPOON SAMPLE	0' TO 10'
HOLLOW STEM AUGERS	10' TO 18'
2" O.D. SPLIT SPOON	18' TO 20'

DEPTH	A	SAMPLE			SOIL CLASSIFICATION
		NO.	DEPTH	N	(SEE CLASSIFICATION ONLY, SOIL CLASSIFICATION FOR PARTICULARS SHOULD BE ASCERTAINED BY LABORATORY TESTS)
0		S-1	0'-2'	50/2"	No Recovery
2		S-2	2'-4'	43-50/5"	Gray brown fine SAND and Rock
4		S-3	4'-6'	1-2-4-2	Black SILTY SAND, wet
6		S-4	6'-8'	6-7-9-13	Gray SILTY CLAY, wet
8		S-5	8'-10'	10-17-19-23	▼
10					
12					
14		S-6	13'-15'	3-5-7-9	Yellowish brown fine to medium SAND, little to some Silt, little Gravel
16					
18		S-7	18'-20'	4-6-8-9	Yellowish brown fine to medium SAND, little to some Silt, red mottles
20					T.B.C. @ 20'
22					
24					
26					
28					
30					

N = STANDARD PENETRATION RESISTANCE, PLR 12" (140 L.B. HAMMER, 30" DROP)

UNDERWOOD ENGINEERING COMPANY

143 Harding Ave. Bellmawr, NJ 08031

William R. Underwood, P.E., President

Phone (856) 933-1818

CLIENT: Domus Enterprises

Jan 6, 2015

PROJECT: Rumburg Phase 2

Ground Surface Elevation:

LOCATION: Jefferson between 22nd & 24th Streets
Philadelphia, PA

Sheet 1 of 1

BORING NO.: T.B.-5

GROUNDWATER DATA	
DEPTH	Hours After Completion
9' ▼	0.1

A- METHOD OF ADVANCING BORING	DEPTH
CONTINUOUS SPHON SAMPLE	0' TO 10'
HOLLOW STEM AUGERS	11' TO 18'
3" O.D. SPLIT SPHON	18' TO 20'

DEPTH	A	SAMPLE			SOIL CLASSIFICATION
		NO.	DEPTH	N	(SEE CLASSIFICATION ONLY - SOIL CLASSIFICATION FOR PARTICULATE SIZES SHOULD BE ASCERTAINED BY LABORATORY TESTS)
0		S-1	0'-2'	5-10-12-6	URBAN FILL, BRICK
2		S-2	2'-4'	2-6-7-8	Gray GRAVEL
4		S-3	4'-6'	6-8-5-9	
6		S-4	6'-8'	6-10-6-9	Yellowish brown SILTY SAND
8		S-5	8'-10'	6-9-9-9	▼
10					
12					
14		S-6	13' - 15'	4-5-6-5	Yellowish brown fine to medium SAND, little to some Gravel
16					
18		S-7	18' - 20'	4-10-12-26	Yellowish brown fine to medium SAND, little to some Gravel, red mottles
20					T.B.C. (at) 20'
22					
24					
26					
28					
30					

N = STANDARD PENETRATION RESISTANCE PER 12" (140 LBS. HAMMER, 30" DROP)

UNDERWOOD ENGINEERING COMPANY

143 Harding Ave. Bellmawr, NJ 08031

William R. Underwood, P.E., President

Phone (856) 933-4818

CLIENT: Domus Enterprises

Jan 7, 2015

PROJECT: Blumberg Phase 2

Ground Surface Elevation:

LOCATION: Jefferson between 22nd & 24th Streets
Philadelphia, PA

Sheet 1 of 1

BORING NO.: T.B.-6

GROUNDWATER DATA	
DEPTH	Hours After Completion
1' ▼	(0.1)

A- METHOD OF ADVANCING BORING	DEPTH
CONTINUOUS SPOON SAMPLE	0' TO 10'
ROLL-OVER STEM AUGERS	13' TO 18'
2" O.D. SPIGON SPOON	18' TO 20'

DEPTH	A	SAMPLE			SOIL CLASSIFICATION
		NO.	DEPTH	N	(FIELD CLASSIFICATION ONLY - SOIL CLASSIFICATION FOR PARTICULAR USES SHOULD BE AS DETERMINED BY LABORATORY TESTS)
		S-1	0' - 2'	27-16-8-8	A- Topsoil
		S-2	2' - 4'	7-8-8-7	URBAN FILL, fine to medium SAND, Gravel and Brick, soil wet
5		S-3	4' - 6'	8-9-10-9	
		S-4	6' - 8'	8-8-8-11	
		S-5	8' - 10'	10-10-8-6	
10					
					Reddish brown with yellow brown mottles, fine to medium SANDS, little Silt
15		S-6	13' - 15'	6-5-5-5	▼
20		S-7	18' - 20'	11-12-24-26	Reddish brown GRAVELLY SAND, little to some Silt
					T.B.C. @ 20'
25					
30					

N = STANDARD PENETRATION RESISTANCE, PER 12" 140 LBS HAMMER, 30" DROP

UNDERWOOD ENGINEERING COMPANY

143 Harding Ave. Bellmawr, NJ 08031

William R. Underwood, P.E., President

Phone (856) 933-1818

CLIENT: Domin Enterprises

PROJECT: Blumberg Phase 2

LOCATION: Jefferson between 22nd & 24th Streets
Philadelphia, PA

Jan 7, 2015

Ground Surface Elevation:

Sheet 1 of 1

BORING NO.: T.B. 7

GROUNDWATER DATA	
DEPTH	Hours After Completion
10' ▼	0.1

A- METHOD OF ADVANCING BORING	DEPTH
CONTINUOUS SPOON SAMPLE	0' TO 10'
HOLLOW STEM AUGERS	13' TO 18'
2" O.D. SPIG SPOON	18' TO 20'

DEPTH	A	SAMPLE			SOIL CLASSIFICATION
		NO.	DEPTH	N	FIELD CLASSIFICATION ONLY. SOIL CLASSIFICATION FOR PARTICULATE SIZE SHOULD BE AS DETERMINED IN LABORATORY TESTS.
					2" Topsoil
		S-1	0'-2'	9-9-10-7	URBAN FILL BRICK
		S-2	2'-4'	6-7-8-11	
5		S-3	4'-6'	10-6-6-8	Yellowish brown SILTY SAND, little Gravel
		S-4	6'-8'	6-5-1-5	
10		S-5	8'-10'	8-9-9-7	Yellowish brown SILTY SAND, some Gravel ▼
15		S-6	13' - 15'	6-5-5-2	Reddish brown with yellow brown mottles, Silty SAND
20		S-7	18' - 20'	16-10-22-24	Gray / brown WEATHERED ROCK
					T.B.C. @ 20'
25					
30					

N = STANDARD PENETRATION RESISTANCE PER 12" (100 LB. HAMMER, 30" DROP)

UNDERWOOD ENGINEERING COMPANY

143 Harding Ave. Bellmawr, NJ 08031

William R. Underwood, P.E., President

Phone (856) 933-1818

CLIENT: Domus Enterprises

Jan 8, 2015

PROJECT: Blumberg Phase 2

Ground Surface Elevation.

LOCATION: Jefferson between 22nd & 24th Streets
Philadelphia, PA

Sheet 1 of 1

BORING NO.: T.B. 8

GROUNDWATER DATA	
DEPTH	Hours After Completion
7' ▼	0.1

METHOD OF ADVANCING BORING	DEPTH
CONTINUOUS SPOON SAMPLE	0' TO 10'
HOLLOW STEM AUGERS	10' TO 18'
2" O.D. SPLIT SPOON	18' TO 20'

DEPTH	A	SAMPLE			SOIL CLASSIFICATION
		NO.	DEPTH	N	FIELD CLASSIFICATION AND SOIL CLASSIFICATION FOR PARTICLE SIZES MEASURED BY LABORATORY TESTS
5		S-1	0'-2'	10-12-8-6	6" Topsoil
		S-2	2'-4'	4-4-5-6	Gray / brown URBAN FILL, Rock Fragments and Brick
		S-3	4'-6'	6-6-5-5	▼
		S-4	6'-8'	4-4-6-6	Yellowish brown SILTY SAND
10		S-5	8'-10'	4-4-6-6	Yellowish brown SILTY SAND, some Gravel
15		S-6	13'-15'	3-3-5-4	Reddish brown with yellow brown mottles, Silty SAND
20		S-7	18'-20'	13-16-20-20	Yellowish brown and reddish brown mottles. fine to medium SAND
25					T.B.C. @ 20'
30					

N = STANDARD PENETRATION RESISTANCE PER 12" (140 L.B. HAMMER, 30" DROP)

UNDERWOOD ENGINEERING COMPANY

143 Harding Ave. Bellmawr, NJ 08031

William R. Underwood, P.E., President

Phone (856) 933-1818

CLIENT: Domus Enterprises

Jan 8, 2015

PROJECT: Blumberg Phase 2

Ground Surface Elevation:

LOCATION: Jefferson between 22nd & 24th Streets
Philadelphia, PA

Sheet 1 of 1

BORING NO.: T.B.-9

GROUNDWATER DATA	
DEPTH	Hours After Completion
8' ▼	0.1

A- METHOD OF ADVANCING BORING	DEPTH
CONTINUOUS SPOON SAMPLE	0' TO 10'
HOLLOW STEM AUGERS	15' TO 18'
1" O.D. SPIG SPOON	18' TO 20'

DEPTH	A	SAMPLE			SOIL CLASSIFICATION
		NO.	DEPTH	N	(SEE CLASSIFICATION ONLY. SOIL CLASSIFIED AS PER PARTICLE CLASSIFICATION TABLE AND OBTAINED BY LABORATORY TESTS.)
					4" Topsoil
		S-1	0'-2'	7-9-7-7	Dark red fine to medium SAND, URBAN FILL, Brick and Concrete
		S-2	2'-4'	6-6-5-2	
5		S-3	4'-6'	7-2-1-5	
		S-4	6'-8'	9-6-7-8	Yellowish brown SILTY SAND, little to some Gravel
10		S-5	8'-10'	8-6-6-6	
		S-6	13'-15'	2-2-3-5	Reddish brown with yellow brown mottles, Silty SAND
15					Reddish brown mottled SILTY SAND, little to some Gravel
		S-7	18'-20'	10-11-16-12	
20					T.B.C. @ 20'
25					
30					

N = STANDARD PENETRATION RESISTANCE PER 12" (140 LB. HAMMER, 30" DROP)

UNDERWOOD ENGINEERING COMPANY

143 Harding Ave. Bellmawr, NJ 08031

William R. Underwood, P.E., President

Phone (856) 933-1818

CLIENT: Domus Enterprises

Jan 8, 2015

PROJECT: Blumberg Phase 2

Ground Surface Elevation:

LOCATION: Jefferson between 22nd & 24th Streets
Philadelphia, PA

Sheet 1 of 1

BORING NO.: T.B.-10

GROUNDWATER DATA	
DEPTH	Hours After Completion
13'	0.1

METHOD OF ADVANCING BORING	DEPTH
CONTINUOUS SPECKON SAMPLE	0' TO 10'
HOLLOW STEM AUGERS	11' TO 18'
2" O.D. SPLIT SPOON	18' TO 20'

DEPTH	A	SAMPLE			SOIL CLASSIFICATION
		NO.	DEPTH	N	(FIELD CLASSIFICATION ONLY - SOIL CLASSIFICATION FOR EACH TEST SHOULD BE DETERMINED BY LABORATORY TESTS)
0		S-1	0'-2'	2-2-2-7	8" Topsoil
2		S-2	2'-4'	6-4-3-2	Yellowish brown URBAN FILL, Silty SAND, little to Some Gravel, BRICK
4		S-3	4'-6'	3-1-7-1	
6		S-4	6'-8'	2-4-7-8	
8		S-5	8'-10'	8-9-11-12	
10					Yellowish brown SANDY CLAY
13		S-6	13'-15'	5-4-3-4	Yellowish brown SANDY CLAY
15					
18		S-7	18'-20'	9-6-6-13	Reddish brown SILTY SAND
20					T.B.C. to 20'
25					
30					

N = STANDARD PENETRATION RESISTANCE PER 12" (140 LB. HAMMER, 30" DROP)

UNDERWOOD ENGINEERING COMPANY

143 Harding Ave. Bellmawr, NJ 08031

William R. Underwood, P.E., President

Phone (856) 933-1818

CLIENT: Domus Enterprises

Jan 8, 2015

PROJECT: Blumberg Phase 2

Ground Surface Elevation:

LOCATION: Jefferson between 22nd & 24th Streets
Philadelphia, PA

Sheet 1 of 1

BORING NO.: T.B.-11

GROUNDWATER DATA	
DEPTH	Hours After Completion
1' ▼	0.1

METHOD OF ADVANCING BORING	DEPTH
CONTINUOUS SPIGON SAMPLE	0' TO 10'
HOLLOW STEM AUGERS	15' TO 18'
2" O.D. SPIGON	18' TO 20'

DEPTH	A	SAMPLE			SOIL CLASSIFICATION
		NO.	DEPTH	N	METHOD CLASSIFICATION ONLY. SOIL CLASSIFICATION FOR PARTICULAR USES SHOULD BE DETERMINED BY LABORATORY TESTS.
0					0" Topsoil
5		S-1	0'-2'	6-4-4-4	Dark brown fine to medium SAND, trace Gravel, URBAN FILL, BRICK
		S-2	2'-4'	3-1-2-3	
		S-3	4'-6'	3-1-2-5	
		S-4	6'-8'	6-9-9-5	
10		S-5	8'-10'	9-15-15-15	Yellowish brown SILTY SAND, some Gravel
15		S-6	13'-15'	5-5-6-5	Yellowish brown SILTY SAND, little to some Clay
20		S-7	18'-20'	9-4-8-10	Yellowish red SILTY CLAY
25					T.B.C. @ 20'
30					

N = STANDARD PENETRATION RESISTANCE PER 12" (140 L.B. HAMMER, 30" DROP)

UNDERWOOD ENGINEERING COMPANY

143 Harding Ave. Bellmawr, NJ 08031

William R. Underwood, P.E., President

Phone (856) 933-1818

CLIENT: Domus Enterprises

Jan 9, 2015

PROJECT: Blumberg Phase 2

Ground Surface Elevation.

LOCATION: Jefferson between 22nd & 24th Streets
Philadelphia, PA

Sheet 1 of 1

BORING NO.: T.B.-12

GROUNDWATER DATA	
DEPTH	Hours After Completion
13' ▼	0.1

A. METHOD OF ADVANCING BORING	DEPTH
CONTINUOUS SPOON SAMPLE	0' TO 10'
HOLLOW STEM AUGERS	13' TO 18'
2" O.D. SPLIT SPOON	18' TO 20'

DEPTH	A	SAMPLE			SOIL CLASSIFICATION
		NO.	DEPTH	N	FIELD CLASSIFICATION ONLY. SOIL CLASSIFICATION FOR PARTICULATE ANALYSIS SHOULD BE ASCERTAINED BY LABORATORY TESTS.
					4" Topsoil
		S-1	0'-2'	2-3-4-1	Light brown SILTY SAND and Brick, URBAN FILL.
		S-2	2'-4'	4-3-3-3	
5		S-3	4'-6'	4-5-4-5	
		S-4	6'-8'	6-4-5-9	Light brown SILTY SAND, little to some Gravel
10		S-5	8'-10'	5-10-10-9	
					▼
15		S-6	13' - 15'	11-7-6-4	Light yellowish brown SILTY SAND, little to some Gravel
20		S-7	18' - 20'	7-4-2-10	Yellowish brown fine to medium SAND, little to some Silt, reddish brown mottles
					T.B.C. @ 20'
25					
30					

N = STANDARD PENETRATION RESISTANCE PER 13" (140 L.B. HAMMER, 30" DROP)

UNDERWOOD ENGINEERING COMPANY

143 Harding Ave. Bellmawr, NJ 08031

William R. Underwood, P.E., President

Phone (856) 933-1818

CLIENT: Domus Enterprises

Jan 9, 2015

PROJECT: Blumberg Phase 2

Ground Surface Elevation:

LOCATION: Jefferson between 22nd & 24th Streets
Philadelphia, PA

Sheet 1 of 1

BORING NO.: T.B.-13

GROUNDWATER DATA	
DEPTH	Hours After Completion
13' ▼	(0)

A. METHOD OF ADVANCING BORING	DEPTH
CONTINUOUS SPOON SAMPLE	0' TO 10'
HOLLOW STEM AUGERS	13' TO 18'
2" O.D. SPIKE SPOON	18' TO 20'

DEPTH	A	SAMPLE			SOIL CLASSIFICATION
		NO.	DEPTH	N	(FIELD CLASSIFICATION ONLY. SOIL CLASSIFICATION FOR PARTICULAR TESTS SHOULD BE ASCERTAINED BY LABORATORY TESTS)
					4" Topsoil
		S-1	0'-2'	4-3-3-3	URBAN FILL, BRICK
		S-2	2'-4'	4-4-4-3	
5		S-3	4'-6'	3-3-3-3	
		S-4	6'-8'	4-6-6-10	Light brown SILTY SAND, little to some Gravel, yellowish brown mottles
10		S-5	8'-10'	15-14-8-10	Dark red fine to medium SAND, little to some Gravel, yellowish brown mottles
					▼
15		S-6	13'-15'	10-6-4-3	Yellowish brown SILTY SAND, little to some Gravel, reddish brown mottles
20		S-7	18'-20'	5-8-5-9	Reddish brown mottled fine to medium SAND,
					T.B.C. @ 20'
25					
30					

N = STANDARD PENETRATION RESISTANCE PER 12" (140 LB. HAMMER, 30" DROP)

UNDERWOOD ENGINEERING COMPANY

143 Harding Ave. Bellmawr, NJ 08031

William R. Underwood, P.E., President

Phone (856) 933-1818

CLIENT: Domus Enterprises

Jan 9, 2015

PROJECT: Blumberg Phase 2

Ground Surface Elevation:

LOCATION: Jefferson between 22nd & 24th Streets
Philadelphia, PA

Sheet 1 of 1

BORING NO.: T.B. 14

GROUNDWATER DATA	
DEPTH	Hours After Completion
13'	0.1

A. METHOD OF ADVANCING BORING	DEPTH
CONTINUOUS SPIRON SAMPLE	0' TO 10'
BOLLOW STEM AUGERS	13' TO 18'
2" O.D. SPIRIT SPOON	18' TO 20'

DEPTH	A	SAMPLE			SOIL CLASSIFICATION	
		NO.	DEPTH	N	<small>THE CLASSIFICATION ONLY. SOIL CLASSIFICATION FOR PARTICULAR USES SHOULD BE ASCERTAINED BY LABORATORY TESTS.</small> 4" Topsoil / 8" Gravel	
—		S-1	0'-2'	7-20-11-20	Light red fine to medium SAND, little to some Gravel, wood, fill.	2'
---		S-2	2'-4'	18-17-8-14	NO RECOVERY	4'
5		S-3	4'-6'	11-8-9-9	Yellowish brown SANDY SILT	6'
---		S-4	6'-8'	5.7 9 12	Yellowish brown SANDY SILT and Gravel	8'
10		S-5	8' - 10'	12-11-10-10	Gray fine to medium SAND, little to some Silt, yellowish brown mottles	13'
---						14'
15		S-6	13' - 15'	4 5-6 6	Black SANDY CLAY Yellowish brown fine to coarse SAND, little to some Silt	18'

20		S-7	18' - 20'	3-6-6 6		
---					T.B.C. @ 20'	
25						

30						

N = STANDARD PENETRATION RESISTANCE PER 12" (140 L.B. HAMMER, 30" DROP)

UNDERWOOD ENGINEERING COMPANY

143 Harding Ave. Bellmawr, NJ 08031

William R. Underwood, P.E., President

Phone (856) 933-1818

CLIENT: Domus Enterprises

Jan 9, 2015

PROJECT: Blumberg Phase 2

Ground Surface Elevation:

LOCATION: Jefferson between 22nd & 24th Streets
Philadelphia, PA

Sheet 1 of 1

BORING NO.: T.B.-15

GROUNDWATER DATA	
DEPTH	Hours After Completion
13' ▼	0.1

A- METHOD OF ADVANCING BORING	DEPTH
CONTINUOUS SPOON SAMPLE	0' TO 10'
HOLLOW STEM AUGERS	11' TO 18'
2" O.D. SPLIT SPOON	18' TO 20'

DEPTH	A	SAMPLE			SBC CLASSIFICATION
		No.	DEPTH	N	FIELD CLASSIFICATION ONLY. SBC CLASSIFICATION TOP PART CLASSIFICATION SHOULD BE DETERMINED BY LABORATORY TESTS
5		S-1	0'-2'	13-18-25-19	Reddish brown SILTY SAND and Gravel
		S-2	2'-4'	13-11-10-13	Yellowish brown SILTY SAND, little to some Gravel
		S-3	4'-6'	7-8-11-13	Gray fine to medium SAND, some Gravel
		S-4	6'-8'	11-9-9-11	Yellowish brown SILTY SAND, some Gravel
10		S-5	8'-10'	11-8-8-9	Yellowish brown and gray SAND, little Silt, gray brown mottles
15		S-6	13'-15'	7-6-6-5	T.B.C. @ 20'
20		S-7	18'-20'	14-16-19-18	
25					
30					

N = STANDARD PENETRATION RESISTANCE, PER 12" (40 LB) HAMMER, 30" DROP

UNDERWOOD ENGINEERING COMPANY

143 Harding Ave. Bellmawr, NJ 08031

William R. Underwood, P.E., President

Phone (856) 933-1818

CLIENT: Domus Enterprises

Jan 9, 2015

PROJECT: Blumberg Phase 2

Ground Surface Elevation:

LOCATION: Jefferson between 22nd & 24th Streets
Philadelphia, PA

Sheet 1 of 1

BORING NO.: T.B.-16

GROUNDWATER DATA	
DEPTH	Hours After Completion
13' ▼	0.1

METHOD OF ADVANCING BORING	DEPTH
CONTINUOUS SPOON SAMPLE	0' TO 10'
HOLLOW STEM AUGERS	13' TO 18'
2" O.D. SPIKE SPOON	18' TO 20'

DEPTH	A	SAMPLE			SOIL CLASSIFICATION	
		NO.	DEPTH	N	FIELD CLASSIFICATION (USE SOIL CLASSIFICATION FOR PARTICULATE SENSITIVE AND DETERMINED BY LABORATORY TESTS)	
0		S-1	0'-2'	3-9-19-13	Reddish brown SILTY SAND and Gravel	2'
2		S-2	2'-4'	11-9-9-11	Reddish brown SILTY SAND	4'
4		S-3	4'-6'	8-11-11-11	Yellowish brown fine to medium SAND, little to some Gravel	6'
6		S-4	6'-8'	8-12-12-11		8'
8		S-5	8'-10'	12-12-12-13	Reddish brown mottles, fine to medium SAND	10'
10						12'
12						14'
14		S-6	13' - 15'	4-6-4-6	Yellowish brown fine to medium SAND, little Gravel	16'
16						18'
18		S-7	18' - 20'	5-7-11-9	Reddish brown fine to medium SAND, little to some Gravel, red mottles	20'
20					T.B.C. at 20'	
22						
24						
26						
28						
30						

N = STANDARD PENETRATION RESISTANCE, PER 12" (140 LBS. HAMMER, 30" DROP)

UNDERWOOD ENGINEERING COMPANY

143 Harding Ave. Bellmawr, NJ 08031

William R. Underwood, P.E., President

Phone (856) 933-1818

CLIENT: Donus Enterprises

Jan 9, 2015

PROJECT: Blumberg Phase 2

Ground Surface Elevation:

LOCATION: Jefferson between 22nd & 24th Streets
Philadelphia, PA

Sheet 1 of 1

BORING NO.: T.B.-17

GROUNDWATER DATA	
DEPTH	Hours After Completion
13' ▼	0.1

METHOD OF ADVANCING BORING	DEPTH
CONTINUOUS SPOON SAMPLE	0' TO 10'
HOLLOW STEM AUGERS	13' TO 18'
2" O.D. SPIG SPOON	18' TO 20'

DEPTH	A	SAMPLE			SOIL CLASSIFICATION	
		NO.	DEPTH	N	(SOIL CLASSIFICATION ONLY, SOIL CLASSIFICATION FOR PARTICLES RETAINED BY THE 4.75mm SIEVE DETERMINED BY LABORATORY TEST)	
—		S-1	0'-2'	12-18-26-15	Reddish brown SILTY SAND and Gravel	2'
—		S-2	2'-4'	13-13-13-13	Reddish brown SILTY SAND	4'
5		S-3	4'-6'	13-15-17-17	Reddish brown SILTY SAND, trace to little Gravel	6'
—		S-4	6'-8'	18-18-26-26		8'
10		S-5	8'-10'	13-13-11-16	Reddish brown SILTY SAND, little to some Gravel, yellowish brown mottles	10'
—					▼	13'
15		S-6	13' - 15'	2-3-3-7	Reddish brown fine to medium SAND, little to some Silt	15'
—						18'
20		S-7	18' - 20'	2-5-8-11	Reddish brown fine to medium SAND, little to some Silt, dark red mottles	20'
—					T.B.C. @ 20'	
25						
—						
30						

N = STANDARD PENETRATION RESISTANCE PER 12" (140 L.B. HAMMER, 30" DROP)

UNDERWOOD ENGINEERING COMPANY

143 Harding Ave. Belmar, NJ 08031

William R. Underwood, P.E., President

Phone (856) 933-1818

CLIENT: Domus Enterprises

Jan 13, 2015

PROJECT: Blumberg Phase 2

Ground Surface Elevation:

LOCATION: Jefferson between 22nd & 24th Streets
Philadelphia, PA

Sheet 1 of 1

BORING NO.: T.B.-18

GROUNDWATER DATA	
DEPTH	Hours After Completion
1-F ▼	0.1

A- METHOD OF ADVANCING BORING	DEPTH
CONTINUOUS SPIGON SAMPLE	0' TO 10'
HOLLOW STEM AUGERS	15' TO 18'
2" O.D. SPIGON	18' TO 20'

DEPTH	A	SAMPLE			SOIL CLASSIFICATION
		NO.	DEPTH	N	<small>UNLESS OTHERWISE NOTED, SOIL CLASSIFICATION FOR PARTICULARS SHOULD BE ASCERTAINED BY LABORATORY TESTS</small>
					6" Asphalt
		S-1	0'-2'	12-10-8	Yellowish brown URBAN FILL, Silty SAND, Gravel, Brick
		S-2	2'-4'	5-5-21-50/4"	
5		S-3	4'-6'	10-6-8-11	Brown Silty SAND, little to some Gravel
		S-4	6'-8'	10-10-9-11	Yellowish brown SANDY SILT
		S-5	8'-10'	2-4-4-5	Gray with reddish brown mottles, SILTY CLAY
10					
		S-6	13'-15'	6-5-5-5	Gray with yellowish brown mottles, SILTY SAND
15					
		S-7	18'-20'	3-5-5-6	Yellowish brown SILTY SAND, little to some Gravel
20					T.B.C. @ 20'
25					
30					

N = STANDARD PENETRATION RESISTANCE PER 1.25" (30 LBS) HAMMER, 30" DROP

UNDERWOOD ENGINEERING COMPANY

143 Harding Ave. Beltsville, NJ 08031

William R. Underwood, P.E., President

Phone (856) 933-1818

CLIENT: Domus Enterprises

Jan 13, 2015

PROJECT: Blumberg Phase 2

Ground Surface Elevation:

LOCATION: Jefferson between 22nd & 24th Streets
Philadelphia, PA

Sheet 1 of 1

BORING NO.: T.H.-20

GROUNDWATER DATA	
DEPTH	Hours After Completion
18' ▼	0.1

METHOD OF ADVANCING BORING	DEPTH
CONTINUOUS SPOON SAMPLE	0' TO 10'
HOLLOW STEM AUGERS	10' TO 18'
2" O.D. SPLIT SPOON	18' TO 20'

DEPTH	A	SAMPLE			SOIL CLASSIFICATION <small>FIELD CLASSIFICATION ONLY. SOIL CLASSIFICATION FOR PARTICULAR USES SHOULD BE ASCERTAINED BY LABORATORY TESTS</small>
		NO.	DEPTH	N	
—		S-1	0'-2'	18-35-8	6" Asphalt Red and gray URBAN FILL, Silty CLAY, Gravel and Brick Yellowish brown SANDY SILT, yellow mottles Light gray SILTY CLAY, little Gravel, yellowish brown mottles Light gray fine to medium SAND, little to some Gravel, reddish brown mottles Yellowish brown Gravelly SAND, reddish brown mottles T.B.C. @ 20'
—		S-2	2'-4'	8-5-3-1	
5		S-3	4'-6'	6-4-4-5	
—		S-4	6'-8'	9-11-14-14	
10		S-5	8'-10'	9-7-8-8	
—					
15		S-6	13' - 15'	6-5-7-6	
—					
20		S-7	18' - 20'	6-7-6-7	
—					
25					
—					
30					

N = STANDARD PENETRATION RESISTANCE PER 1.5" (140 LB. HAMMER, 30" DROP)

Appendix C

Mechanical Sieve (Gradation) Analysis Results

UNDERWOOD ENGINEERING TESTING CO.,INC.

143 Harding Ave.
Bellmawr, NJ 08031

William R. Underwood, PE - President

Phone (856) 933-1818 Fax (856) 931-7124

UNDERWOOD ENGINEERING COMPANY, INC.
143 HARDING AVE
BELLMAWR, NJ 08031

PROJECT : Dunus Enterprises - Blumberg Phase 2 Infiltration Testing Soil and Foundation
proposal
REQUIREMENT : Gradation Analysis
DATE INSPECTED : 1/8/15
REFERENCE NO. : 15 01 5032

TEST RESULTS

SIEVE SIZE	PERCENT PASSING
2"	100.0
3/4"	100.0
#4	83.0
#10	67.1
#40	38.0
#50	29.3
#100	20.5
#200	15.9

Location: B1 @ 13'-15'

Soil Type: Brown c.f SAND (D) f. Gravel (D) Silt and Clay

Moisture Content: 13.2%

Respectfully submitted,
**Underwood Engineering
Testing Co., Inc.**

William R. Underwood, P.E.

UNDERWOOD ENGINEERING TESTING CO.,INC.

143 Harding Ave.
Bellmawr, NJ 08031

William R. Underwood, PE - President

Phone (856) 933-1818 Fax (856) 931-7424

UNDERWOOD ENGINEERING COMPANY, INC.
143 HARDING AVE
BELLMAWR, NJ 08031

PROJECT: Domus Enterprises - Blumberg Phase 2 - Infiltration Testing Soil and Foundation
proposal
REQUIREMENT: Gradation Analysis
DATE INSPECTED: 1/8/15
REFERENCE NO.: 15-01 5033

TEST RESULTS

SIEVE SIZE	PERCENT PASSING
2"	100.0
3/4"	100.0
#4	91.8
#10	87.7
#40	59.2
#50	29.9
#100	21.1
#200	16.9

Location: B5 @ 6' 8"

Soil Type: Brown c.f SAND (1) Silt and Clay (1) F. Gravel

Moisture Content: 13.0%

Respectfully submitted,
**Underwood Engineering
Testing Co., Inc.**

William R. Underwood, P.E.

Appendix D
General Soil Terms

General Soil Terms

Particle Sizes		Classifications
Boulders	Greater than 7 inches (178mm)	The major soil constituent is the principal name, i.e. clay, silt, sand, gravel. The second major soil constituent and other minor constituents are reported as follows:
Cobbles	4 inches (76.2mm) to 7 inches (178mm)	
Gravel-coarse	3/4 inches (19.05mm) to 3 inches (76.2mm)	
Gravel-fine	No. 4 (4.75 inches (120mm)) to 3/8 inches (9.5mm)	
Sand-coarse	No. 10 (2.0mm) to No. 4 (4.75mm)	Second Major Constituent-Minor Constituents (Percentage by weight)
Sand-medium	No. 40 (0.425mm) to No. 10 (2.0mm)	
Sand-fine	No. 200 (0.075mm) to No. 40 (0.425mm)	
Silt	0.0075mm to 0.075mm	Trace 1 to 12% Trace 1 to 12%
Clay	Less than 0.0075mm	Adjective 12 to 35% Little 12 to 23% (clayey, silty, etc.)
		Some 23 to 35% And Over 35%

Cohesive Soils

If clay content is sufficient so that clay dominates soil properties, clay becomes the principal name with other major soil constituent as modifier, i.e. silty clay. Other minor soil constituents may be included in accordance with the classification breakdown for cohesionless soils, i.e. silty clay, trace of sand, little gravel.

Unconfined Compressive Strength (psf)

Consistency		Approximate Range of (N)
Very Soft	Below 500	0-2
Soft	500-1000	3-4
Medium	1000-2000	5-8
Stiff	2000-4000	9-15
Very stiff	4000-8000	16-30
Hard	8000-16000	31-50
Very Hard	Over 16000	Over 50

Consistency of cohesive soils is based upon an evaluation of the observed resistance to deformation under load and not upon Standard Penetration Resistance (N).

Cohesionless Soils

Density Classification	Relative Density	Approximate Range of (N)
Very Loose	0-15	0-4
Loose	16-35	5-10
Medium Compact	36-65	11-30
Compact	66-85	31-50
Very Compact	86-100	Over 50

Relative Density of Cohesionless Soils is based upon the evaluation of the Standard Penetration Resistance (N), modified as required for depth effects, sampling effects, etc.

Standard Penetration Test (ASTM D 1586) - A 2.0" outside-diameter split barrel sampler is driven into undisturbed soil by means of a 140 pound weight falling freely through a vertical distance of 30 inches. The sampler is normally driven three successive blows in increments. The total number of blows required for the final 12 inches of penetration is the Standard Penetration Resistance (N).

APPENDIX E

Important Information about Your Geotechnical Engineering Report-ASCE

GEOTECHNICAL SERVICES ARE PERFORMED FOR SPECIFIC PURPOSES, PERSONS, AND PROJECTS

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared solely to the client. No one except you should rely on your geotechnical engineering report without first conferring with the GEOTECHNICAL engineer who prepared it. And no one—not even you should apply the report for any purpose or project except the one originally contemplated.

A GEOTECHNICAL ENGINEERING REPORT IS BASES ON A UNIQUE SET OF PROJECT-SPECIFIC FACTORS

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and the other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on geotechnical engineering report that was:

- *not prepared for you,
- *not prepared for your project,
- *not prepared for the specific site explored, or
- *completed before important project changes were made

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- *the function of the proposed structure, as when its changed from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse
- *elevation, configuration, location, orientation, or weight off the proposed structure,
- *composition of the design team, or
- *project ownership

As general rule, always inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.

SUBSURFACE CONDITIONS CAN CHANGE

A geotechnical engineering report is bases on conditions that existed at the time the study was performed. Do not rely on a geotechnical engineering report whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods earthquakes, or groundwater fluctuations. Always contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

MOST GEOTECHNICAL FINDINGS ARE PROFESSIONAL OPINIONS

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ—sometimes significantly—from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A REPORT'S RECOMMENDATIONS ARE NOT FINAL

Do not over rely on the construction recommendations included in your report. Those recommendations are not final, because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual conditions revealed during construction. The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.

A GEOTECHNICAL ENGINEERING REPORT IS SUBJECT TO MISINTERPRETATION

Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

DO NOT REDRAW THE ENGINEER'S LOGS

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should never be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, but recognize that separating logs from the report can elevate risk.

GIVE CONTRACTORS A COMPLETE REPORT AND GUIDANCE

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, but preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer.

A prebid conference can also be valuable. Be sure contractors have sufficient time to perform additional studies. Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

READ RESPONSIBILITY PROVISIONS CLOSELY

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce such risks, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations", many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. Read these provisions closely. Ask questions. Your geotechnical engineer should respond fully and frankly.

GEOENVIRONMENTAL CONCERNS ARE NOT COVERED

The equipment, techniques and personnel used to perform a geoenvironmental study differ significantly from those used to perform a geotechnical study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. Unanticipated environmental problems have led to numerous project failures. If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. Do not rely on an environmental report prepared for someone else.

Appendix C

Sharswood/Blumberg Choice Neighborhoods Community
Needs Assessment

Sharswood/Blumberg Choice Neighborhood Transformation Plan
Community Needs Assessment
February 26, 2015

Acknowledgments

We would like to thank the following entities for their contribution to the Sharswood/Blumberg Choice Neighborhood Transformation Plan Community Needs Assessment:

The residents of the Sharswood/Blumberg community, who participated in the Choice Neighborhoods planning process by taking the time to complete surveys, attend meetings and participate in focus group discussions, and Task Force work sessions. Special thanks to the following Community Leaders and volunteers for helping to conduct the resident surveys and outreach to promote community response.

Angelique Beard
Asante Carter
Darnetta Arce
Herman Arce II
Isabel Williams
James Norcome
Jeanne Dutton
Jennifer Savage
Jeanetta Scott

Kimberly Wilson
Lisa Moore
Lorna Peterson
Nadine Blackwell
Phara Reguters
Rachel Daniels
Rupert Alston
Sharrie Speight
Stephanie Hardy

The Wallace Roberts & Todd (WRT) planning team for coordinating the needs assessment process, facilitating community and stakeholder meetings, and drafting preliminary revitalization strategies.

Garlen Capita
Brian Traylor
Mary Morton

Julie Donofrio
Ida Qu

Lorna Peterson at The Enterprise Center for Community Leader training and supervision.

Dana Newman, Youth Advocate Programs (YAP), for administering the surveys.

PHA (PREP) Office of Policy, Research and Enterprise Planning Department for coordination of the surveys.

PHA (CORD) Community Operations & Resident Development Department for coordination of the surveys.

Elizabeth McGinsky for survey development, and presentation.

Bernard Savage, Beech Interplex, Dr. H. Ahada Stanford, Philadelphia Chamber of Commerce, and Carrie Rathmann, Habitat for Humanity for participating in qualitative, semi-structured interviews.

Monica McCurdy of Project H.O.M.E and Dr. Rickie Brawer of Thomas Jefferson University for providing guidance and supervision during the survey development process.

Table of Contents

Summary of Findings/Executive Summary

Section 1: Background and Introduction

Section 2: Needs Assessment Survey Methodology

Section 3: Demographic Characteristics

Section 4: Findings from Household Level Survey

Section 5: Key Findings/Recommendations (including potential indicators and metrics)

Section 6: Survey Questionnaire and Response Data

Summary of Key Findings/Executive Summary

Based on both extant data and the household level survey, it is clear that Sharswood neighborhood residents are faced with the difficult challenges of being poorer, less educated, and more likely to be a victim of crime than residents of the City of Philadelphia as a whole. Unsurprisingly, residents who responded to the household level surveys are currently most concerned about crime, along with the ability for young people to thrive in the neighborhood. The perception of high crime and poor educational and employment opportunities tend to result in negative overall perceptions about the neighborhood. The lack of quality neighborhood schools, community cohesion, and the presence of countless blighted and vacant properties are weaknesses of the neighborhood, and remedying these issues will be an important component of neighborhood reinvestment and revival. However, the neighborhood also has much strength that it can build on, including its rich history, convenient access to public transportation, and location a short distance away from thriving Center City Philadelphia. Although Ridge Avenue is not a flourishing neighborhood main street at the moment, revitalization of this corridor would provide an economic boost to Sharswood. The housing redevelopment that will occur as the result of PHA's redevelopment of the Blumberg public housing site, and mixed-use commercial development also present future opportunities for positive change in the community.

Section 1: Background and Introduction

The Sharswood/Blumberg Choice Neighborhood Transformation Plan is based on a comprehensive and multi-faceted resident needs assessment comprised of multiple data sources. This section will describe both the process and the findings that have informed the development of the Transformation Plan.

1. The Sharswood/Blumberg Neighborhood

Sharswood is a neighborhood in North Philadelphia that is bounded by Cecil B. Moore Avenue on the North, College Avenue and Poplar Street on the South, 19th Street and Ridge Avenue on the East,



Section 2: Needs Assessment Survey Methodology

1. *Analysis of Existing Data and Data Sources*

To minimize the time that it would take for respondents to complete the surveys, all data that has been published in existing sources was carefully analyzed to ensure that community residents were not answering unnecessary questions. In particular, Thomas Jefferson University conducted a comprehensive *Lower North Philadelphia Community Health Needs Assessment* in 2013 that covered the Sharswood neighborhood and included topics such as education, access to affordable food, crime and safety, special populations, community safety, employment, among others. The Philadelphia Police Department also publishes up to date crime statistics on their website. Philadelphia Housing Authority (PHA) has data on their resident population and also shared data on other surveys that are ongoing or already completed, including a Secondhand Smoke Survey. Additionally data from the US Census/ACS, the City, and Philadelphia School District was used as baseline data and to compare Sharswood's demographic information with the city as a whole.

2. *Household Level Survey*

PHA and its Planning Coordinator, WRT began the process of surveying public housing residents by developing a "Resident Needs Questionnaire" which was administered in private one-on-one meetings with heads of households in the targeted public housing development Norman Blumberg and to residents of the Sharswood neighborhood.

The ultimate goal of the household survey was to accurately and succinctly describe the population of the Sharswood neighborhood and the impacted residents of the Blumberg site while simultaneously identifying the strengths, weaknesses, challenges, and opportunities that exist for neighborhood residents moving forward. As the non-public housing residents accounted for roughly two thirds (75%) of the neighborhood population, it was critical that the needs assessment also surveyed the neighborhood residents in addition to the targeted public housing residents living on the Norman Blumberg site. As such, the household level surveys were devised based on a combination of factors identified via the analysis of several different sources: semi-structured qualitative interviews with neighborhood stakeholders, issues and topics that emerged during community and stakeholder meetings, and previous surveys that WRT had employed while conducting Community Needs Assessments for other communities, as well as a review of existing data sources described above.

2a. The Survey Design

The Resident Needs Questionnaire was designed with questions that all members of the community could respond to as well as additional questions targeted only to public housing residents. The finalized sets of questions were uploaded onto handheld electronic touchscreen tablets. A copy of the Resident Needs Questionnaire can be seen in Section 6.

The Surveys were administered between October of 2014 and February 2015. Surveys were conducted by WRT staff, PHA staff, YAP staff and trained “Community Leaders.” Community Leaders, all of whom were Sharswood/Blumberg residents participating in the survey process, went through a two-step training process. As the first step, in June-July 2014, The Enterprise Center went through a training of a number of modules in effective community leadership and engagement which included: Effective Communication, Customer Services, Problem Solving, Community Awareness and Service Leaders. The second step of training, held October 8-9, 2014, Community Leaders who already completed the training process went to a session focused specifically on outreach and administration of the Resident Needs Questionnaire. In addition, a number of residents separate from the Community Leader Training Program, joined the group to help conduct additional outreach as part of the survey effort.

2b. Survey Administration

The surveys were done through a number of venues including:

- 1- Survey sessions held on-site at the Blumberg senior building
- 2- Survey sessions held on-site at the Blumberg family building
- 3- Survey sessions held in the neighborhood including:
 - Choice Neighborhood’s project office on College Avenue
 - Robert Morris Elementary School
 - Door-to-door surveys thought the neighborhood.
 - Haven Peniel Senior Building

As a thank you for completing surveys, the head of household completing the survey received a gift card to a local grocery store.

2c. Survey Results

A total of 657 surveys were completed, including;

- PHA Norman Blumberg Households
354 Blumberg households responded for an overall response rate of 73%
- Sharswood Neighborhood Households
303 Neighborhood households responded for a response rate of 22%
- Total Resident Information Collected
1,172 Neighborhood residents*

*The analysis of the data takes into consideration that each survey included responses that often reference several individuals that live in the same household. The process of conducting one survey per household was used to maximize the reach of the assessment, and minimize the need to conduct several interviews within the same household.

Section 3: Demographic Characteristics

Community Snapshot Compared to City of Philadelphia			
	<u>City</u>	<u>Sharswood/Blumberg Neighborhood</u>	<u>Norman Blumberg Public Housing Site</u>
POPULATION	1,526,006 (2010 Census)	5,349 (2012 ACS Estimate)	1,225(PHA)
% African American	36%	85%	93.22%
% Hispanic		3.27%	3.429%
Poverty rate	26% (40% for children)	44% (51% for children)	52.58%
Educational attainment –% with a high school diploma	80%	71%	37%
Unemployment rate	8%	17%	76%
Household Median Income	\$37,016	\$21,021	\$11,552
Vacancy housing units	13%	26%	Not applicable
Households	1,525,811 (580,509)	5,349 residents (1,887 households)	1225 residents (482 Households)
Rental vs. Homeownership Rates	46% rental	74% rental vs. 26% Homeownership	100% rental
Single parent households	26%	40%	66%
Number of Youth (<18)	23%	33% under age 18	50% under age 18
Number of Seniors	12.1%	14% over age 65	8.5% over the age of 65

Section 4: Findings from Household Level Survey

The following statements describe key themes of the Household Level Survey.

- *Access to Amenities and Services*

The neighborhood is served by several transit routes, and a majority of residents (75%) either agreed or strongly agreed that Sharswood/Blumberg has convenient access to public transportation. A slight majority of residents (61%) reported that members of their household visit parks and playgrounds in the neighborhood, but that still leaves 38% of the population underserved in terms of walkable recreation opportunities.

- *Access to Fresh Food*

Seventy-four percent (74%) of residents do at least a portion of their food shopping in the neighborhood. However, over 78% of respondents also indicated that the type of neighborhood business they would use most would be a supermarket. This indicates that while residents frequent corner stores for food, they find the current available food options in the neighborhood to be lacking.

- *Children, Youth and Education*

Lack of constructive activities and safe spaces for children was an issue that frequently emerged at community and stakeholder meetings. Survey responses indicate that this was representative of the neighborhood as a whole, as only 25% of respondents think that the neighborhood adequately provides such spaces. When residents were asked about possible businesses that they would like to have in the neighborhood, “family activity center” (such as Chuck E. Cheese) was in the top three responses.

The perception of inadequate access to quality education for neighborhood children was another recurring topic at community meetings, but mixed sentiments were expressed through the survey. When asked about the quality of early childhood education in the neighborhood, only 23% of respondents identified it as good or very good, while only 14% responded as poor or very poor. Roughly half of respondents rated available early childhood education options as “fair.”

When respondents of households with school-aged children were asked about the quality of education, their responses varied depending which schools the children in their household attended, but perceptions were more positive than the general questions regarding schools. Nearly 70% of households with school-aged children indicated that their schools were good or very good. Most of the schools that these children attend are not within the neighborhood.

- *Community Capacity*

Overall, neighborhood perceptions about community pride and involvement range from neutral to poor. When asked about Sharswood residents’ sense of community, the most common response was “fair.” at 41%. Only 32% of respondents perceive Sharswood as having a strong sense of community. A similarly low number of residents would like to live in the neighborhood in the future. Even fewer residents (27%) think that the neighborhood is well-maintained, and close to 38% think that the neighborhood is poorly maintained. Very few residents (13%) report that they belong to organizations that serve to promote and improve the Sharswood neighborhood.

- *Employment and Job Skills Development*

Only 29% of respondents stated that they, and the working-age members of their households were employed. Of the neighborhood residents who are currently employed, 73% are employed for 30 hours a week or more, and 75% of them have permanent (non-seasonal) employment. Amongst respondents who were either currently unemployed or underemployed, health was mostly commonly cited as both a barrier to gaining employment and a barrier to staying employed. Lack of sufficient education was the next most commonly identified barrier to obtaining and maintaining employment.

- *Education*

Although 69% of respondents and household members either have a high school diploma or GED, only 15% have completed some college courses, and only 5% have college degrees. Only 13% of respondents are currently attending school (college, GED, high school) or a job training program. However, 38% of respondents expressed interest in furthering their education, whether through a high school diploma program, job training, college, or some other certificate program.

- *Resident Health & Wellness*

Encouragingly, 95% of residents have had a routine physical exam within the past two years, with 80% having had one in the past year. With a majority of respondents indicating that they have access to multiple forms of insurance, including Medicaid and Medicare, only 4% of respondents said they did not have access to insurance for one or more members of their household.

- *Housing Location, Quality and Affordability*

An overwhelming majority of respondents (91%) identified themselves as renters. Only a slight majority of respondents indicated that they are not interested in buying a new home in the Sharswood neighborhood (56%). In line with that perception, almost half of survey respondents identified poor quality housing conditions as one of the top two issues facing the neighborhood. However, only 12% of respondents identified their *own* residence as having “poor” or “very poor” quality. While this information may seem conflicting, it is likely that vacant and blighted homes figured into residents’ perception of overall neighborhood housing quality, and consequently lowered it. Among survey respondents, nearly equal thirds live in one, two, and three bedroom homes. 29% of residents live in an apartment/house with one bedroom, 30% have three bedrooms, and 28% have 2 bedrooms. Four bedroom residences were less frequent (9%) as were residences with 5 or more bedrooms (5%).

- *Neighborhood Services and Businesses*

Residents are evenly split in their likelihood to visit restaurants in the neighborhood: half of the household survey respondents reported that they eat at neighborhood restaurants, and half of them indicated that they do not. Only 27% of respondents shop for clothing in the Sharswood neighborhood. Along with the aforementioned grocery store and family activity center, neighborhood residents expressed a strong desire for a bank; almost half of the survey respondents placed a bank in the top two businesses that they would frequent.

- *Neighborhood Strengths and Weaknesses*

Most respondents (58%) have been living in the neighborhood for more than 5 years, with 39% living there for more than ten years. 8% of respondents have moved to the neighborhood within the past 6 months. When asked if Sharswood is a place where they would like to live in the future, results were mixed with 41% in agreement or strong agreement, and 31% disagreeing or strongly disagreeing.

- *Resident Safety & Security*

Only 21% of the residents who were surveyed feel that the Sharswood neighborhood is safe; 43% actually find it to be unsafe. Following from that data, the vast majority of respondents (over 90%) identified crime and safety as one of the top two issues facing the Sharswood neighborhood.

- *Relocation of Blumberg Residents*

Among residents of the Blumberg towers, 87% would prefer new housing over a renovated Blumberg apartment. Similarly, 76% want to move out of Blumberg.

62% mentioned that they would consider living somewhere temporarily, and move back to a new/renovated apartment in the neighborhood, although more respondents (78%) said they would rather purchase their own home.

Among the options for temporary relocation, 76% of residents would consider temporarily relocating with a Section 8 voucher, and 74% of residents would consider moving to another PHA site.

Regarding a preferred relocation process, residents were evenly split between relocating to Senior Citizen Housing or another PHA site. Relocation using a Section 8 Voucher was preferred, with nearly half of the respondents supporting that relocation method. A strong majority (85%) said that they would like to use a Section 8 Voucher to purchase a home, and 52% indicated that they would like to use a Section 8 voucher to relocate to another state.

Section 5: Relevant Information from Other Sources

Community Needs Index

The Community Needs Index (CNI) identifies the severity of health disparity for every zip code in the United States and demonstrates the link between community need, access to care, and preventable hospitalizations. The CNI accounts for the underlying economic and structural barriers that affect overall health, including those related to income, culture/language, education, insurance, and housing. The CNI gathers data about a community's socio-economy, with a score assigned to each barrier condition (1 representing less community need and 5 representing more community need). The scores are aggregated across the barriers and averaged for a final score. A score of 1.0 indicates a zip code with the lowest socio-economic barriers, while a score of 5.0 represents a zip code with the most socio-economic barriers. The CNI score is highly correlated to hospital utilization – high need is associated with high utilization. The CNI considers multiple factors that limit health care access, and therefore may be more accurate than existing needs assessment methods. In addition, the most highly needy communities experience admission rates almost twice as often as the lowest need communities for conditions where appropriate outpatient care could prevent or reduce the need for hospital admission such as pneumonia, asthma, congestive heart failure, and cellulitis. Of cities in the United States with populations of more than 500,000, Philadelphia (CNI score 4.29) is among the top 10 cities with the highest need, and the 19121 Zip code within which the Sharswood/Blumberg neighborhood exists, has the highest score possible of 5.

Philadelphia Public Health Management Corporation (PHMC)

PHMC conducts a biennial Household Health Survey for the Philadelphia region as well as targeted community surveys, and qualitative data collection through focus groups, informant interviews, and multimodal research initiatives. As part of Thomas Jefferson University's 2013 Community Health Needs Assessment, researchers reported key findings for the "Lower North" area of the Hospital's focus, summarized below from the 2012 PHMC Household Health Survey;

- 24.9% of households reported that they cut a meal due to lack of money
- 55.8% of households reported receiving food stamps

- 16.7% of households felt that their activity was restricted because they felt unsafe over the past month
- 24% of households disagreed or strongly disagreed with the statement “I feel I belong in my neighborhood”
- 31.9% of households reported that they never worked together with their neighbors
- 30.7% of households are providing care to a family member or friend, 71.2% of whom are over 60 years old
- households rely on community health centers for primary source of their medical care
- 17.7 % of households reported three or more visits to an Emergency Room in the past year
- 18.4% of households reported not seeking care when they were sick because of the cost
- 19.5% of households said they did not obtain a prescription medicine due to cost
- 20.2% of households reported cancelling a doctor’s appointment because of a transportation problem
- Coronary Heart Disease Death rates per 100,000 population is nearly twice the Healthy People 2020 Target, at 197.9
- 33.7% of children are reported to have asthma
- 18% of Adults have reported having ever had Diabetes
- 42.8% of households indicated that a doctor has told them they have high blood pressure
- Almost 38% of adults in Lower North Philadelphia are obese and almost 42% of adults in Lower North Philadelphia west of Broad Street are obese.
- 28.6% of Households indicated that they were diagnosed with a mental health condition, 40.7% of whom reported not currently treatment.
- 33.4% of residents smoke, 40% of whom indicated they smoke every day
- 41% of households indicated they were uncomfortable visiting a park or outdoor space during the day
- 36.3% have concerns over the fair/poor quality of food in their grocery store
- 18.9% of households say they have difficulty finding fruit

Philadelphia Housing Authority Police Dept. / Philadelphia Police Department 22nd District

The city of Philadelphia’s highest concentration of violent crime occurs within the 22nd District, with a higher density of homicide and shooting victims in the immediate vicinity of the public housing sites. This District Area includes twelve public housing sites, with a public housing population of over 9,000 residents. According to PHA, during the period between 2010 through 2012, a total of 716 crimes were reported, including the majority of aggravated assaults and thefts occurring on the Norman Blumberg site. This area also has a significant concentration of shooting victims between the ages of 14 and 24 years of age, with some portions of the neighborhood suffering more than 120 victims per square mile between the years of 2011-2013.

Section 6: Key Findings Summary and Assessment

Residents of the Sharswood neighborhood and Blumberg Apartments are faced with significant challenges each day, including living in poverty, with less educational attainment, and the threat of being more likely to be a victim of crime than residents of the City of Philadelphia as a whole. Residents consistently voiced their concern about neighborhood safety, and these sentiments were reinforced through the neighborhood survey in which respondents indicated that they are currently most concerned about crime, along with the ability for young people to thrive in the neighborhood. The perceptions of high crime and poor educational and employment opportunities have resulted in negative overall perceptions about the neighborhood. The lack of quality schools within the neighborhood, and overall sense of community disinvestment evidenced by the

presence of blocks of blighted and vacant properties are weaknesses of the neighborhood. This assessment serves to document the condition of this neighborhood, and the residents who live within it as a means of identifying strategies to improve outcomes, and also set a baseline from which to measure success in a more positive direction.

Across nearly every category related to the Housing, People, and Neighborhood Elements associated with this Assessment, the Sharswood/Blumberg neighborhood falls below its potential of being a neighborhood of choice. Although the neighborhood's underlying statistical indices, and the results of the community survey corroborate many of the negative assumptions associated with the neighborhood, there are several key findings can inform the strategies identified in the Transformation Plan. These results, summarized below, aim to shed light on the positive aspects of the neighborhood and its residents and inform the focus of strategies moving forward.

1. The neighborhood is accessible.
Public transportation, coupled with the neighborhood's block configuration establishes the foundation for a highly-accessible and walkable neighborhood. The infrastructure exists to build more complete streets with opportunities for green infrastructure, safety enhancements, and transit improvements within the neighborhood's existing framework.
2. The neighborhood is alive.
Residents do occupy the neighborhood's public spaces; parks, sidewalks, basketball courts, and streets, and they do visit local businesses.

The findings of the Community Needs Assessment are used for the following:

To develop Transformation Plan approaches, action steps, and priorities for neighborhood revitalization and quality of life improvements. Findings will also to be used to establish metrics to compare Baseline Residents to Revitalized Development Residents (see explanation below).

Baseline Residents. These are the residents that live in Blumberg site at the time the Transformation Plan was created. The objective for Baseline Residents is to be able to monitor their living situation and their quality of life outcomes. HUD's expectation is that the tenants who relocate find housing and neighborhood opportunities as good as or better than the opportunities available to tenants who return to the redeveloped site, and that all Blumberg residents experience improvements along all of the outcome indicators described in Section 7.

Revitalized Development Residents. These are defined as residents who eventually come to live at the revitalized site. Metrics are essential in tracking the experiences and changing characteristics of these households, to determine if various goals of the Transformation Plan are attained.

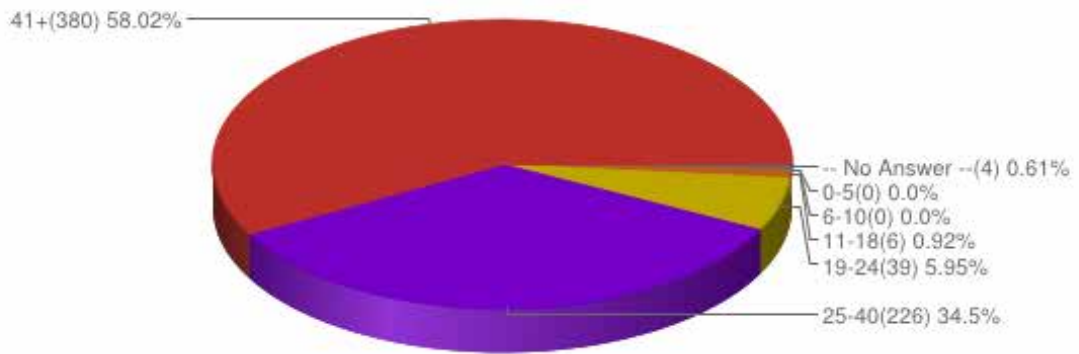
Section 7: Survey Questionnaire and Response Data (Attached PDF)

Sharswood/Blumberg Neighborhood Survey

Oct 06, 2014 to Feb 26, 2015

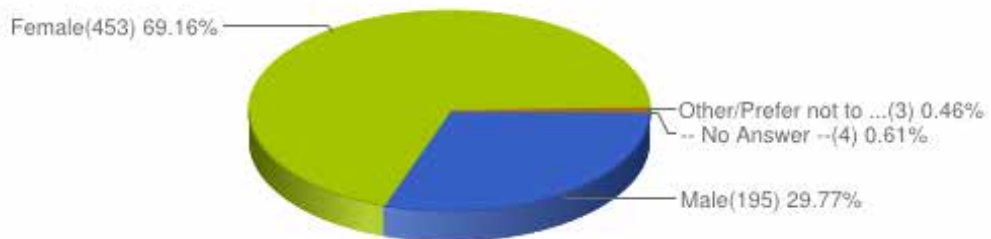
Age

Results based on 655 responses to this question.



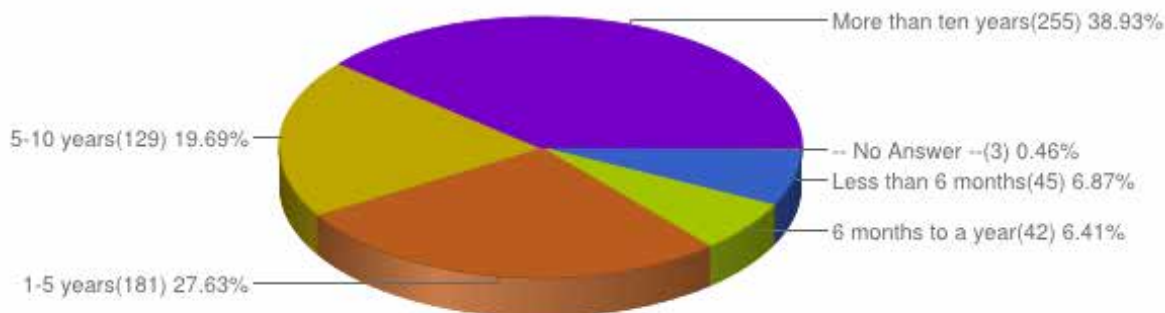
Gender

Results based on 655 responses to this question.



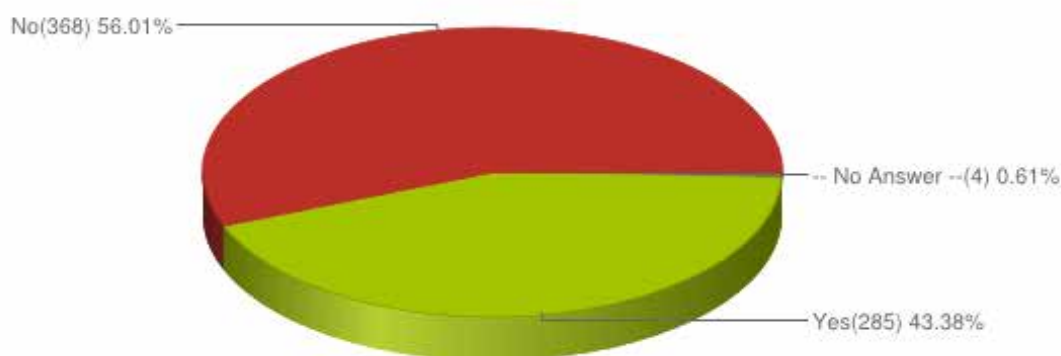
How long have you been living in this neighborhood?

Results based on 655 responses to this question.



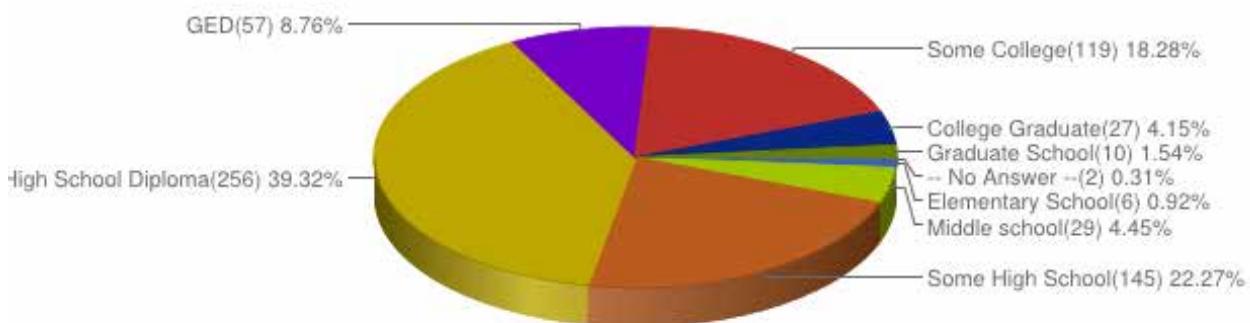
Are you interested in buying a new home in the Sharswood neighborhood?

Results based on 657 responses to this question.



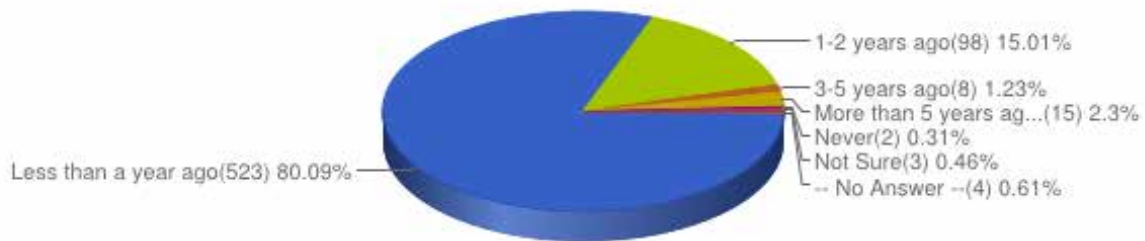
What is the highest level of education that you have achieved?

Results based on 651 responses to this question.



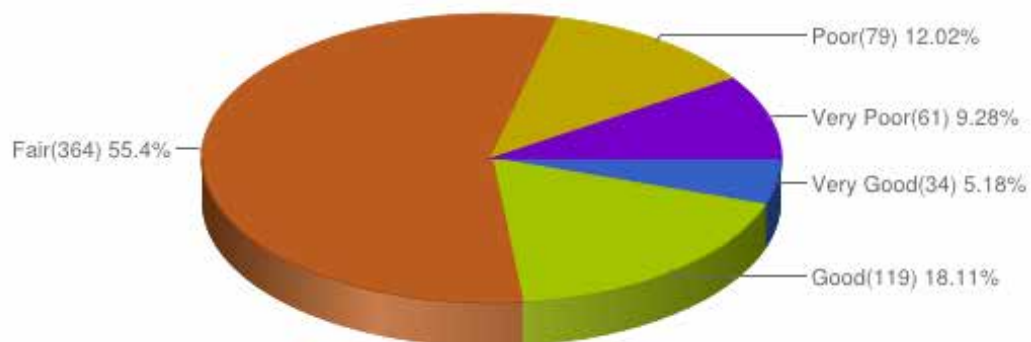
When was the last time you had a routine physical exam by a health professional?

Results based on 653 responses to this question.



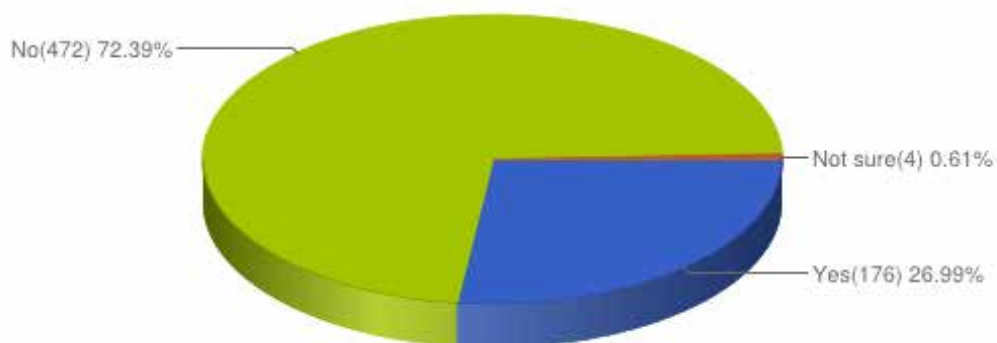
Rate the quality of the early childhood education available in this neighborhood?

Average value: Fair (60.4%) Results based on 657 responses to this question.



Are you currently employed?

Results based on 652 responses to this question.



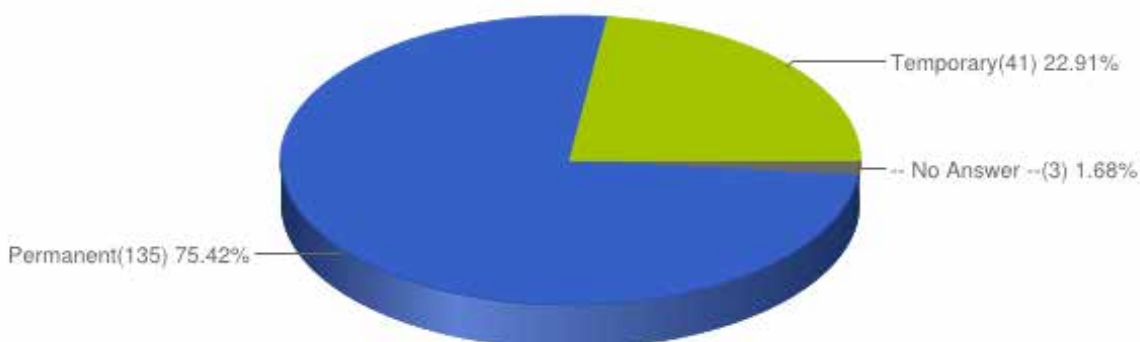
Do you work 30 hours per week or more?

Results based on 187 responses to this question.



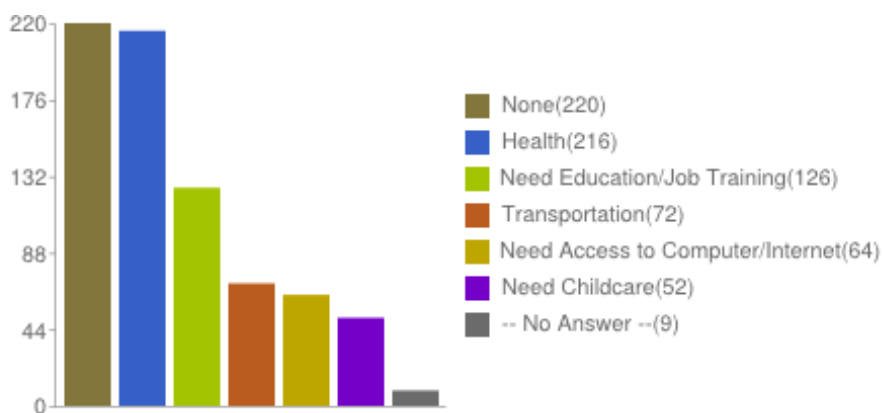
Is your job temporary or permanent?

Results based on 179 responses to this question.



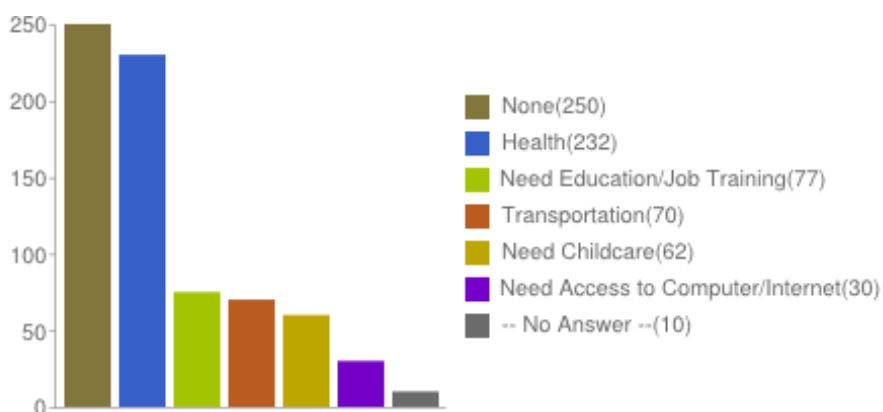
What barriers, if any, make it difficult for you to find employment?

Results based on 657 responses to this question.



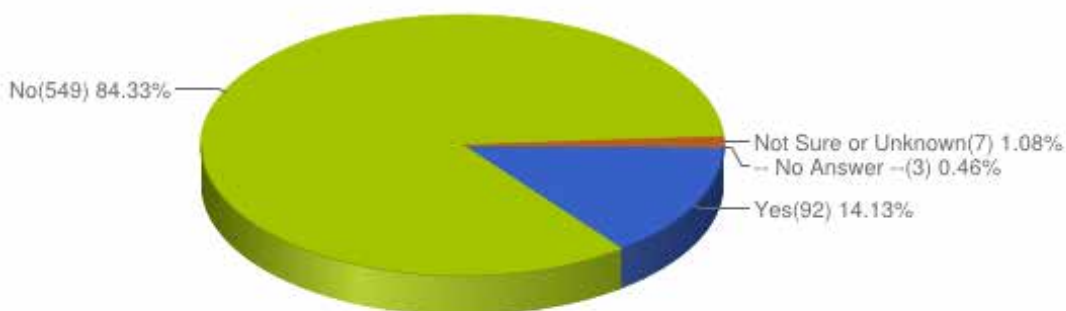
What barriers, if any, make it difficult for you to stay in a job?

Results based on 657 responses to this question.



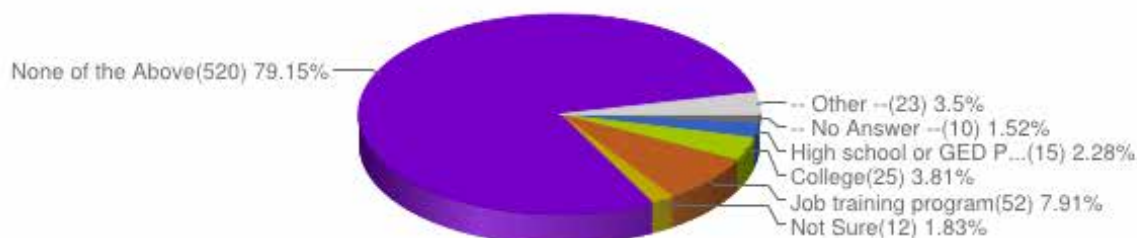
Do you currently attend a school or job training program?

Results based on 651 responses to this question.



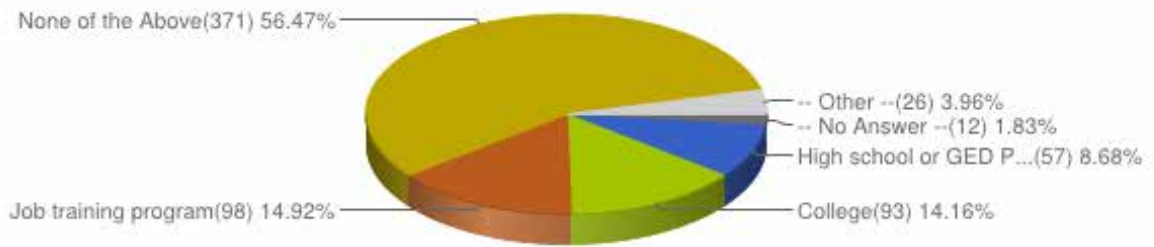
Are you currently enrolled in any of the following?

Results based on 657 responses to this question.



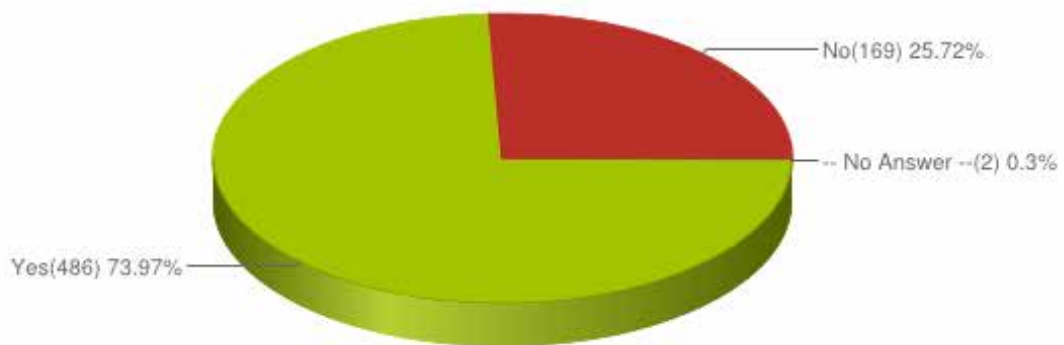
Are you interested in enrolling in any of the following programs?

Results based on 657 responses to this question.



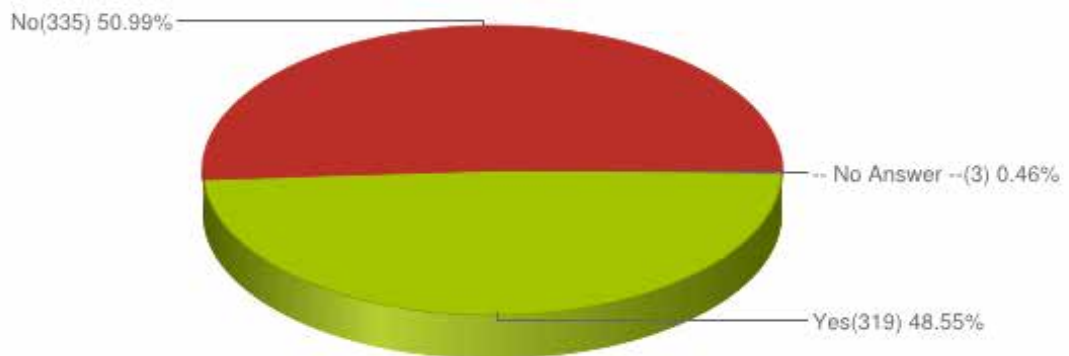
Do you shop for food in the Sharswood neighborhood?

Results based on 657 responses to this question.



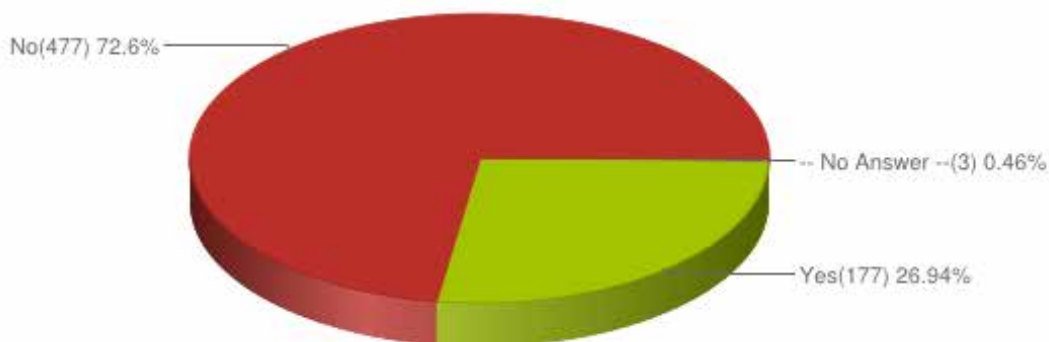
Do you eat at restaurants in the Sharswood neighborhood?

Results based on 657 responses to this question.



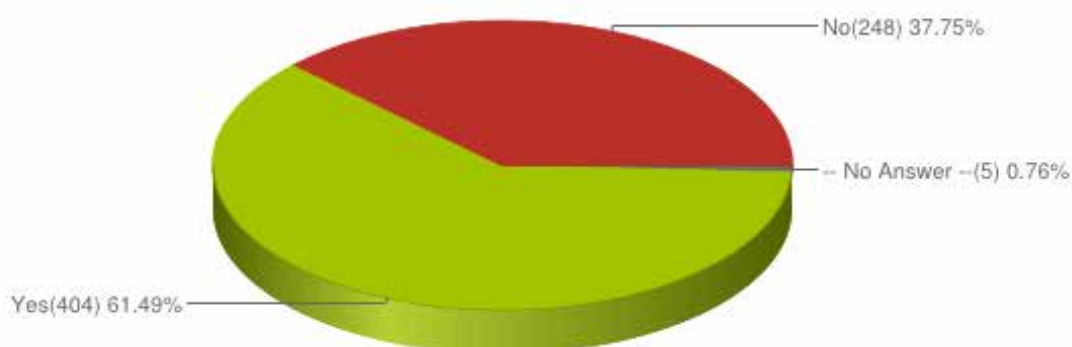
Do you buy clothing in the Sharswood neighborhood?

Results based on 657 responses to this question.



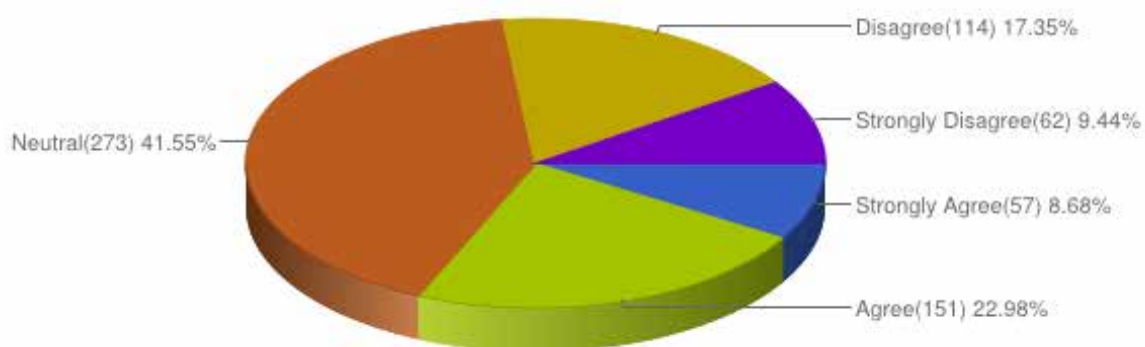
Does your household visit neighborhood playgrounds and parks?

Results based on 657 responses to this question.



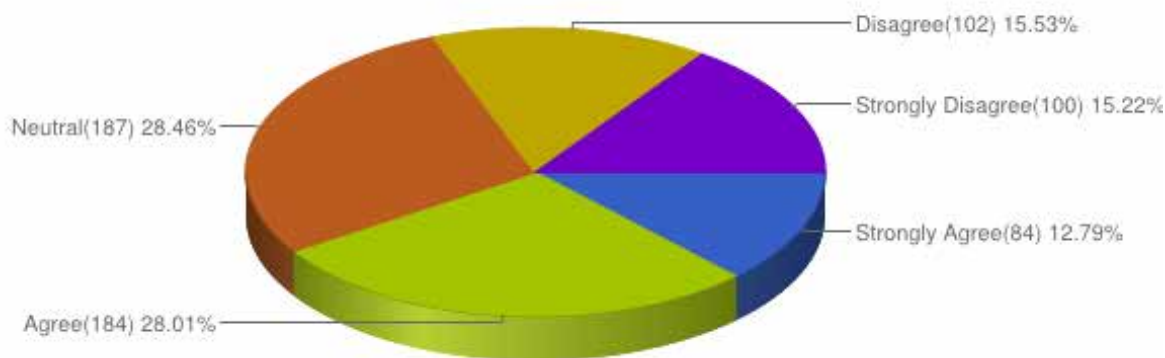
Sharswood has a strong sense of community. -

Average value: Neutral (59.2%) Results based on 657 responses to this question.



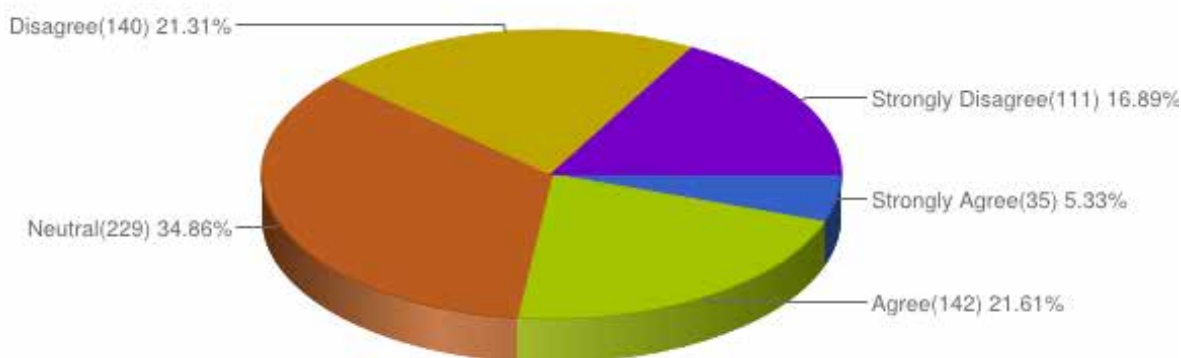
Sharswood is a place I would like to live in the future -

Average value: Neutral (58.4%) Results based on 657 responses to this question.



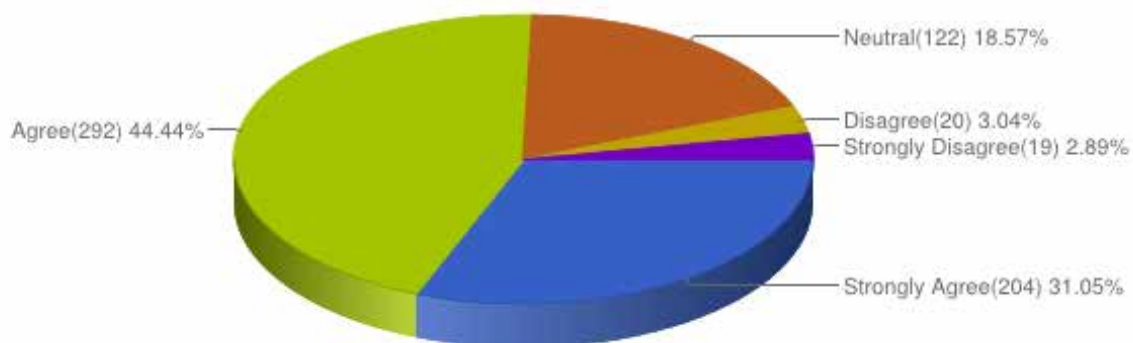
Sharswood is well maintained. -

Average value: Neutral (64.6%) Results based on 657 responses to this question.



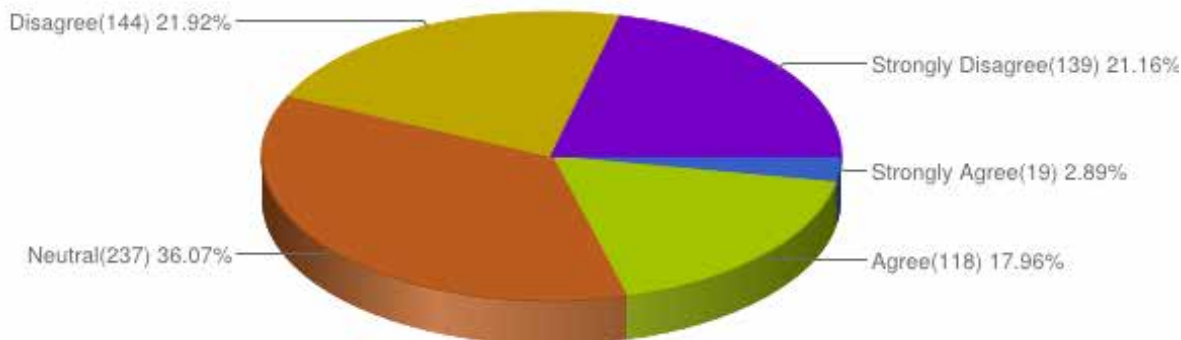
Sharswood has convenient access to public transportation. -

Average value: Agree (40.4%) Results based on 657 responses to this question.



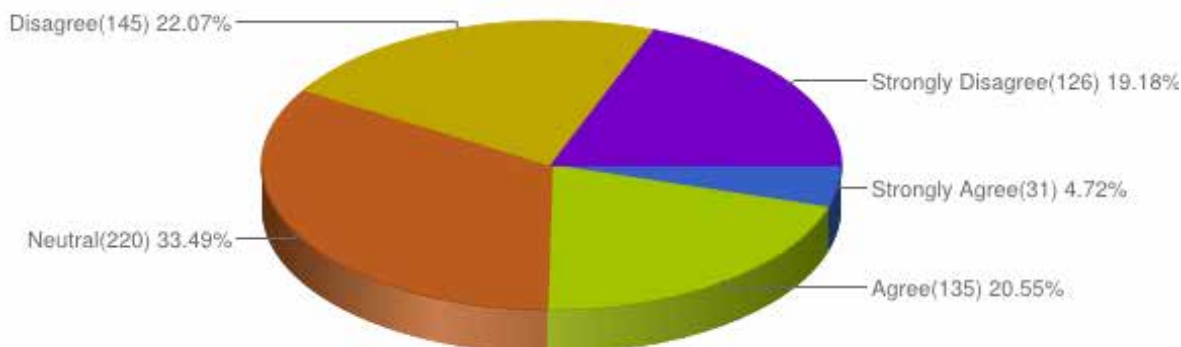
Sharswood is safe. -

Average value: Neutral (68.0%) Results based on 657 responses to this question.



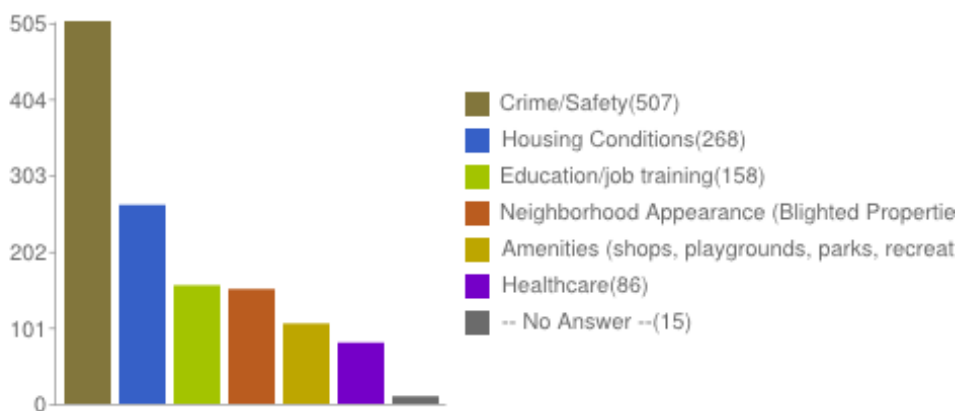
Sharswood provides spaces for young people to engage in safe, constructive activities. -

Average value: Neutral (66.0%) Results based on 657 responses to this question.



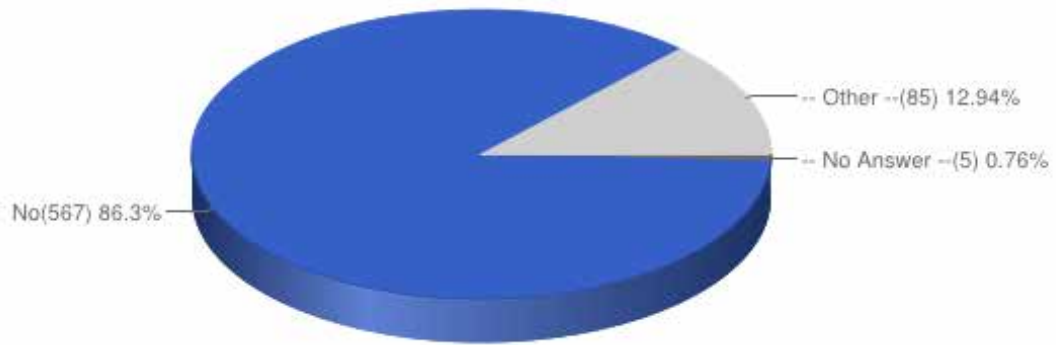
What are the two biggest issues facing the Sharswood neighborhood?

Results based on 657 responses to this question.



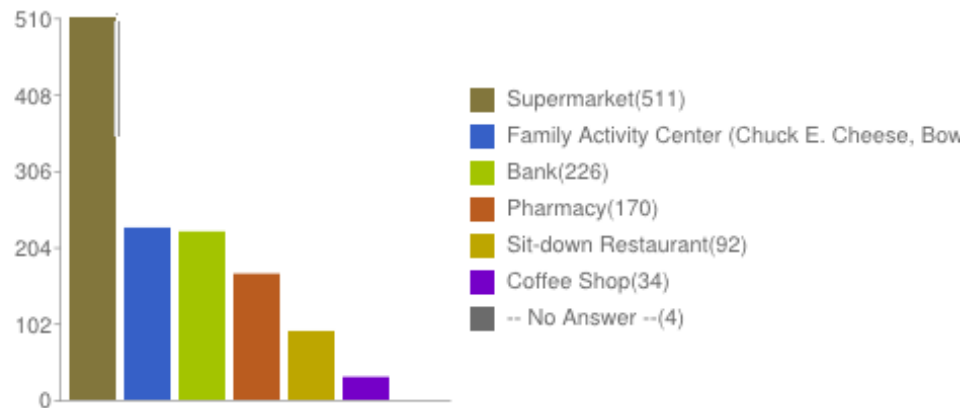
Are you a member of any groups that promote the Sharswood neighborhood?

Results based on 657 responses to this question.



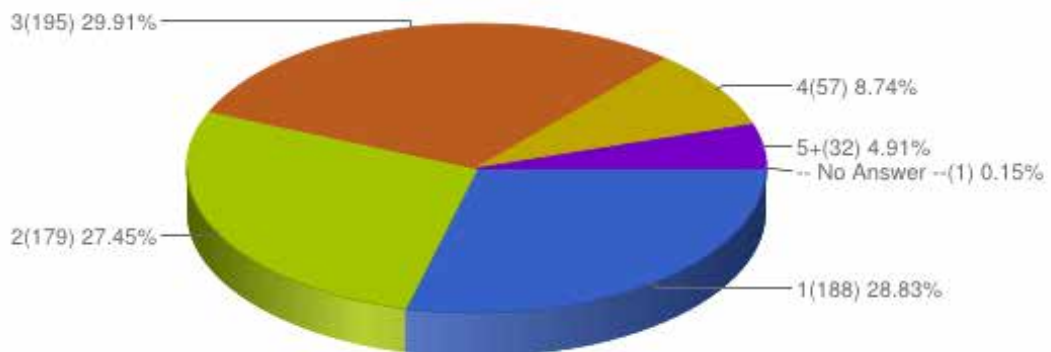
Which two businesses would you use most if they were in this neighborhood?

Results based on 657 responses to this question.



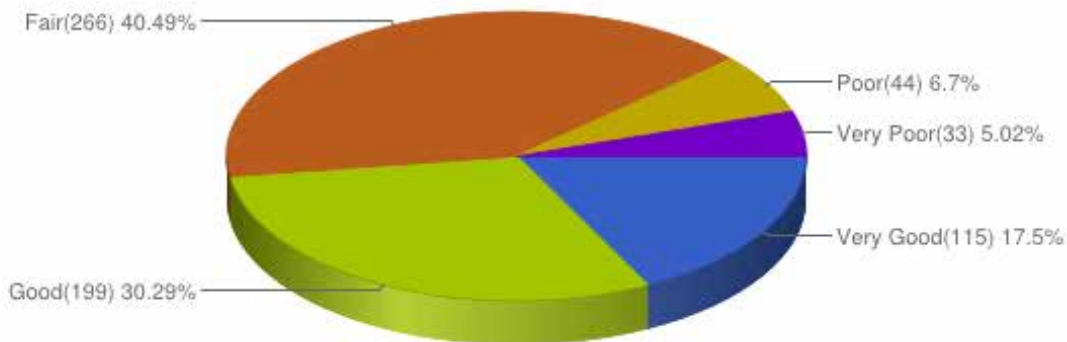
How many bedrooms does your house/apartment have?

Results based on 652 responses to this question.



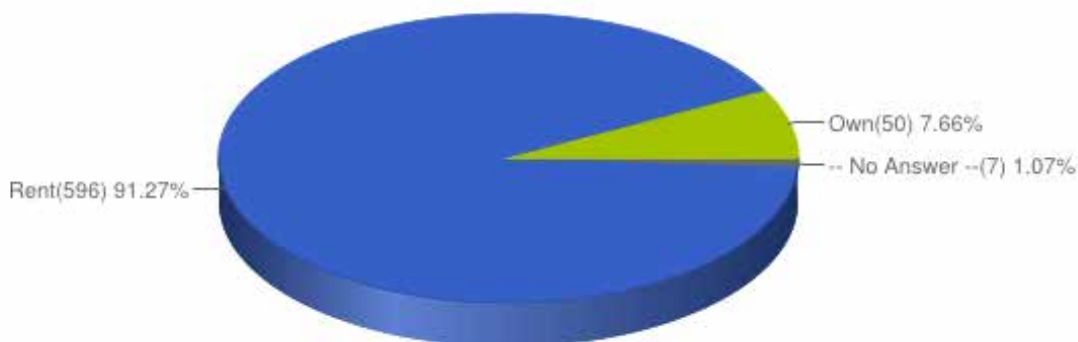
Describe the physical condition of your apartment/home. -

Average value: Fair (50.2%) Results based on 657 responses to this question.



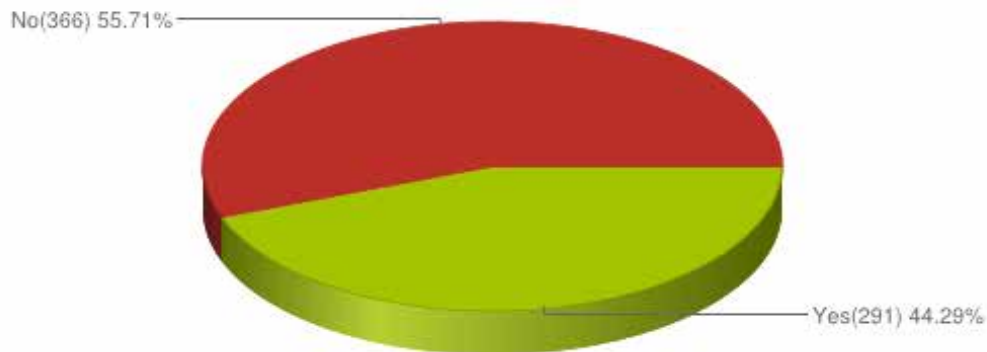
Do you Rent or Own your current residence?

Results based on 653 responses to this question.



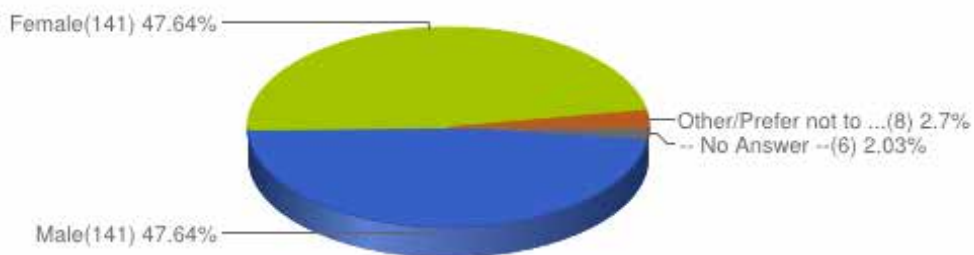
Is there anyone else currently living in your household?

Results based on 657 responses to this question.



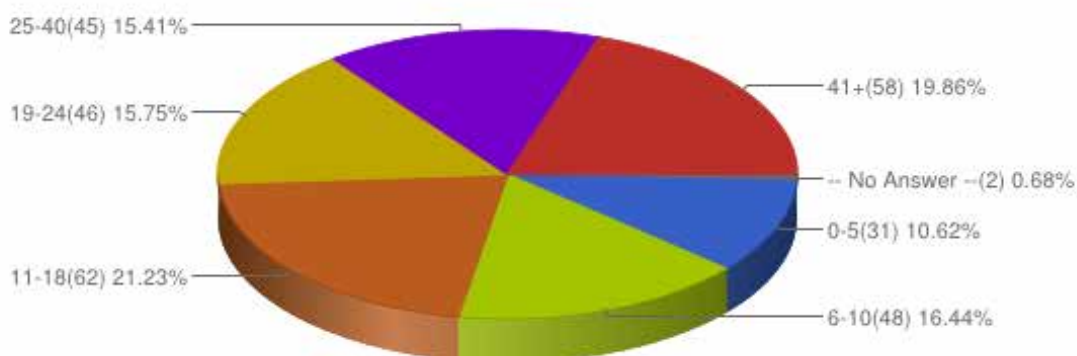
What is their gender?

Results based on 296 responses to this question.



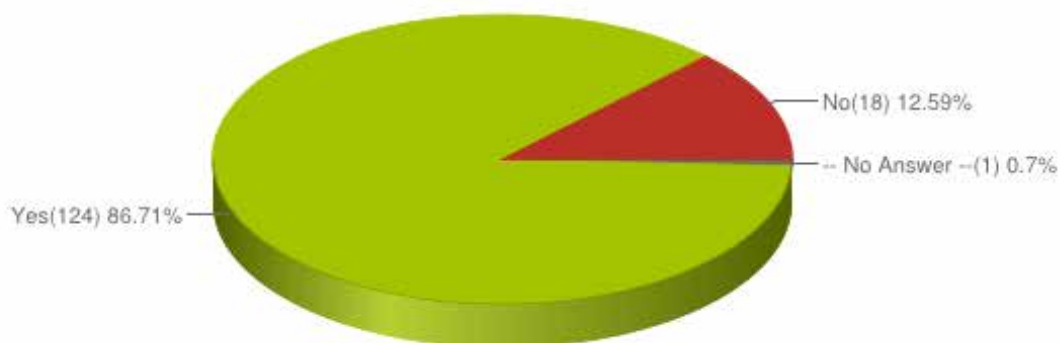
What is their age

Results based on 292 responses to this question.



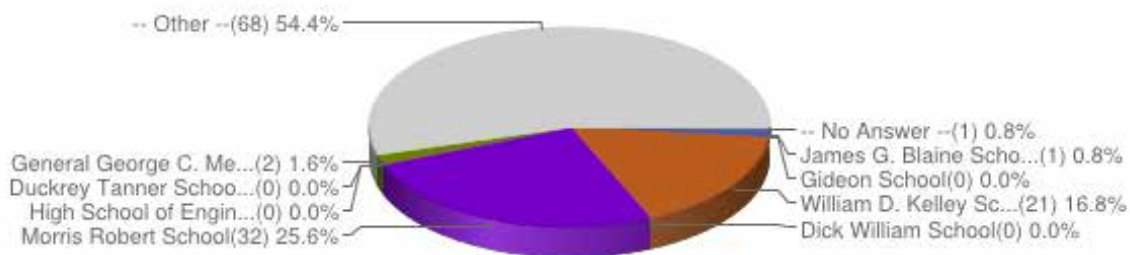
Is this child currently attending school?

Results based on 143 responses to this question.



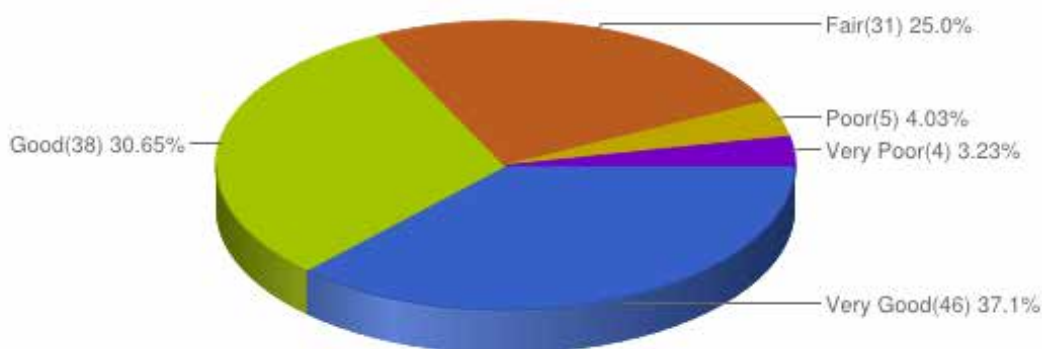
Which school does this child attend?

Results based on 125 responses to this question.



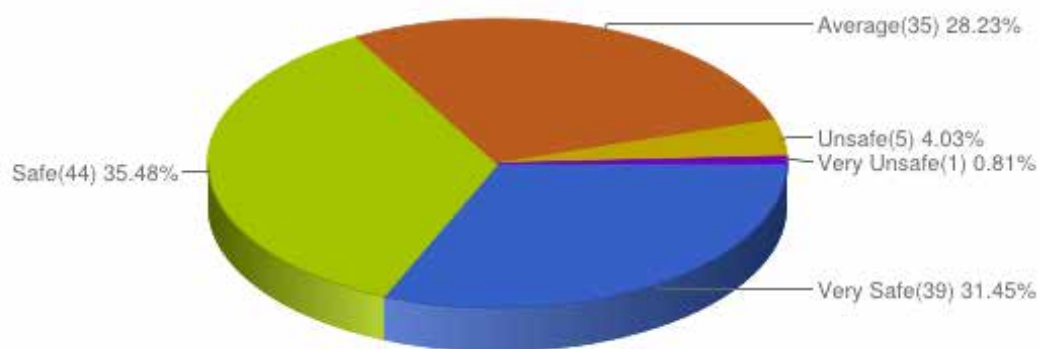
How would you rate the quality of the school that this child attends?

Results based on 124 responses to this question.



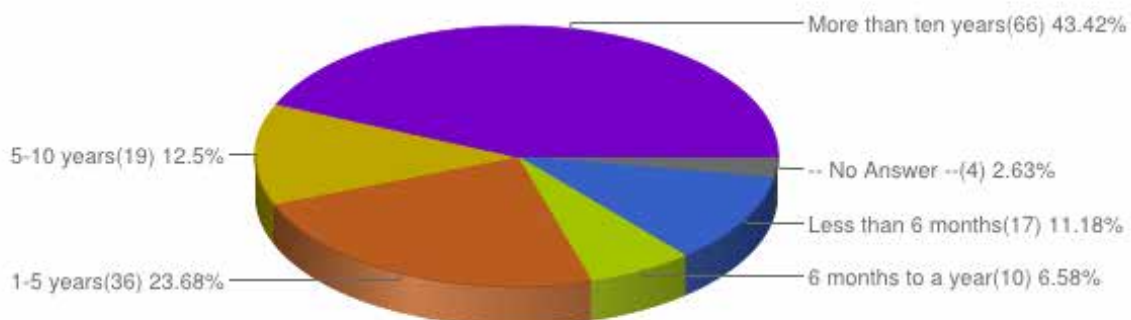
How would you rate the safety of this school that this child attends?

Results based on 124 responses to this question.



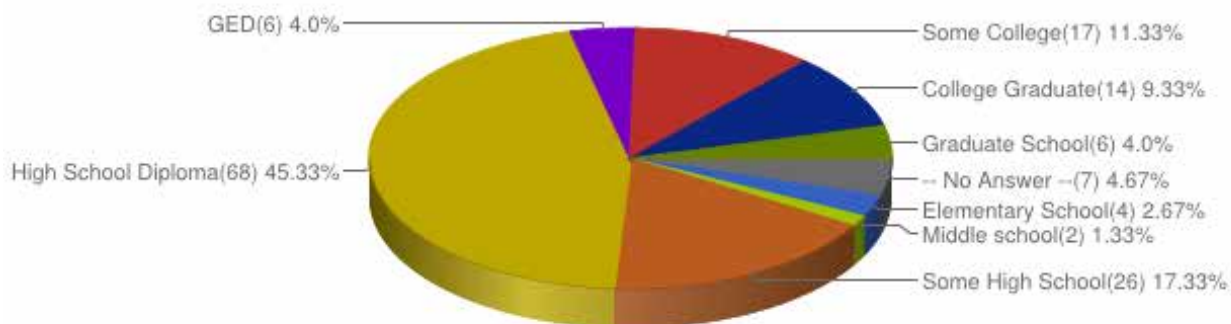
How long has this household member been living in this neighborhood?

Results based on 152 responses to this question.



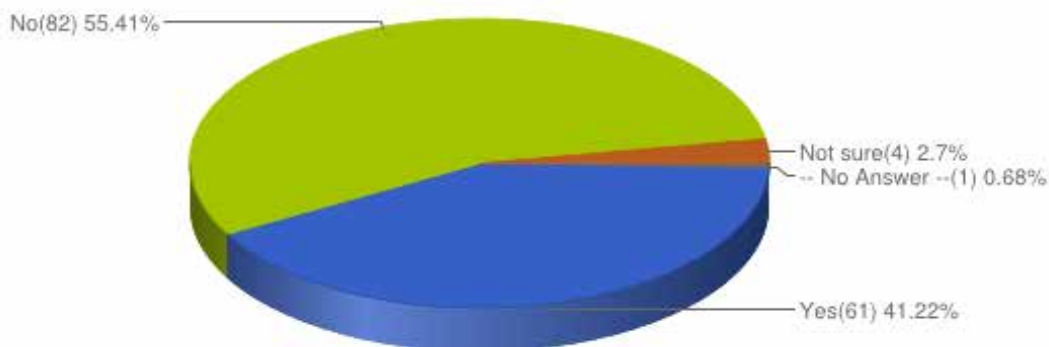
What is the highest level of education that this household member has achieved?

Results based on 150 responses to this question.



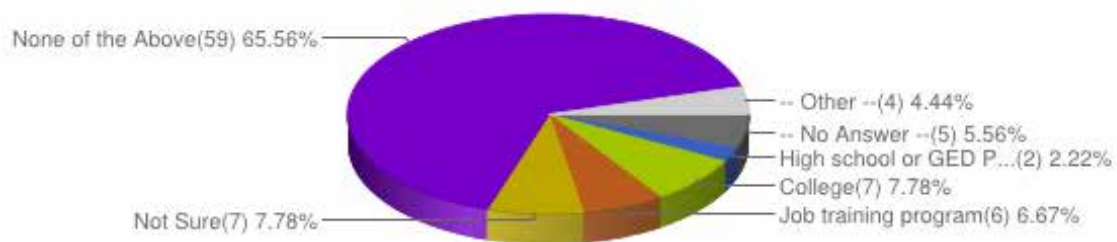
Is this household member currently employed?

Results based on 148 responses to this question.



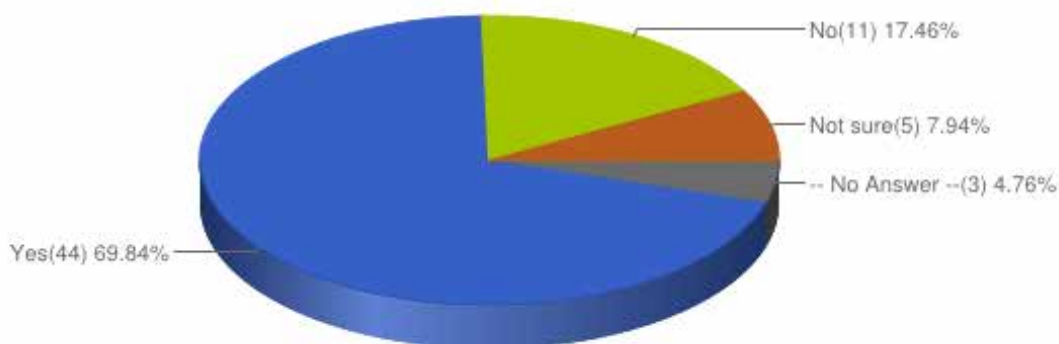
Is he or she currently enrolled in any of the following?

Results based on 90 responses to this question.



Does this household member work 30 hours per week or more?

Results based on 63 responses to this question.



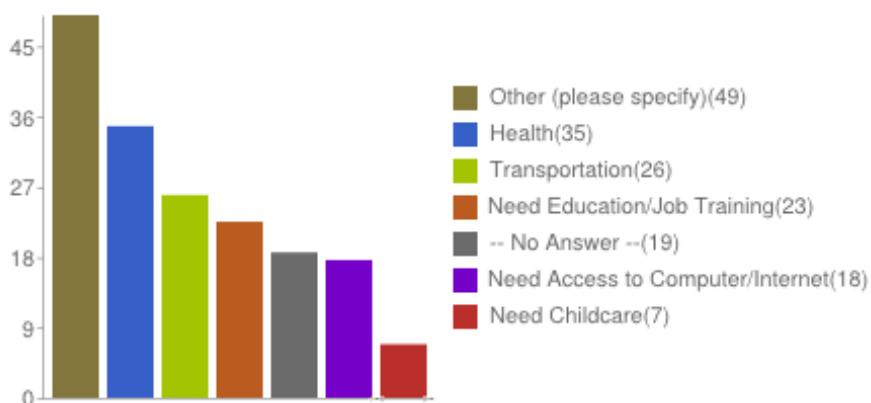
Is his/her job temporary or permanent?

Results based on 62 responses to this question.



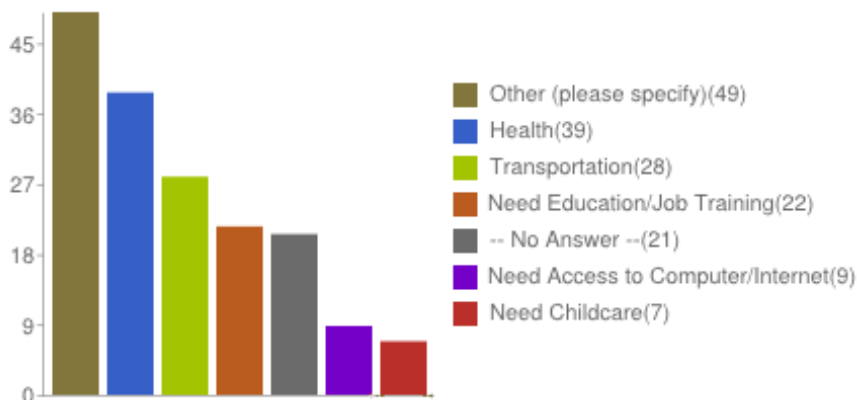
What barriers, if any, make it difficult for this household member to find employment?

Results based on 149 responses to this question.



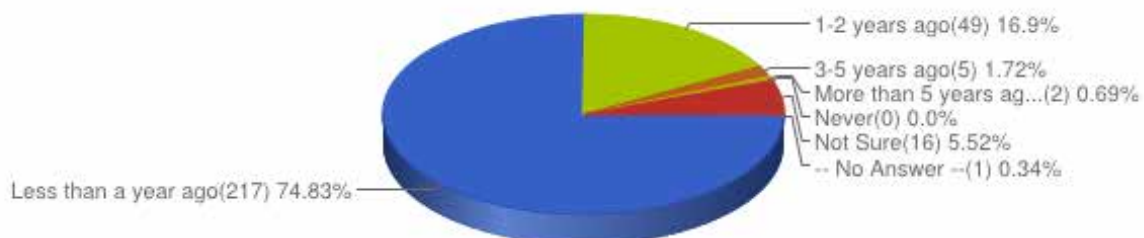
What barriers, if any, make it difficult for this household member to stay in a job?

Results based on 149 responses to this question.



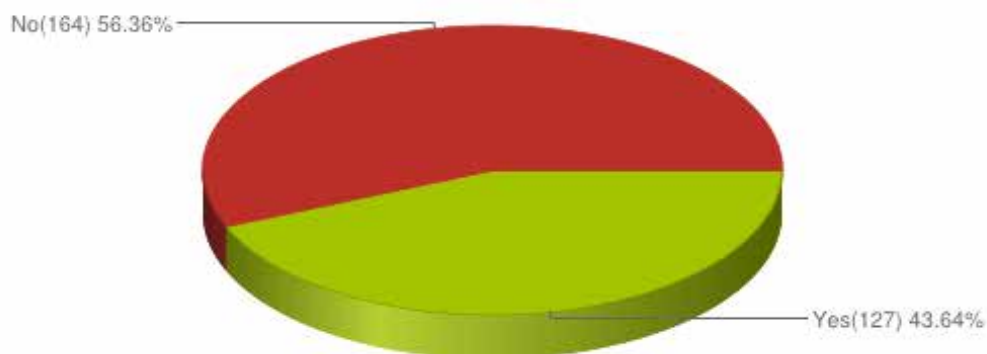
When was the last time that this person had a general health check up?

Results based on 290 responses to this question.



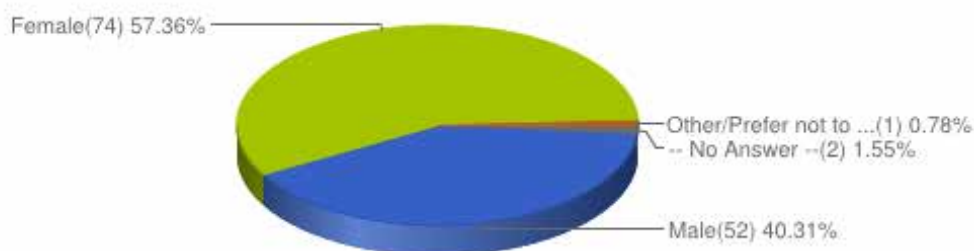
Is there anyone else currently living in your household?

Results based on 291 responses to this question.



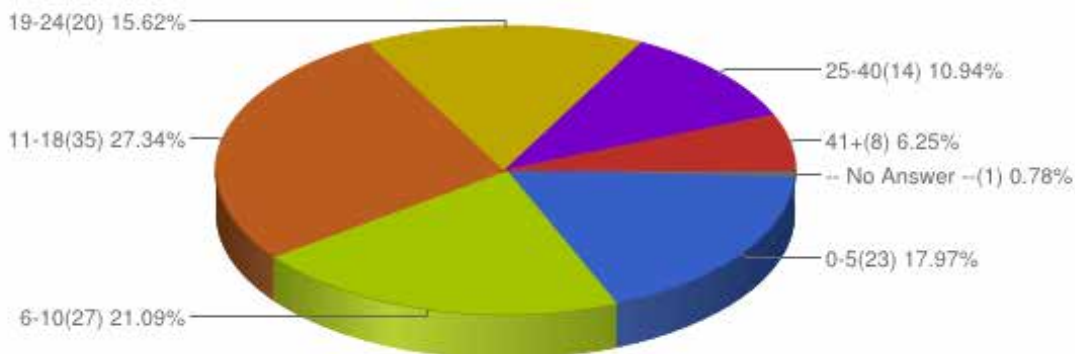
What is their gender

Results based on 129 responses to this question.



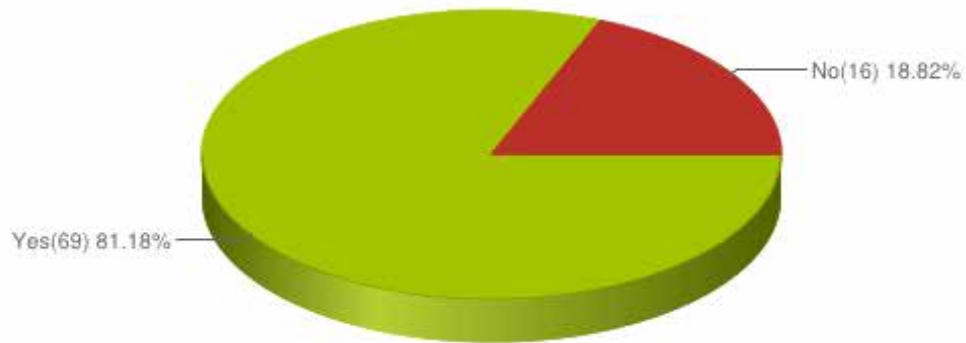
What is their age

Results based on 128 responses to this question.



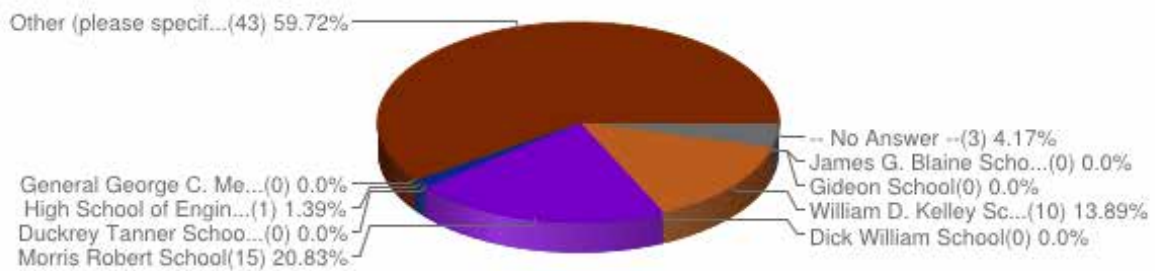
Is this child currently attending school?

Results based on 85 responses to this question.



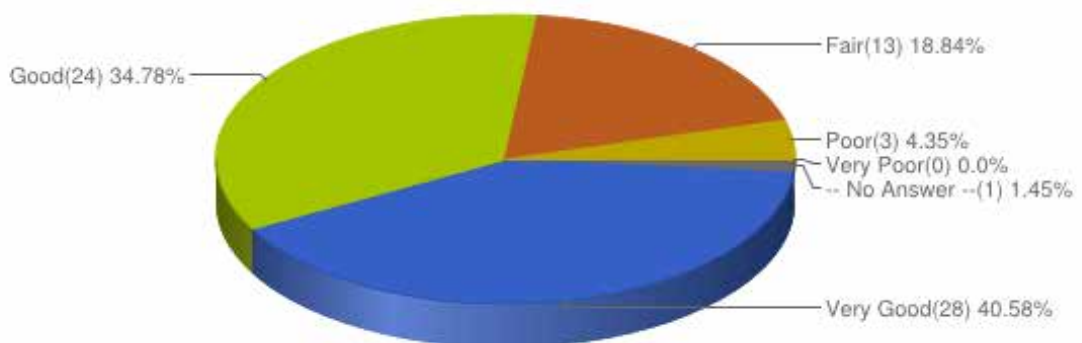
Which school does this child attend?

Results based on 72 responses to this question.



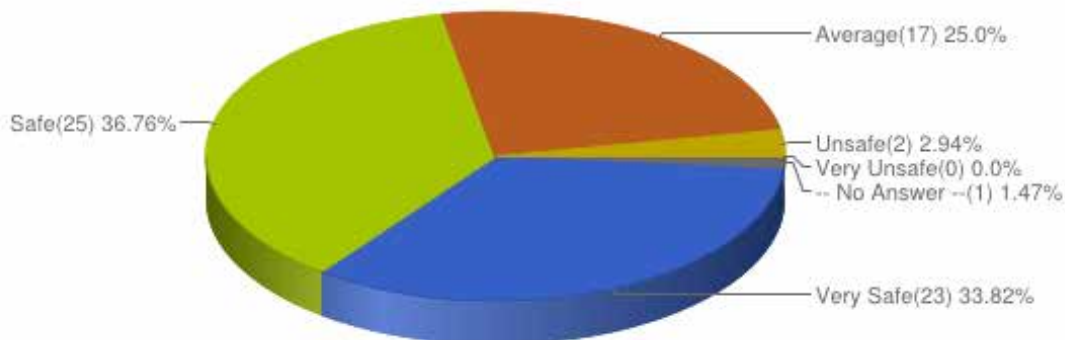
How would you rate the quality of the school that this child attends?

Results based on 69 responses to this question.



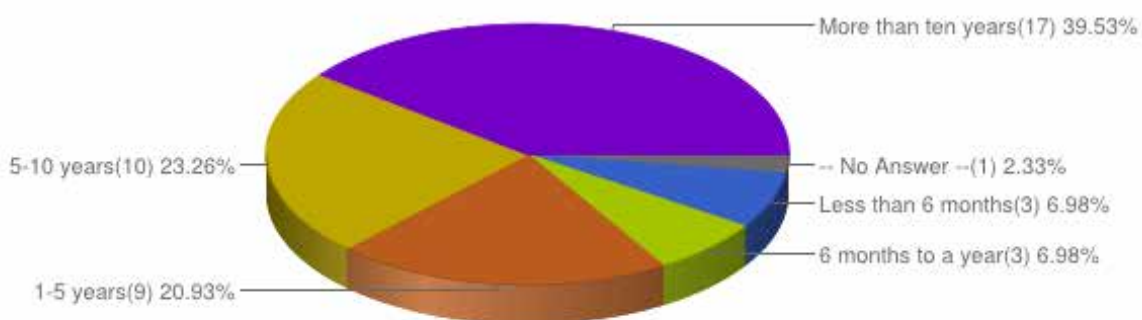
How would you rate the safety of the school that this child attends?

Results based on 68 responses to this question.



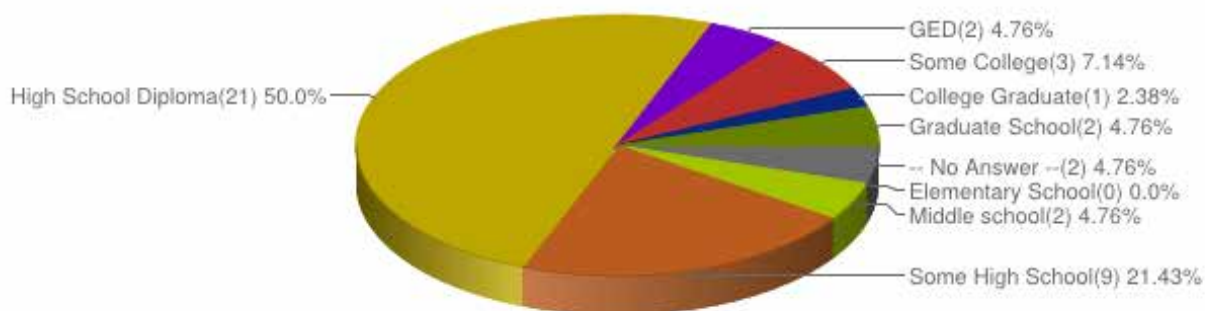
How long has this household member been living in this neighborhood?

Results based on 43 responses to this question.



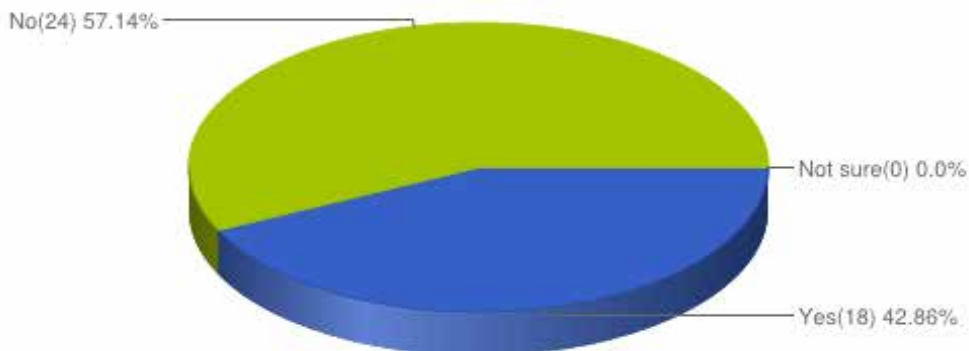
What is the highest level of education that this household member has achieved?

Results based on 42 responses to this question.



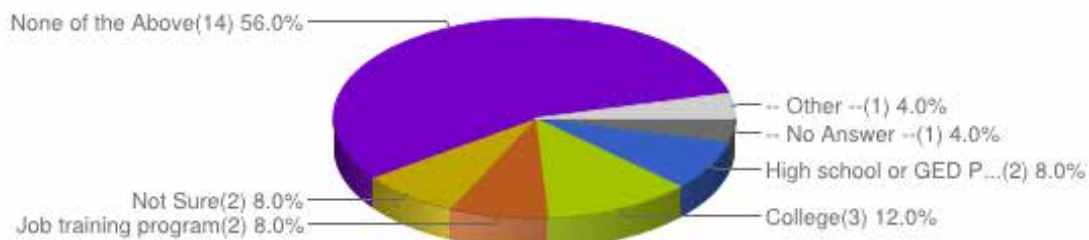
Is this household member currently employed?

Results based on 42 responses to this question.



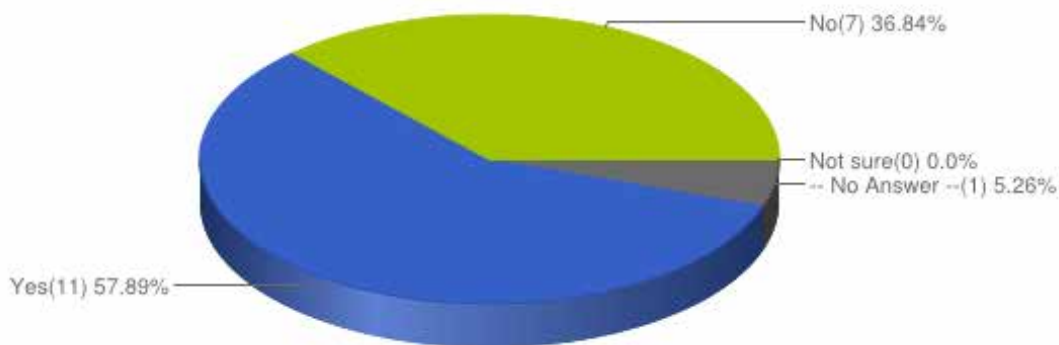
Is he or she currently enrolled in any of the following?

Results based on 25 responses to this question.



Does he/she work 30 hours per week or more?

Results based on 19 responses to this question.



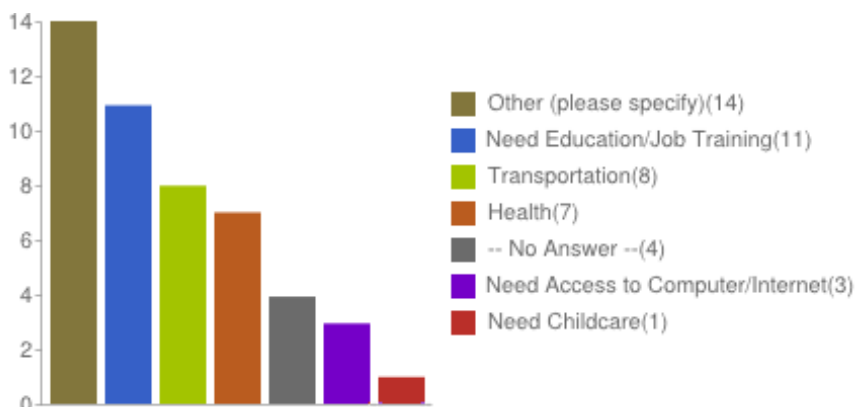
Is his/her job temporary or permanent?

Results based on 17 responses to this question.



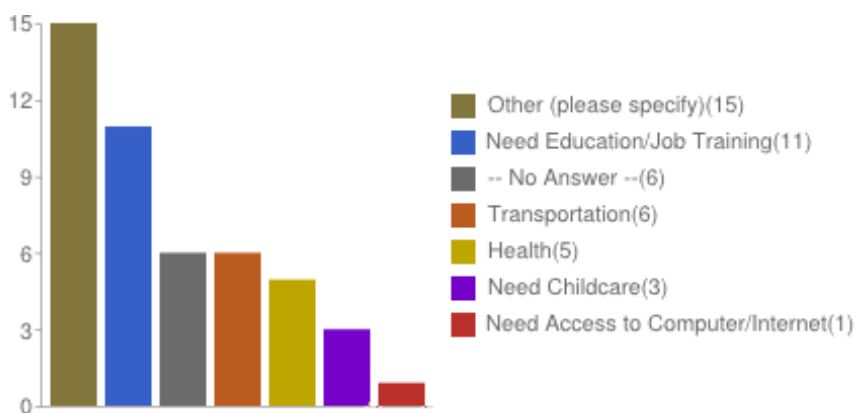
What barriers, if any, make it difficult for this household member to find employment?

Results based on 42 responses to this question.



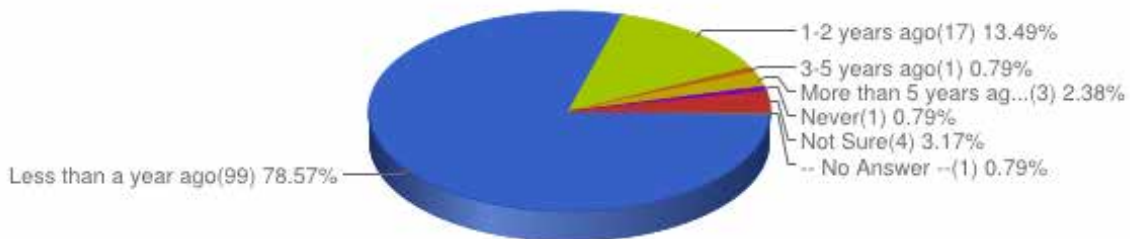
What barriers, if any, make it difficult for this household member to stay in a job?

Results based on 42 responses to this question.



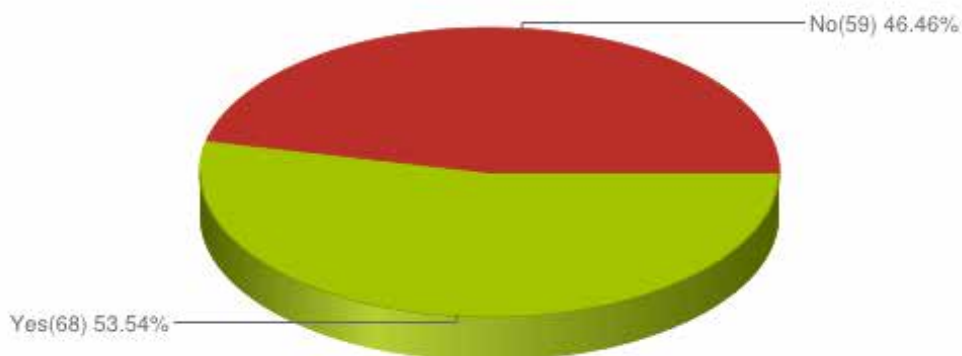
When was the last time that this person had a general health check up?

Results based on 126 responses to this question.



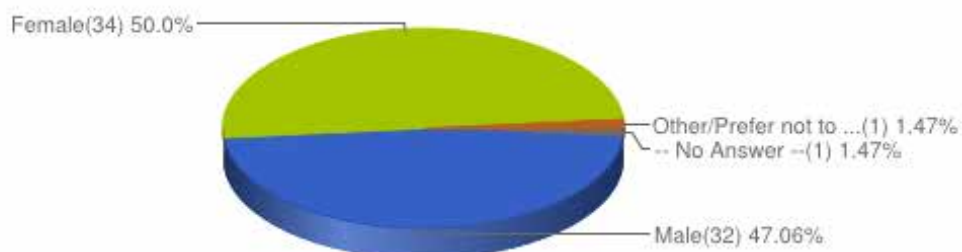
Is there anyone else currently living in your household?

Results based on 127 responses to this question.



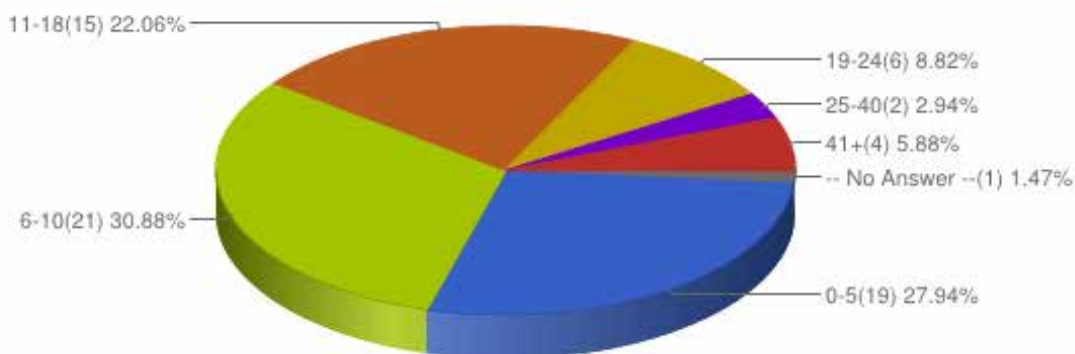
What is their gender?

Results based on 68 responses to this question.



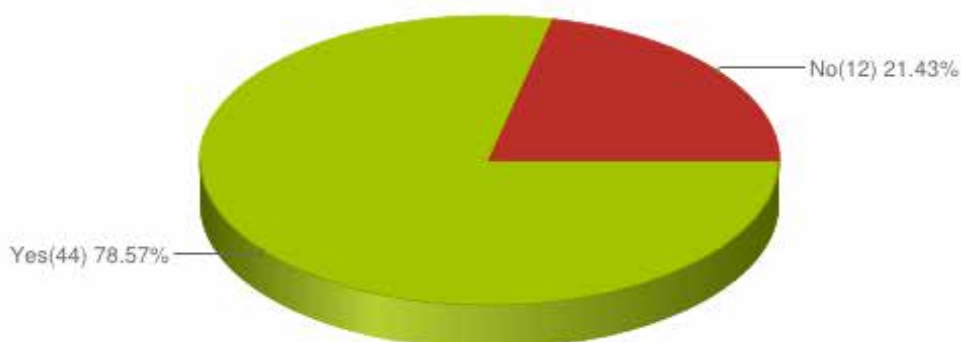
What is their age?

Results based on 68 responses to this question.



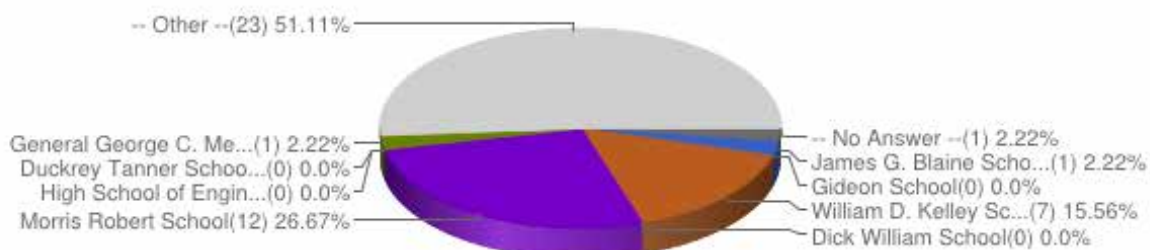
Does this child currently attend school?

Results based on 56 responses to this question.



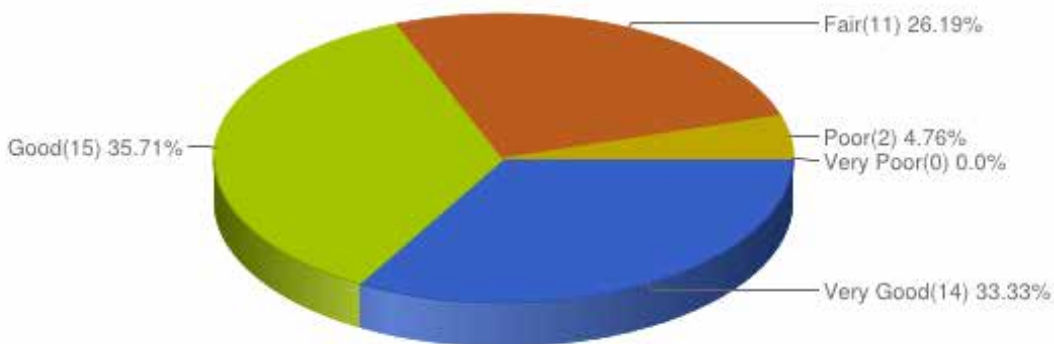
Which school does this child attend?

Results based on 45 responses to this question.



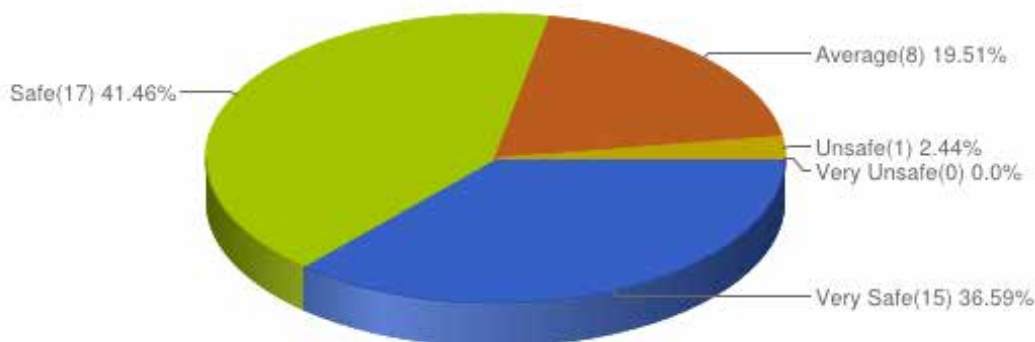
How would you rate the quality of this school?

Results based on 42 responses to this question.



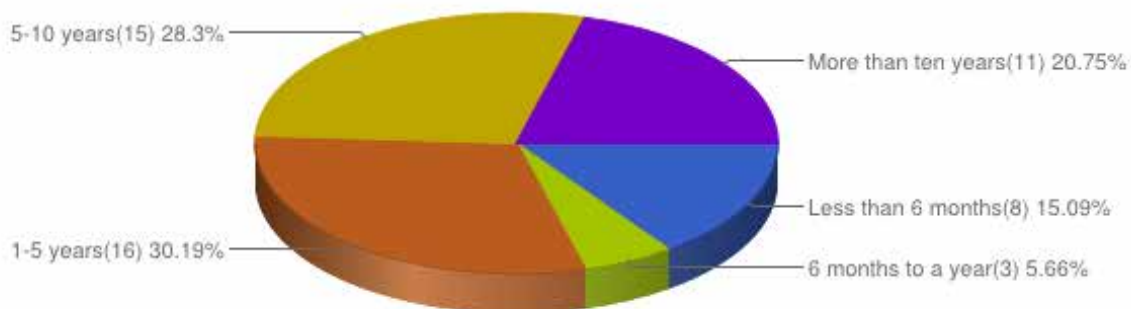
How would you rate the safety of the school that this child attends?

Results based on 41 responses to this question.



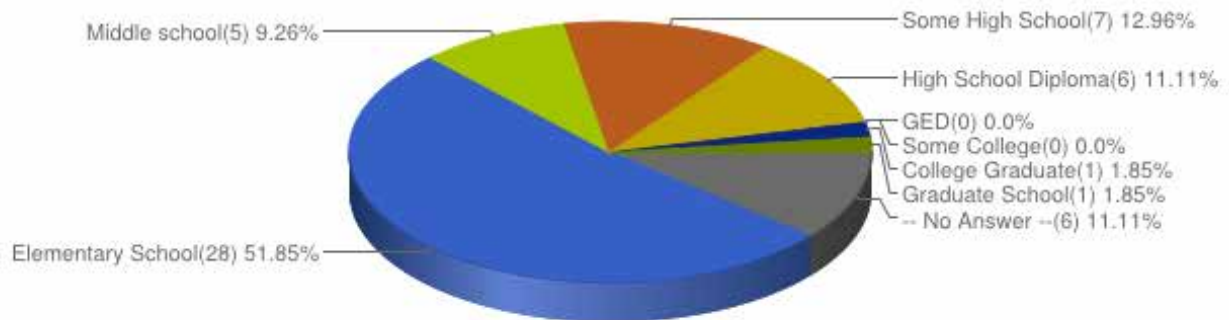
How long has this household member been living in this neighborhood?

Results based on 53 responses to this question.



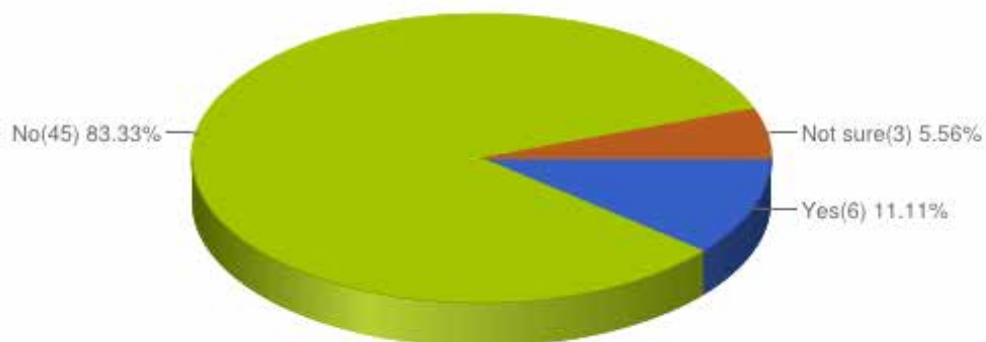
What is the highest level of education that this household member has achieved?

Results based on 54 responses to this question.



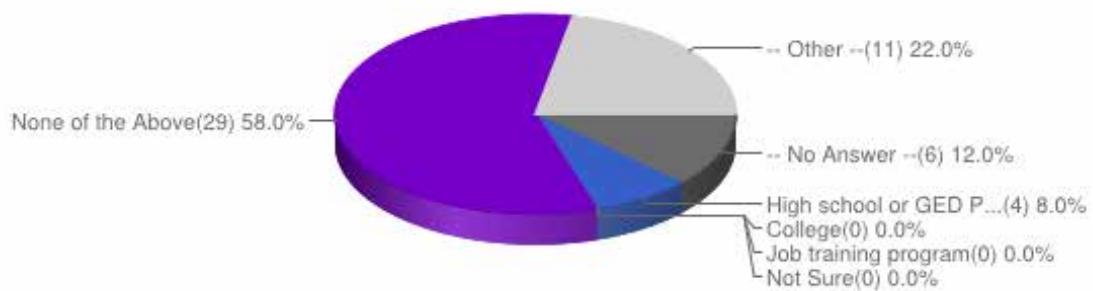
Is this household member currently employed?

Results based on 54 responses to this question.



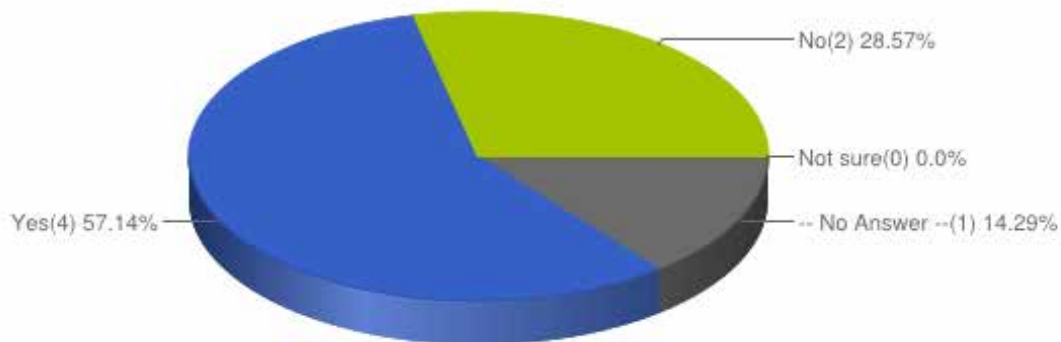
Is he or she currently enrolled in any of the following?

Results based on 50 responses to this question.



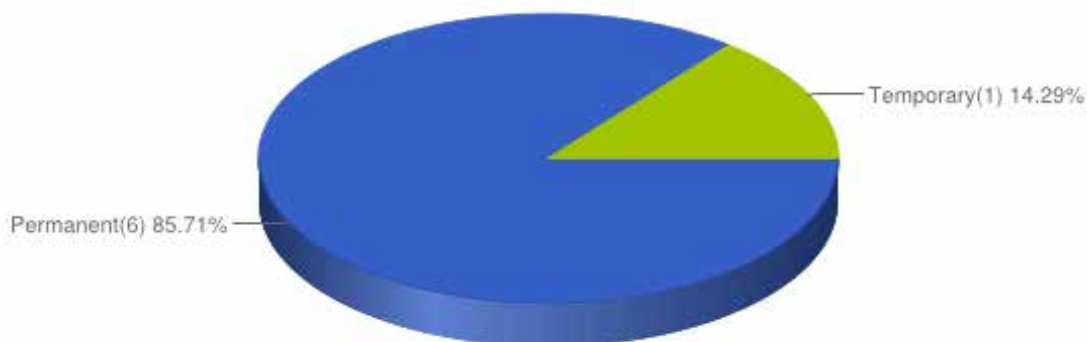
Does he/she work 30 hours per week or more?

Results based on 7 responses to this question.



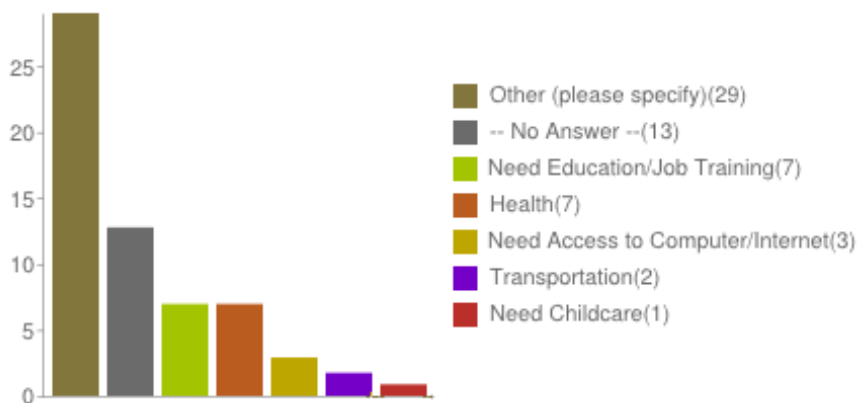
Is his/her job temporary or permanent?

Results based on 7 responses to this question.



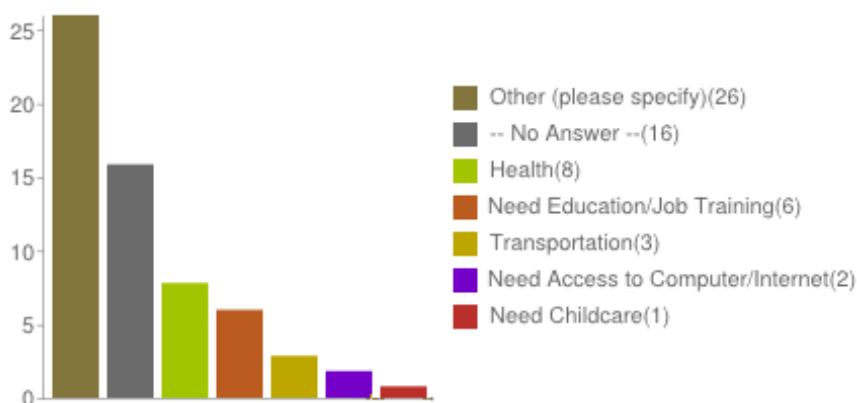
What barriers, if any, make it difficult for him/her to find employment?

Results based on 56 responses to this question.



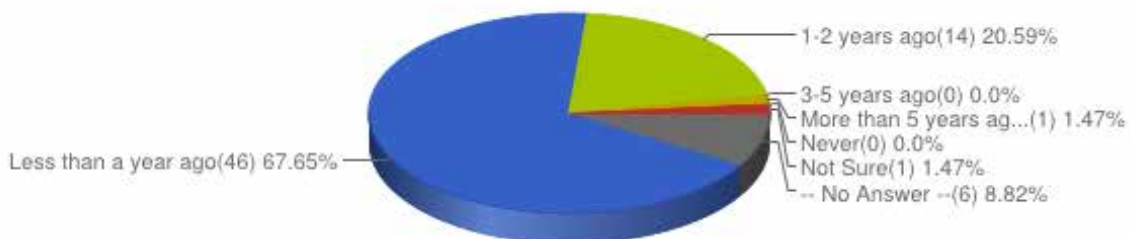
What barriers, if any, make it difficult for him/her to stay in a job?

Results based on 56 responses to this question.



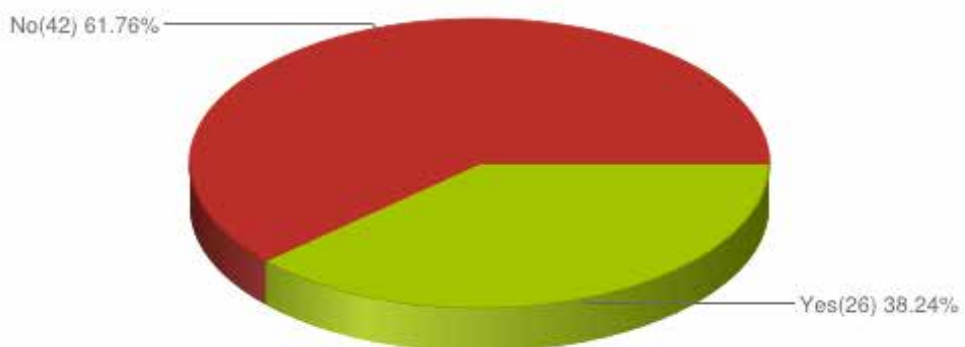
When was the last time that this person had a general health check up?

Results based on 68 responses to this question.



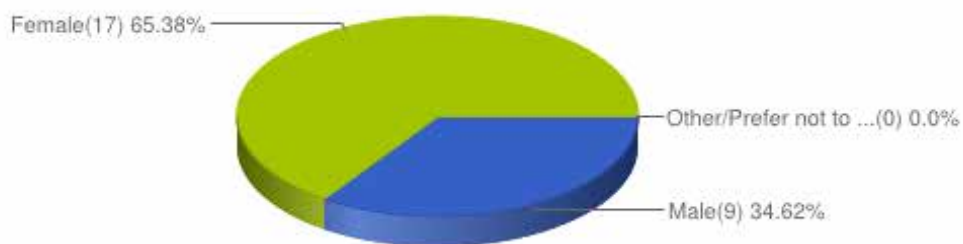
Is there anyone else currently living in your household?

Results based on 68 responses to this question.



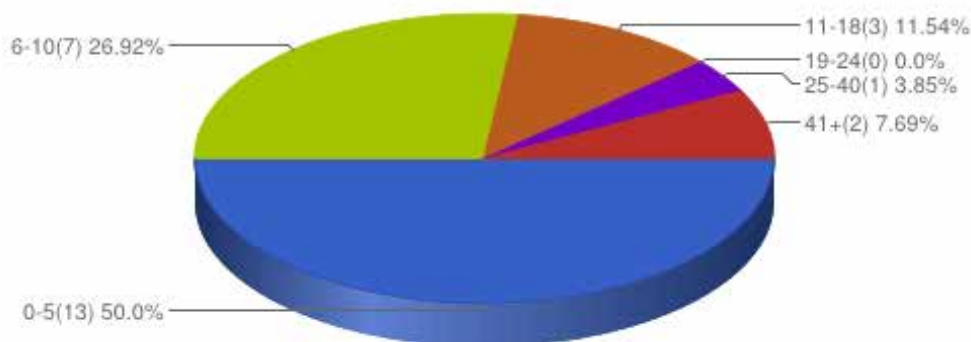
What is their gender?

Results based on 26 responses to this question.



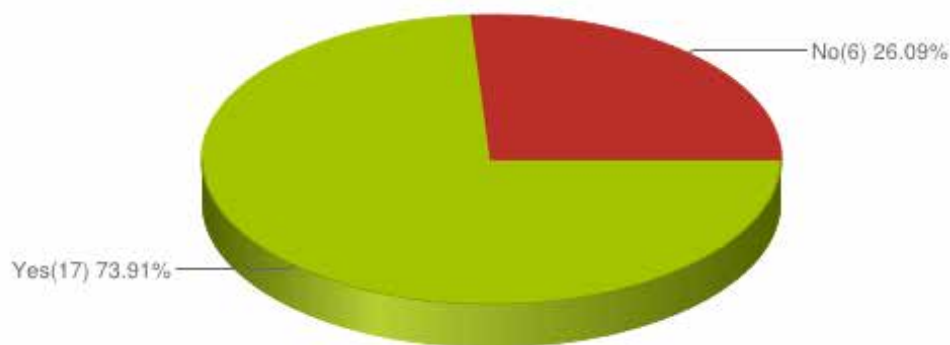
What is their age?

Results based on 26 responses to this question.



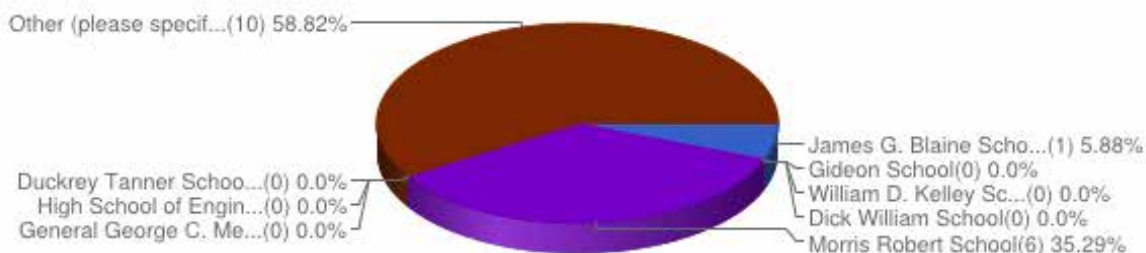
Does this child currently attend school?

Results based on 23 responses to this question.



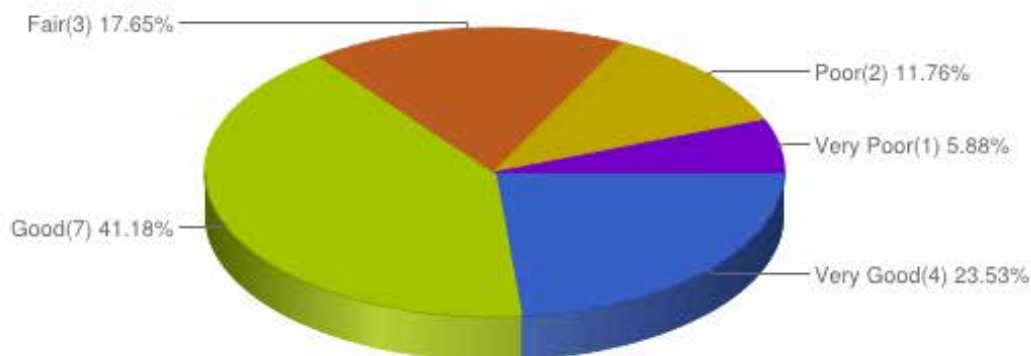
Which school does this child attend?

Results based on 17 responses to this question.



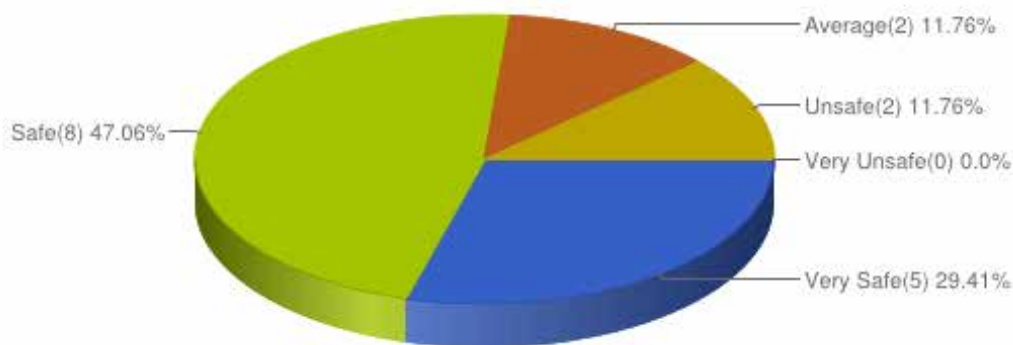
How would you rate the quality of the school that this child attends?

Results based on 17 responses to this question.



How would you rate the safety of the school that this child attends?

Results based on 17 responses to this question.



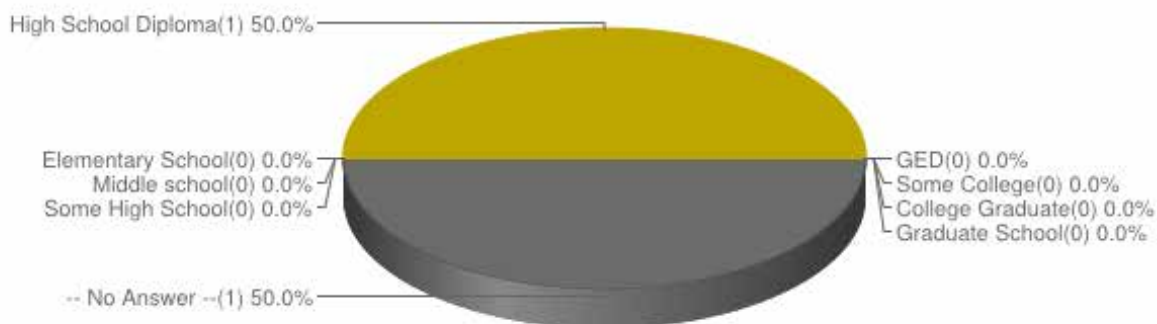
How long has this household member been living in this neighborhood?

Results based on 3 responses to this question.



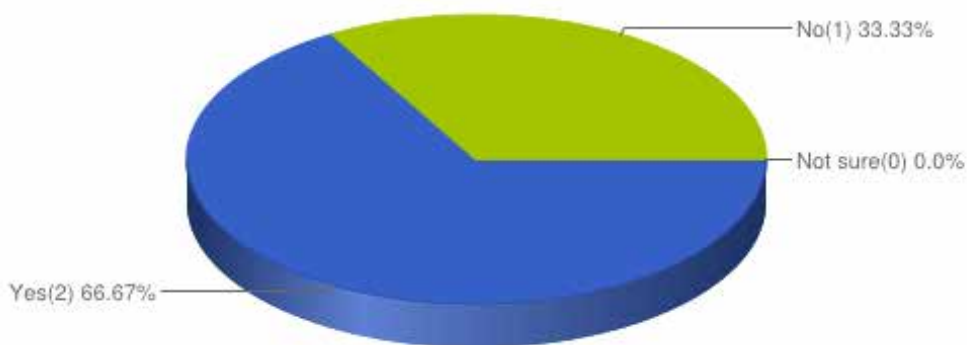
What is the highest level of education that this household member has achieved?

Results based on 2 responses to this question.



Is this household member currently employed?

Results based on 3 responses to this question.



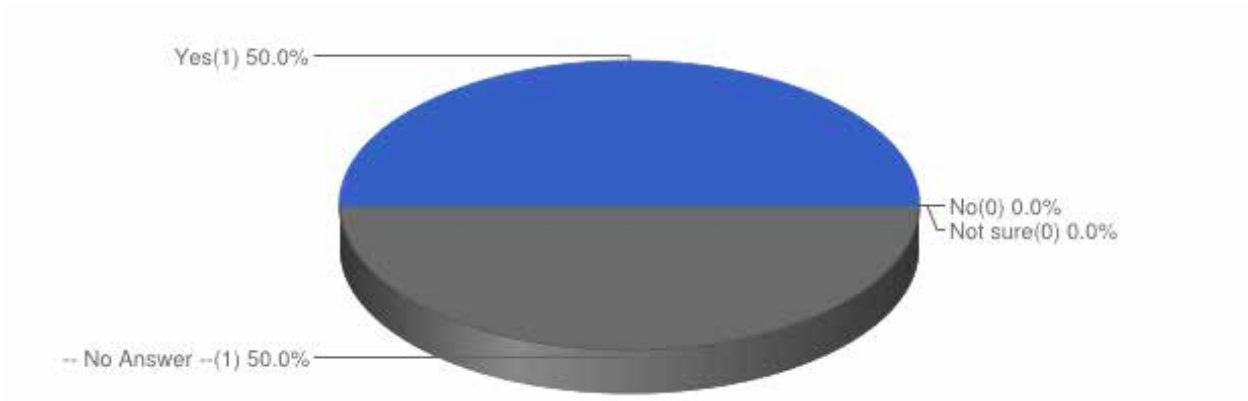
Is he or she currently enrolled in any of the following?

Results based on 1 responses to this question.



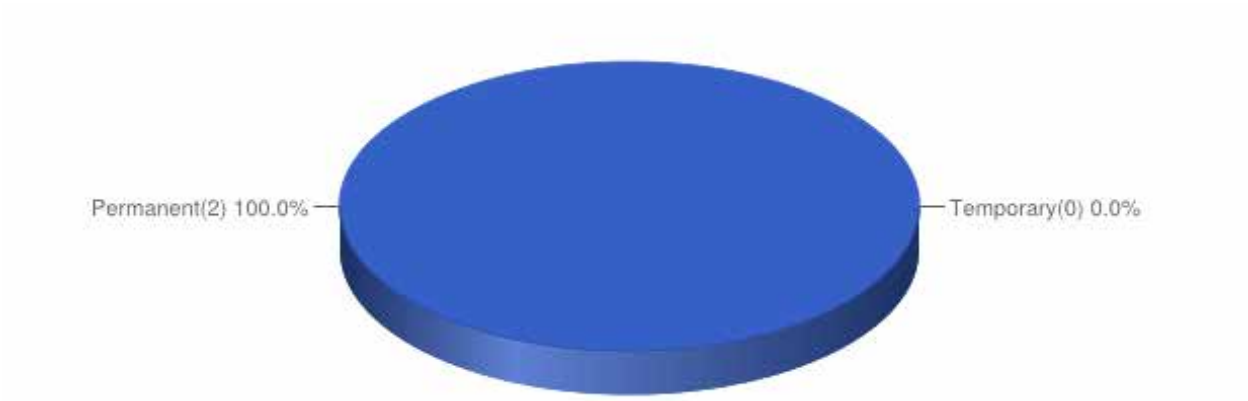
Does he/she work 30 hours per week or more?

Results based on 2 responses to this question.



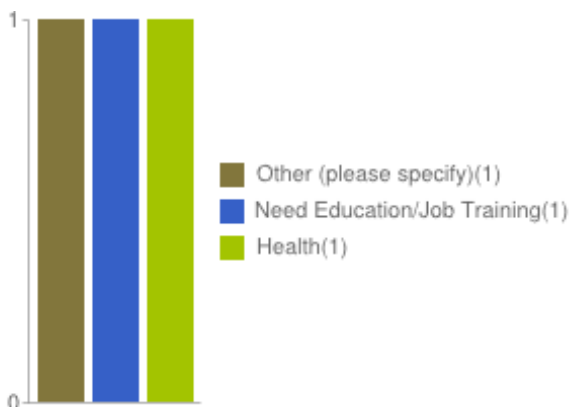
Is his/her job temporary or permanent?

Results based on 2 responses to this question.



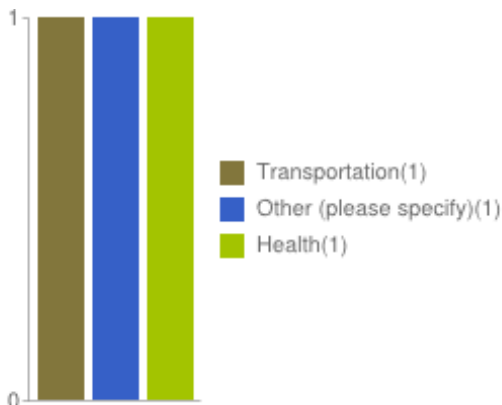
What barriers, if any, make it difficult for him/her to find employment?

Results based on 3 responses to this question.



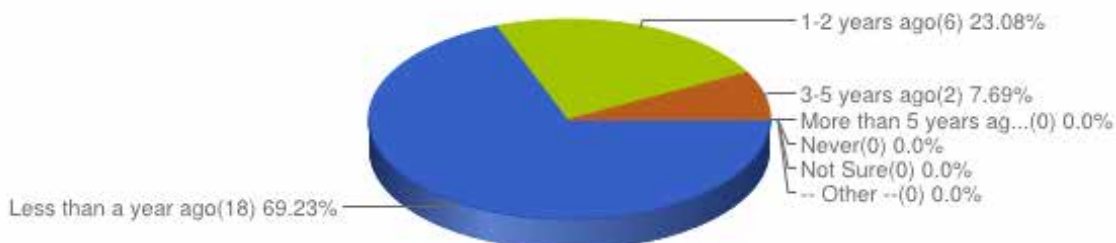
What barriers, if any, make it difficult for him/her to stay in a job?

Results based on 3 responses to this question.



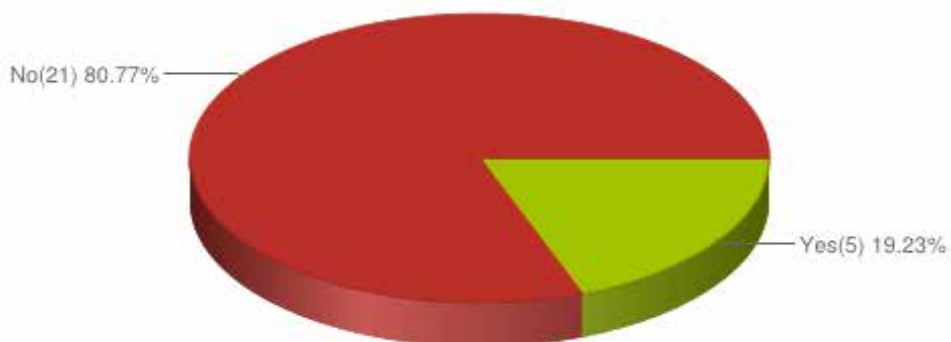
When was the last time that this person had a general health check up?

Results based on 26 responses to this question.



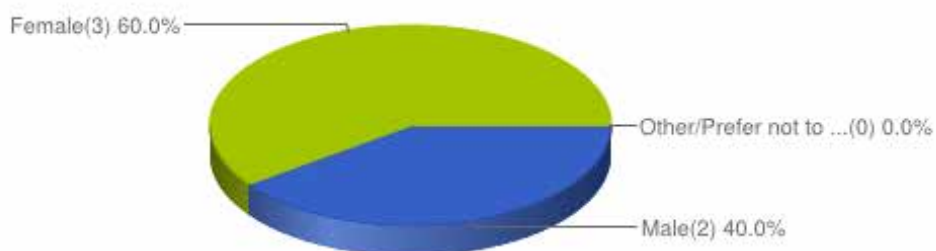
Is there anyone else currently living in your household?

Results based on 26 responses to this question.



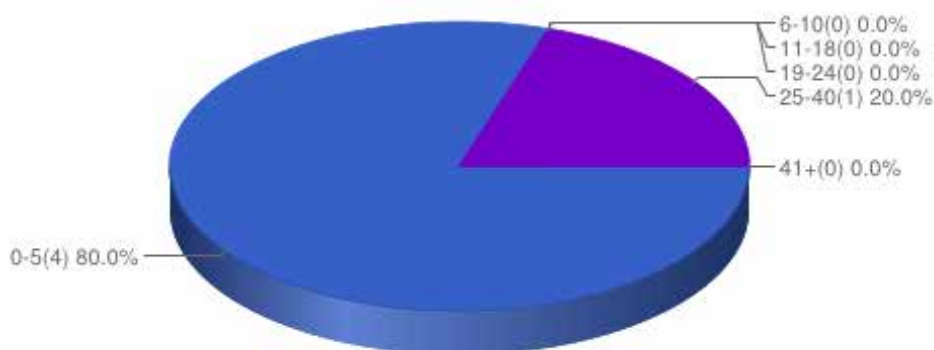
What is their gender?

Results based on 5 responses to this question.



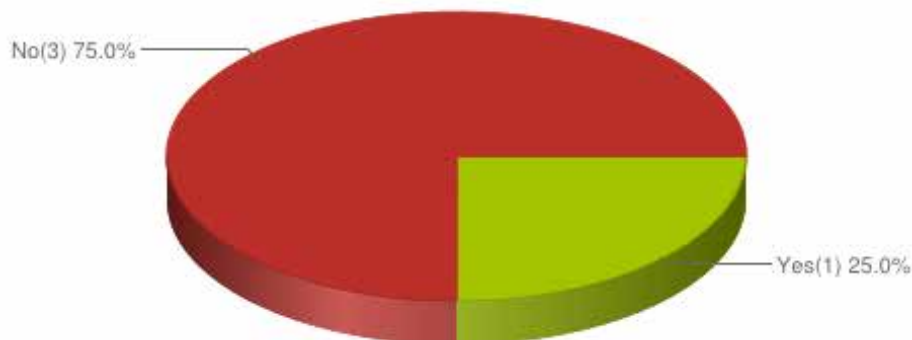
What is their age?

Results based on 5 responses to this question.



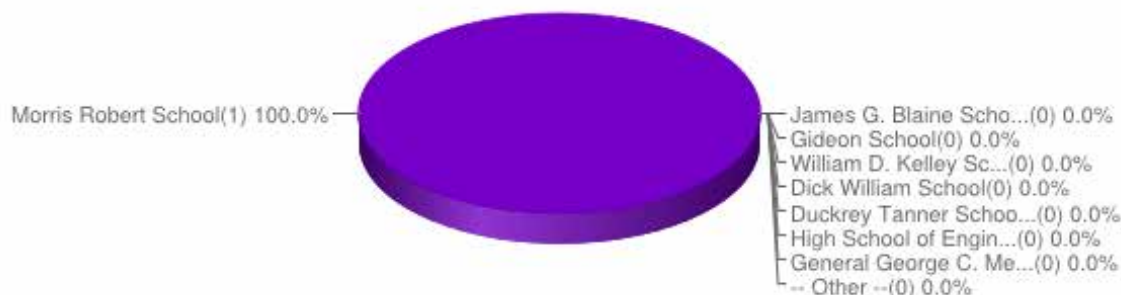
Is this child currently attending school?

Results based on 4 responses to this question.



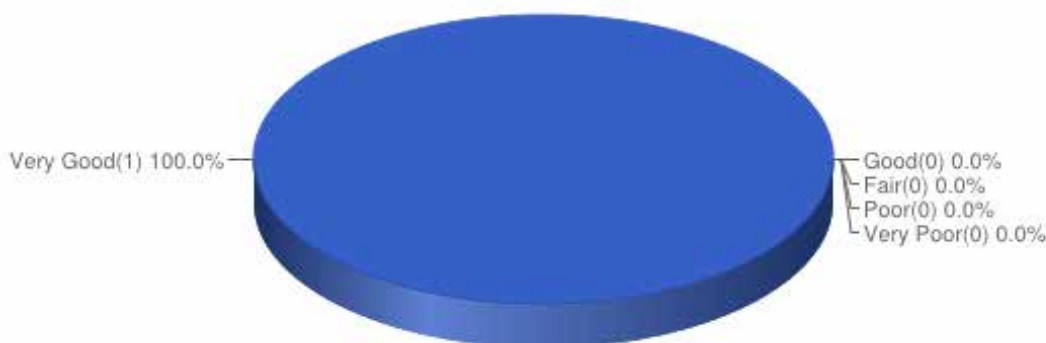
Which school does this child attend?

Results based on 1 responses to this question.



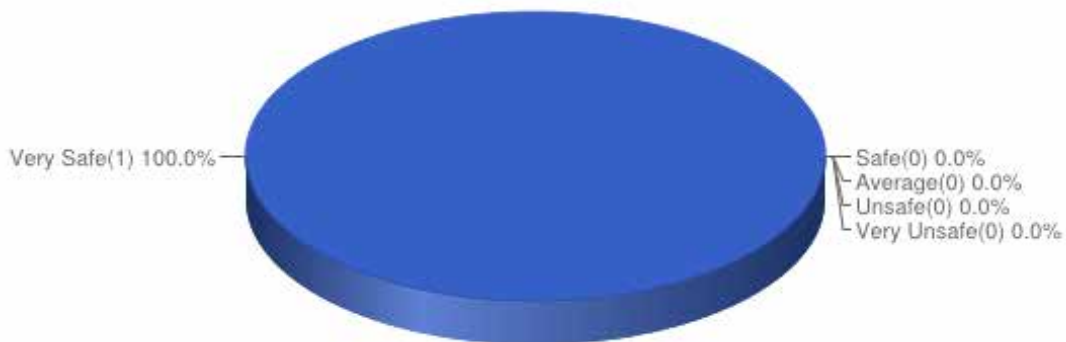
How would you rate the quality of the school that this child attends?

Results based on 1 responses to this question.



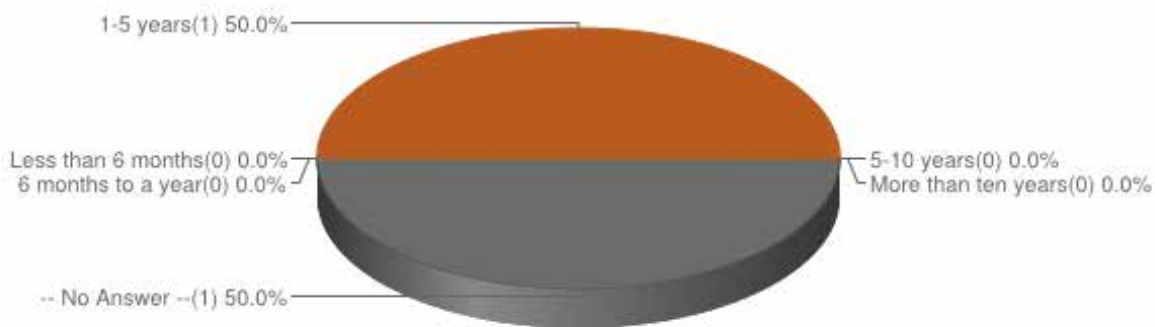
How would you rate the safety of this school that this child attends?

Results based on 1 responses to this question.



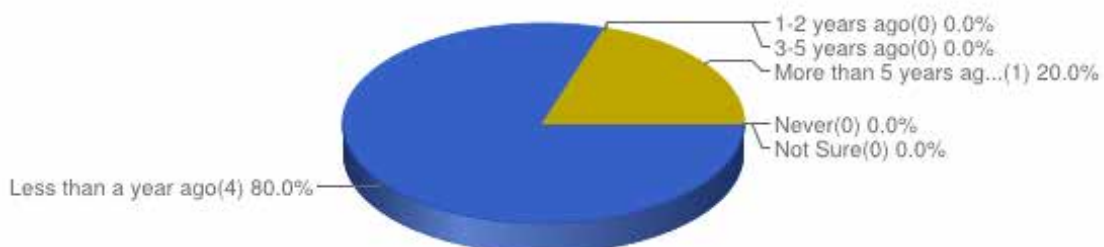
How long has this household member been living in this neighborhood?

Results based on 2 responses to this question.



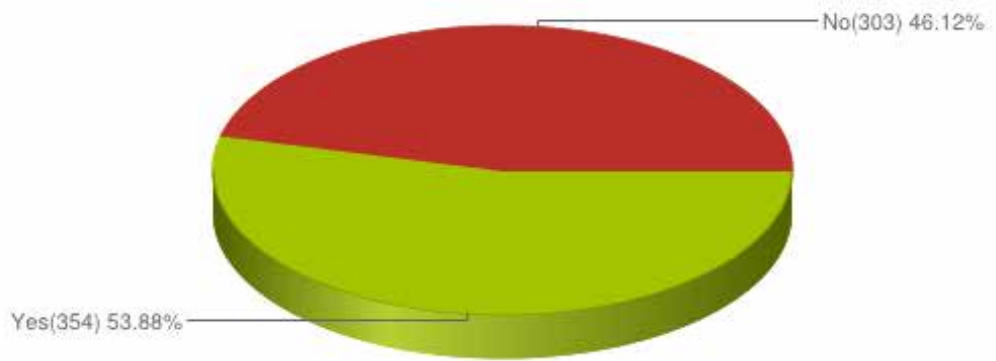
When was the last time that this person had a general health check up?

Results based on 5 responses to this question.



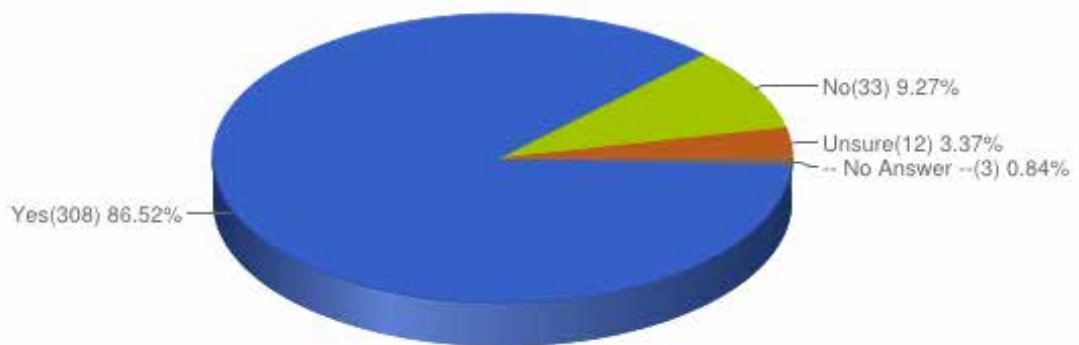
Are you currently a resident of one of the Blumberg Towers?

Results based on 657 responses to this question.



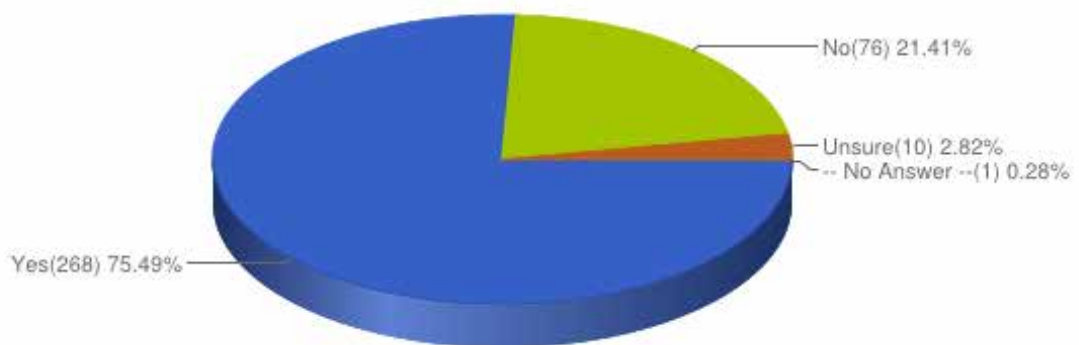
Would you prefer to have Blumberg replaced with new housing, rather than renovated?

Results based on 356 responses to this question.



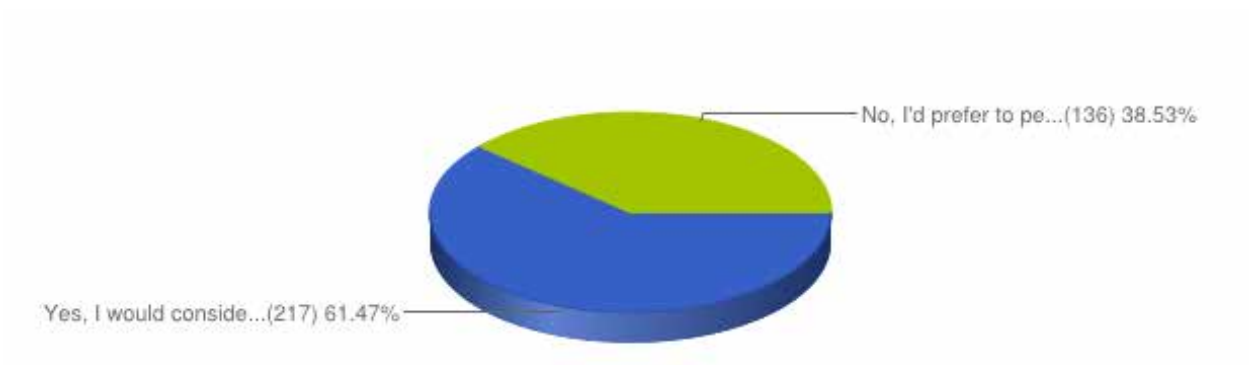
Do you want to move out of Blumberg?

Results based on 355 responses to this question.



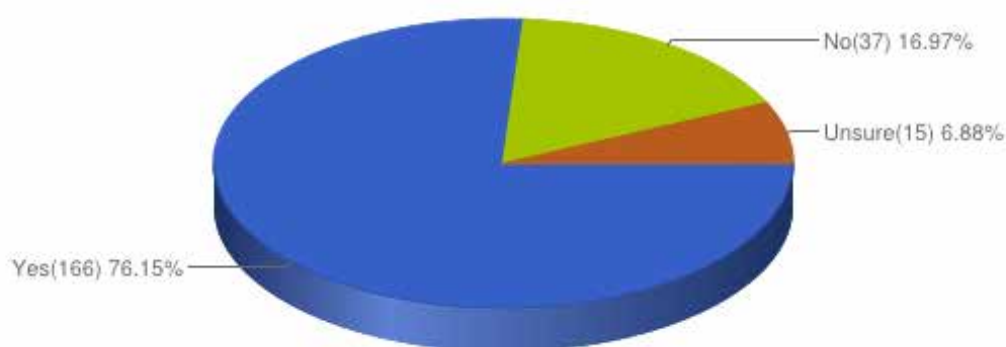
If relocation were needed, would you consider living somewhere temporarily?

Results based on 353 responses to this question.



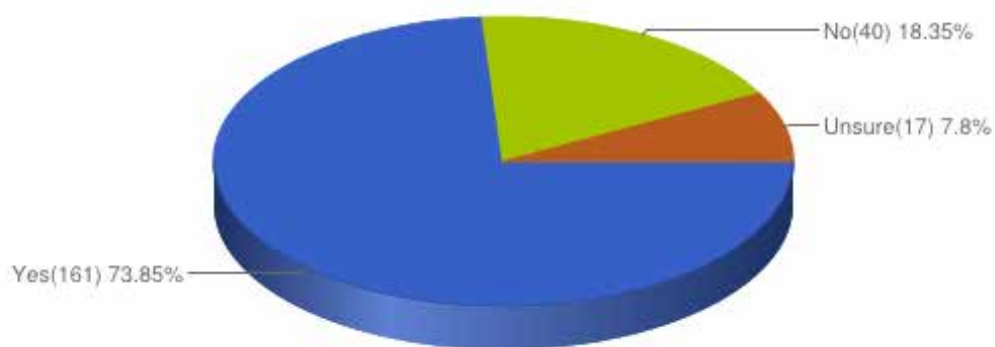
Would you consider temporarily relocating with a Section 8 voucher?

Results based on 218 responses to this question.



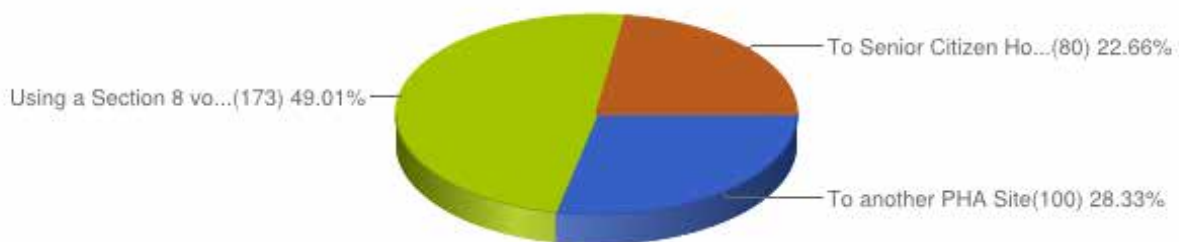
Would you consider temporarily relocating to another PHA housing site?

Results based on 218 responses to this question.



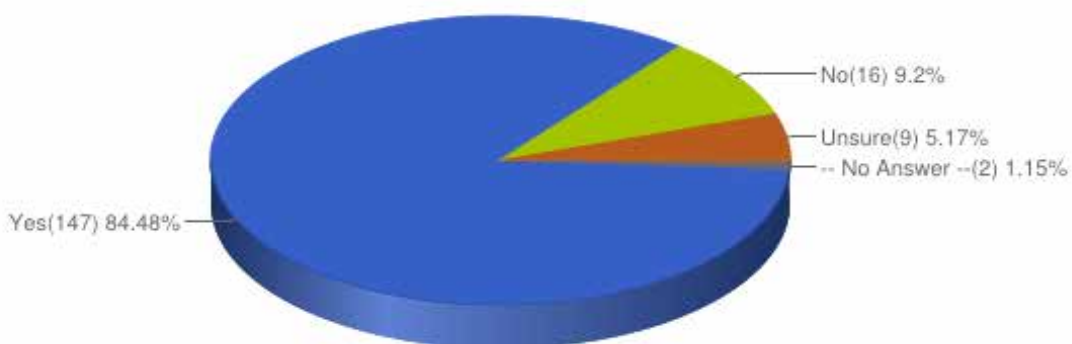
How would you prefer to permanently relocate?

Results based on 353 responses to this question.



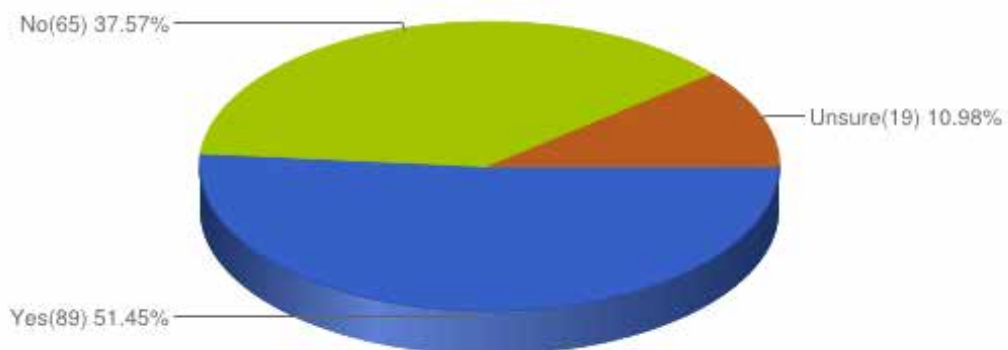
Would you like to use the Section 8 voucher to purchase a home?

Results based on 174 responses to this question.



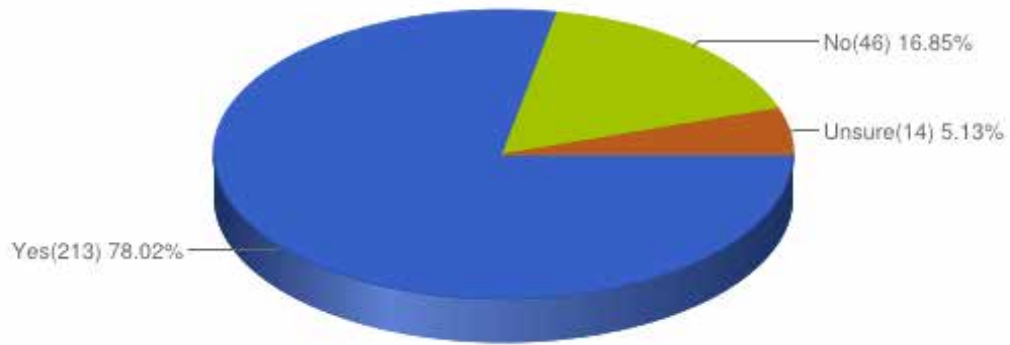
Would you like to use the Section 8 voucher to relocate to another state?

Results based on 173 responses to this question.



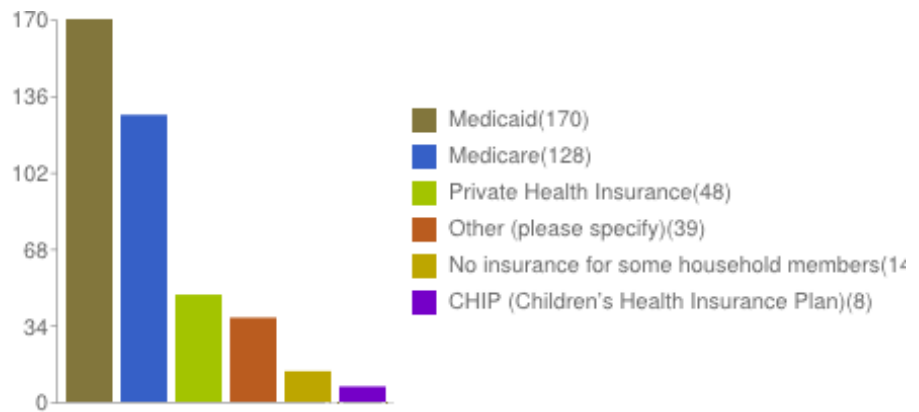
Are you interested in being a homeowner?

Results based on 273 responses to this question.



Which of the following types of medical insurance do you have access to? Check all that apply.

Results based on 354 responses to this question.



Appendix D

Physical Obsolescent Test

REMINGTON & VERNICK ENGINEERS AND AFFILIATES

EDWARD VERNICK, PE, CME, President
CRAIG F. REMINGTON, PLS, PE, Vice President

EXECUTIVE VICE PRESIDENTS
Michael D. Vena, PE, PP, CME (Interim) 2000
Edward J. Walberg, PE, PP, CME
Thomas F. Beach, PE, CME
Richard G. Arango, PE, CME

DIRECTOR OF OPERATIONS
CORPORATE SECRETARY
Bradley A. Blubaugh, BA, MPA

SENIOR ASSOCIATES

John J. Cantwell, PE, PP, CME
Alan Dittenhofer, PE, PP, CME
Frank J. Seney, Jr., PE, PP, CME
Terence Vogt, PE, PP, CME
Dennis K. Yoder, PE, PP, CME, LEED
Charles E. Adanson, PLS, AET
Kim Wendell Bibbs, PE, CME
Marc DeBlasio, PE, PP, CME
Leonard A. Falola, PE, CME
Christopher J. Fazio, PE, CME
Kenneth C. Resler, PE, CME
Gregory J. Sullivan, PE, PP, CME
Richard B. Czekanski, PE, CME, BCEE

Remington & Vernick Engineers

232 Kings Highway East
Haddonfield, NJ 08033
(856) 795-9595
(856) 795-1882 (fax)

Remington, Vernick & Vena Engineers

9 Allen Street
Toms River, NJ 08763
(732) 786-9220
(732) 605-8416 (fax)

3 Jocassee Boulevard, Suite 300-400
Old Bridge, NJ 08857
(732) 955-8000
(732) 991-2815 (fax)

Remington, Vernick & Walberg Engineers

845 North Main Street
Pleasantville, NJ 08232
(609) 645-7110
(609) 645-7076 (fax)

4907 New Jersey Avenue
Wildwood City, NJ 08260
(609) 522-5150
(609) 522-5313 (fax)

Remington, Vernick & Beach Engineers

922 Fayette Street
Conshohocken, PA 19428
(610) 940-1050
(610) 940-1161 (fax)

73 West Main Street, Rear
Mechanicsburg, PA 17055
(717) 766-1775
(717) 766-0232 (fax)

1000 Church Hill Road, Suite 220
Pittsburgh, PA 15205
(412) 263-2200
(412) 263-2210 (fax)

Univ. Office Plaza, Bellevue Building
262 Chapman Road, Suite 105
Newark, DE 19702
(302) 266-0212
(302) 266-6208 (fax)

Remington, Vernick & Arango Engineers

The Presidential Center
Lincoln Building, Suite 600
101 Route 130
Cinnaminson, NJ 08027
(856) 303-1245
(856) 303-1249 (fax)

300 Penhorn Avenue, Suite 200
Secaucus, NJ 07094
(201) 624-2137
(201) 624-2136 (fax)

May 23, 2013

Philadelphia Housing Authority
3100 Penrose Ferry Road
Philadelphia, PA 19145

Attn: Mr. Matthew E. Walker
Assistant Director, Community Development and Design

Re: Philadelphia Housing Authority
Physical Needs Assessment –Blumberg Apartments
Preliminary Report Transmittal
Our File# PPHAX003

Dear Mr. Walker:

Enclosed is a copy of the "Update to the April 2012 Physical Needs Assessment and Inspection Report, Norman Blumberg Apartment" dated May 23, 2013 for the above mentioned location in the City of Philadelphia.

Our office has performed this update to our 2012 PNA reports and find that the condition is the same or worse than what was present last year. We performed the update within 18 months of the previous report and field work. We performed the update by performing field work on May 9, 2013. There were minor maintenance repairs performed in the past year but there was not evidence of any capital improvements with the exception of completion of the BASCADA (Building Automation System) project that was approximately 95% complete at the time of our visit last year.

Should you have any questions, please feel free to contact our office at (610) 940-1050.

Very truly yours,
Remington, Vernick & Beach Engineers



Thomas F. Beach, P.E., C.M.E.

Enclosure

cc: Christopher Fazio, P.E., C.M.E.
Gregory Sullivan, P.E.

Philadelphia Housing Authority

Earning Our Reputation Every Day Since 1901

Section 1 Overview

Remington, Vernick & Beach Engineers (RVB) of 922 Fayette Street, Conshohocken, PA prepared this update to Physical Needs Assessment (PNA) performed on April 10-12, 2012 by RVB. The update consisted of reviewing the report prepared in 2012 by RVB and performing a field visit on May 9, 2013. The individual unit survey of 10% of the units was not performed in 2013 but relies upon the field work visit in 2012 since it was within 18 months of the update.

The Capital improvements identified in our report of 2012 were not performed within the past year with the exception of the completion of the BASCADA system project that was 95% complete in 2012 and the replacement of a Hot water recirculation pump in the Bolton Building.

The study area for the Blumberg Apartment complex is as depicted in Exhibit A attached and consists of the area of Philadelphia, PA bounded by on the North by Cecil B. Moore Avenue, on the South by S College Avenue, the West N. 27th Street and on the East by N 20th Street. The subject Apartments are located in the Northern part of the Study Area contained between Oxford Street and West Jefferson Street and North 22nd and 24th Street. The apartments studied consist of three high rise apartment units and 15 low rise three story townhouses.

Section 2 Design Deficiencies

The Blumberg Apartments lacks core services according to modern standards such as economical food shopping, furniture stores, apparel shops, banking, safe social and recreational spaces that are convenient to residents. A public transportation system does exist for the purpose of connecting residents to neighborhoods where services are provided. Commercial development is severely lacking adjacent to the area. In an era where sustainable design has become a template to improve building designs and building systems as it relates to site and community layout, the buildings at the Blumberg Apartments do not meet these standards.

Substantially Inappropriate Design. Overall, the Blumberg site, which includes three high-rise buildings and 510 units, is entirely inappropriate for families with children. Density is greater than 60 units per acre, and the high-rise buildings tower over the neighboring community of 2-3 story homes. Outdoor spaces, playground and recreational facilities are inadequate for the young population. The design creates a superblock resulting in minimal street connectivity for many of the buildings within the complex. As shown on the site plan in Attachment 22, many of the low-rise apartments on the middle and northern side of the complex have no connectivity to surrounding streets. The PNA Report also highlights that the high-density living design of the space exasperates many of the adverse conditions in the surrounding neighborhood.

Furthermore, the entire complex is surrounded by fencing which further isolates Blumberg residents from the surrounding neighborhood.

The high-rise/high-density living arrangements in the high rise units exasperate this impact due to the concentration of residents needing to access the core services through the elevator systems. The units do not provide a minimum of 5% of ADA accessible units. Additionally, none of the

Update to the April 2012 Physical Needs Assessment and Inspection Report
Norman Blumberg Apartments, Philadelphia, PA

existing sidewalks or street ramps conform to applicable ADA codes. The 2012 PNA Report specifically states that the existing units cannot be modified to conform to current building or ADA codes. Security upgrades need to be performed to provide defense areas and to provide security cameras and monitoring for the safety of the Residents. Other impacts include a lack of parking spaces for families that have vehicles, the need for additional public transportation for residents, small narrow one-way streets and extremely limited areas for recreation facilities and playgrounds. The present conditions of substantially inappropriate high density, lack of defensible space culminates into an unsafe environment that decreases the quality of life for residents in comparison to neighboring communities and fits the criteria for severe physical distress. The lack of adequate ADA compliant units fits the criteria for severe physical distress.

Lack of Defensible Space. Due primarily to the superblock design described above, many areas within the complex are left indefensible and neighborhood crime rates are substantially higher than the citywide average. The site includes narrow one-way streets that have limited lighting, as well as courtyards with little passive surveillance (“eyes on the street”). The PNA Report cites minimal public or shared space and no parks that allow children to play in an open area viewable to others. Many of the blocks surrounding the property, particularly on the west and south sides are almost entirely vacant, further exacerbating the perceived and actual criminal activity that plagues the neighborhood. There are locations on site not accessible by emergency vehicles and quite dangerous at night with poor sight lines and hidden corners where people with ill intentions can hide. These issues and others cited in the PNA Report and shown on the maps make it difficult to ensure a safe living environment for Blumberg residents.

Inadequate Room Sizes and/Unit Configurations to Meet the Needs of Existing Residents. The units do not meet HUD’s minimum size standards and in most cases habitual rooms within the units do not meet the minimum size requirements of current building codes. For instance, the kitchens have limited counter area and do not allow for proper food preparation and today’s kitchen appliances, such as microwaves, toaster ovens, etc. Cabinet space is minimal and because of this, residents generally resort to storing food stuffs and other kitchen items in paper bags and or unsecured plastic containers, which represent a health and safety risks for small children and infants. In some units both the living room and dining areas are combined into one extremely small space, which will not accommodate a full dining room set and therefore does not allow a family to dine all at one time. In addition, the living rooms are not sufficient for today’s standard living room furniture. Bedrooms too are very small and without adequate closet space and room for basic bedroom furniture, in some instances an average size adult is able to stand in the center of the bedroom and touch opposite walls.

The landscaping in the study area has been removed probably due to poor condition. It will need to be replaced in order to increase the already lacking green space at Blumberg. Any new vegetation should be augmented with a low shrubbery area adjacent to the buildings in a manner that will not add to the lack of defensible space that currently exists.

Update to the April 2012 Physical Needs Assessment and Inspection Report
Norman Blumberg Apartments, Philadelphia, PA

Our office has reviewed a report commissioned by PHA in February 2013 by Dale Corporation of the Exterior condition of the two of the three high rise buildings. That report identified conditions of deteriorated exterior brick, mortar and structural steel that will require \$9.4 million dollars to repair. We have performed a cursory field verification of these defects and concur with this cost estimate however once the repairs are started the cost may need to be increased.

Mechanical Systems

The units currently do not have makeup and fresh air. Rooftop exhaust fans provide ventilation for the complex. Each apartment typically has exhaust grilles in the bathroom and kitchen, and operable windows throughout the rest of the living space. However, there is no positive dedicated source to ensure make-up air for the apartment exhaust. Since the apartments are not connected to the corridors via transfer air grilles or openings, it is assumed all makeup air comes from the operable windows. The corridors themselves do not have any ventilation as there are no operable windows or mechanical exhaust. Documented asthma and other respiratory issues among Blumberg residents are very high with over 38% of resident households having a household member that suffers from asthma. The lack of tempered dedicated make up air and a lack of fresh air is a deficiency which would not meet current building code (IBC) requirements.

The lifespan of the major equipment used to heat the high rise buildings has been exceeded. In 1998, the steam generation and distribution system underwent an extensive, comprehensive modernization, including installation of new boilers and ancillary equipment. Therefore, a majority of the major equipment is approximately 14 years old. However, there remains an extensive amount of distribution piping that is either original to the building or replaced in the mid to late 1990s and is in poor condition. Furthermore, the Authority did not have contracts for water treatment or boiler systems preventative maintenance in from 2008 through 2009. Due to this lack of maintenance the units are in severe physical distress and require replacement at significant cost.

The low rise units have mechanical rooms for most of the units attached to the rear of the units and the three story townhouses have the units located in the interior space of each unit. The mechanical sheds in the back of some townhouses are in very poor condition. The useful life of the boiler may be up to 30 years with proper maintenance; however the boilers are about 15 years old and show severe exterior distress (*Figure M-17*). Some of the boilers have been replaced (*Figure M-18*). Much of the piping in the mechanical sheds does not contain insulation which is a cause of energy loss. The finned tube baseboards located in each apartment were mostly installed in 1998 and have a useful life of about 35 years; however, in some apartments the condition of the baseboard was very poor (*Figure M-19*). Furnaces were installed in the townhouse units. These furnaces appeared in fair condition, and are about 14 years old. The useful life of a typical gas fired furnace is about 20 years.

Update to the April 2012 Physical Needs Assessment and Inspection Report
Norman Blumberg Apartments, Philadelphia, PA

The trash compaction system at each tower should be replaced immediately. The existing system should be removed completely and the trash compaction rooms thoroughly cleaned. New dumpers that will interface with a compaction system should also be purchased at this time. The lack of proper hygiene facilities for the disposal of trash constitutes an unhealthy environment constitutes a deficiency of HUD regulations and fits the criteria of severe physical distress.

Section 3 Cost Estimates

See attachment A Cost Estimate

Section 4 Conclusions

The apartment complex surveyed under these two studies depicts units which have severe physical distress. Renovation would be expensive and would require the following items to be addressed in the process:

- 1) Additional on site parking, Additional commercial amenities, Additional playground equipment, Additional landscaping, Reduce overall density - NOFA criteria (a) substantially inappropriate building design or site layout and street connectivity when compared to the surrounding neighborhood which may include inappropriate density;
- 2) Redesigned interior layouts
- 3) Lack of ADA Accessibility – NOFA criteria (e) inaccessibility for persons with disabilities with regard to individual units (i.e. less than 5 percent of units are accessible), entranceways, and common areas
- 4) Design of defensible` space improvements – NOFA criteria (c) lack of defensible space related to building layout and orientation
- 5) Upgrade and replacement of Mechanical Systems
- 6) Upgrade ventilation and fresh air requirements and replace trash compactor systems – NOFA criteria (d) disproportionately high and adverse environmental health effects associated with ongoing residency;
- 7) Rehabilitate exterior shell

Update to the April 2012 Physical Needs Assessment and Inspection Report
Norman Blumberg Apartments, Philadelphia, PA



FIGURE M-10: Severely corroded Heating Hot Water & Steam Piping in Judson Tower Basement



FIGURE M-11: Judson Boiler Room Hot Water Pump (Far left pump has been disconnected) & new condensate pump



FIGURE M-12: Hemberger Tower Boiler room Boiler feed tank & close-ups of condensate pump & Insulation deterioration



FIGURE M-13: Severely Corroded Piping & Deteriorated Insulation in Hemberger Basement



FIGURE M-16: Example of piping insulation deterioration below finned tube radiation convector in high-rise apartment



FIGURE M-17: Townhouse boiler in severe distress

Observations of the site show that stormwater management needs to be addressed in the building area. The inlets to the City stormwater system do not keep debris out of the stormwater system. In order to conform to current safety standards, the inlets must be reconstructed with the appropriate sized openings. This will also provide personal protection; the current openings compromise the health and safety of small children because they allow for them to enter into the stormwater system.

BUILDING DESIGN AND COMMUNITY

The high-rise units were constructed in 1967 and are comprised of a poured concrete structure. The two elevators in each high rise building form the primary means of access to the units. The motor/generator for the elevator and the control system has exceeded their useful life and should be replaced. There is a central corridor with apartment units accessed from the corridor. There is one emergency stairwell for each building. The roof is flat asphalt that has exceeded its useful life and needs to be replaced.

The Townhouse vintage was not determined but is assumed to be consistent with the high rise construction or 1967. The construction is wood frame with concrete foundation walls. The roof is flat to a very low pitch. We note that the crawl space ventilation under each unit in a number of locations is at grade and therefore subject to infiltration of water. Correction of this issue is possible by lowering the concrete slab adjacent to the building. We noted evidence of roof leaks in a couple of units and evidence of active mold growth in one unit. We would recommend a program to replace one third of roofs starting with buildings that have evidence of leaks but recommend replacement of all roofs within five years. The mold must be abated in the short term by a certified mold abatement contractor.

The apartment configurations observed were not handicap-accessible. HUD requirements mandate that at least 5% of all units be handicap-accessible and handicap accessibility be provided to all common areas. We observed medical offices that were not in

apartment are very dirty and in very poor condition. The ductwork should be cleaned, grills replaced, and exhaust system balanced.

The mechanical equipment in the office space on the second floor in the Judson building has not exceeded its useful life; however the condition is not good since the space has not been occupied for a long period of time. Should the area be occupied again in the future, the mechanical equipment should be inspected and repaired or replaced as necessary.

Guardrails and safety railings should be installed on the roof of each tower where equipment is within 10'-0" of the edge of the building to comply with building codes and protect maintenance personnel.

The trash compaction system at each tower should be replaced immediately. The existing system should be removed completely and the trash compaction rooms thoroughly cleaned. New dumpers that will interface with a compaction system should also be purchased at this time.

Recommendations: Low-rise Towers

Due to the poor condition of the boilers and related equipment in the townhouses, the boilers, piping, pumps, and related equipment should be replaced. Although the boilers may not have reached the end of their useful lives, the very poor condition of the equipment has already forced the Authority to replace some of the boilers. The hot water radiators and distribution piping should also be replaced in each townhouse since it has exceeded its useful life and is in some cases in very poor condition. The gas forced-air furnaces do not need to be replaced at this time.

P L U M B I N G

Description: High-rise Towers

The water service for the three towers enters through the boiler mechanical room. The main backflow preventers are located in the Hemberger basement (*Figure P-1*), with various other BFP devices and pressure reducing valves located in the mechanical rooms of the other basements (*Figure P-2*). The sanitary piping is cast iron in each building; it is not insulated and is original to the buildings. Distribution piping risers to each apartment are accessible through plumbing chases and utility rooms in each hallway (*Figure P-3*).

Hot water for each tower is generated in each respective mechanical room. Hot water is provided through recently installed high efficiency condensing hot water heaters (*Figure P-4*) and stored in storage tanks. High pressure gas lines enter each building basement, regulated to a lower pressure and split into separate lines for boiler/equipment feed and main risers to apartment gas stoves.

The high rises each have fire suppression preaction systems that contain both sprinklers and standpipes. Fire pumps (149 hp) have been recently installed in the Hemberger and Judson basements (*Figure P-5*).

Each apartment contains typical bathroom fixtures (*Figure P-6*) and a kitchen sink with gas range (*Figure P-7*).

Description: Low-rise Towers

Water supply to the townhouses comes first through backflow preventers and pressure reducing valves in the Hemberger basement (*Figure P-8*). Each town house contains either a gas fired hot water heater in the outside mechanical shed (*Figure P-9*) or a gas fired hot water heater in the mechanical closet with the gas furnace. The apartments contain typical bathroom fixtures (*Figure P-10*) and a kitchen with sink and gas range.

Condition: High-rise Towers

The site had a major renovation in 1998 and much of the plumbing equipment is 14 years old. However, the majority of the water distribution piping in the basement mechanical rooms of the three towers is in very poor condition (*Figures P-11, 12*). Some piping was not replaced in 1998 and is in very poor condition. The average expected useful life for utility water distribution is about 35 years. The expected useful life of insulation is only 15 years. Therefore, all of the piping insulation is nearing the end of its useful life. Some sections of piping appear to be original and are in very poor condition. In many areas the asbestos is marked as asbestos free, however the insulation is significantly deteriorated or missing altogether.

The cast iron sanitary piping has an average replacement life cycle of about 40 years. Therefore, the majority of the sanitary piping is past its useful life, and appears in very poor condition.

The main backflow preventers, pressure reducing valves, and other service equipment are in fair condition and less than 15 years old. The average useful life for these service valves is 15 to 20 years, therefore most of the valves are nearing the end of their useful life, however, they do not appear in need of immediate replacement.

The hot water heating system has been recently replaced and is in good condition. The average useful life for a hot water heater is about 20 years, therefore they should not need to be replaced for about another 18 years. The domestic hot water pumps are about 14 years old. They have an average useful life of 15 to 20 years, therefore they are nearing the end of their useful life.

The plumbing fixtures in high-rise buildings varied in condition from what appeared to be the level of care and maintenance from the residents. Most of the fixtures in the apartments appeared to be 10 to 15 years old. In the bathrooms, some toilets, lavatories, and showers were in poor condition and contained significant corrosion. Others appeared to be in relatively fair condition (*Figure P-6*). The kitchen sinks also varied in condition. In some apartments inspected, the kitchen sinks were in poor condition, and there was significant mold and/or water damage below the sink from leaking sink drains. The gas ranges appeared in relatively good condition, and have a useful life of about 20 years. The average useful life for plumbing fixtures ranges from 15 to 20 years depending on finish, quality, and maintenance and care. Toilets can last from 35 to 50 years depending on the quality and maintenance and care. Therefore, most all plumbing fixtures have exceeded or nearing the end of their useful life, and the majority are in poor condition.

The fire protection sprinkler system appeared in fairly good condition, with many major components (pumps, controls, etc.) in new/good condition. The roof drain was in poor condition, and many were missing their strainers.

Condition: Low-rise Towers

Domestic residential hot water heaters typically have a useful life of about 20 years. The hot water heaters in the mechanical sheds are in very poor condition. Some have already been replaced. The hot water heaters in the furnace mechanical closets are about 10 to 15 years old and in fairly good condition.

The plumbing fixtures in the townhouses are in generally poor condition (*Figure P-10*). The plumbing fixtures do not appear to be well maintained. The average useful life for plumbing fixtures ranges from 15 to 20 years depending on finish, quality, and maintenance and care. Toilets can last from 35 to 50 years depending on the quality and maintenance and care. Therefore, most all plumbing fixtures have exceeded or nearing the end of their useful life, and the majority are in poor condition. The useful life for the plumbing utility distribution is about 35 years old, and the sanitary cast iron piping is about 40 years old. Therefore, the original plumbing piping in the Townhouses is past its useful life.

Recommendations: High-rise Towers

The domestic cold and hot water distribution systems should be replaced where piping has past its useful life and is in visibly poor condition, especially in the basement areas. The cast iron sanitary system should also be replaced in the towers for the same reason. The domestic hot water pumps are nearing the end of their useful lives and are in very poor condition in Judson and Bolton, therefore they should also be replaced before failure of equipment occurs. Most of the piping insulation should be replaced, especially in areas where it is completely deteriorated and/or missing.

The plumbing fixtures in each apartment should also be replaced due to their poor condition. This includes all toilets, lavatories, showers, bathtubs, and kitchen sink and faucets.

Recommendations: Low-rise Towers

The hot water heaters in the mechanical sheds that have not been recently replaced should be replaced. Also, the water utility and sanitary piping should also be replaced before leaks and failures of the piping occur and damage the apartment. The plumbing fixtures in each apartment should also be replaced due to their poor condition. This includes all toilets, lavatories, showers, bathtubs, and kitchen sink and faucets.

E L E C T R I C A L

Description

The electric power for the Norman Blumberg Apartments and town houses is supplied by two 13.2 kV PECO services from two independent substations. Service number 1 is supplied from the Parish substation and service number 2 is supplied from the Callowhill substation.

PHILADELPHIA HOUSING AUTHORITY

PROJECT:

Blumberg Rehab : High Rise and Town House (Total 414 Units)

RFP #

DATE: 11/06/2014

Philadelphia Housing Authority
Building Beyond Expectations

BUDGET COST ESTIMATE

Br	Item Description	Qty	UOM	% of Rehab	Unit Cost	Total
A	<u>Blumberg Rehab : High Rise and Town House (Total 414 Units)</u>					
1	CONCRETE	443,871	SF	100%	\$ 13.26	\$ 5,883,688.23
2	MASONRY	443,871	SF	50%	\$ 18.47	\$ 4,093,140.69
3	LUMBER	443,871	SF	0%	\$ 10.20	\$ -
4	TRUSSES	443,871	SF	0%	\$ 5.37	\$ -
5	ROUGH CARPENTRY	443,871	SF	100%	\$ 23.33	\$ 10,354,417.62
6	FINISH CARPENTRY	443,871	SF	100%	\$ 6.14	\$ 2,726,687.60
7	MILLWORK & CASEWORK	443,871	SF	100%	\$ 11.49	\$ 5,098,722.21
8	INSULATION	443,871	SF	100%	\$ 6.48	\$ 2,877,842.07
9	ROOFING & SIDING	443,871	SF	100%	\$ 9.57	\$ 4,240,904.14
10	SEALANTS	443,871	SF	100%	\$ 1.45	\$ 645,601.93
11	DOORS, FRAMES, & HARDWARE	443,871	SF	100%	\$ 7.94	\$ 3,523,176.35
12	WINDOWS	443,871	SF	100%	\$ 4.34	\$ 1,924,375.20
13	DRY WALL ASSEMBLIES	443,871	SF	100%	\$ 5.58	\$ 2,482,502.15
14	TILE	443,871	SF	100%	\$ 1.13	\$ 499,086.72
15	FLOORING	443,871	SF	100%	\$ 4.78	\$ 2,127,656.85
16	PAINING	443,871	SF	100%	\$ 5.93	\$ 2,633,061.63
17	SPECIALTIES	443,871	SF	100%	\$ 10.18	\$ 4,517,339.87
18	APPLIANCES	443,871	SF	100%	\$ 3.27	\$ 1,450,200.30
19	WINDOW TREATMENTS	443,871	SF	100%	\$ 0.77	\$ 343,016.62
20	PLUMBING	443,871	SF	100%	\$ 17.72	\$ 7,864,101.65
21	HVAC	443,871	SF	100%	\$ 13.56	\$ 6,017,306.14
22	ELECTRIC	443,871	SF	100%	\$ 13.43	\$ 5,959,167.62
23	LANDSCAPING	443,871	SF	100%	\$ 0.84	\$ 372,004.00
24						
25	<i>Note : The estimate includes % rehab scope of work, unit count and gross square foot information provided by and is based on cost data report by Berger Group for total development cost report for Philadelphia city area. The cost data has been adjusted based on ENR construction cost index. RS means Cost data, Estimated cost by contractor for exterior rehab and reports</i>					
	Sub Total					\$ 75,644,046.62
a	Sales Tax Exempt					
b	Sub Total (Material, Labor & Equipment)					\$ 75,644,046.62

PHILADELPHIA HOUSING AUTHORITY

Project:
Blumberg Rehab : High Rise and Town House (Total 414 Units)
 RFP #



DATE: 11/06/2014

BUDGET COST ESTIMATE

Sr	Item Description	Qty	UOM	% of Rehab	Unit Cost	Total
	Sub Total - A					\$ 75,644,046.62
d	GENERAL CONDITIONS	10%				\$ 7,564,404.66
e	INSURANCE & TAXES	1.6%				\$ 1,210,304.75
f	OH & P / CM Fee	8%				\$ 6,051,523.73
g	BOND	2.5%				\$ 1,891,101.17
	Sub Total - B					\$ 9,152,929.64
Sub Total (A+B)						\$ 84,796,976.26
Total						\$ 84,796,977.00

Prepared By: <i>Manoj Patel</i>	<i>Manoj Patel</i>
Reviewed By: (Dept. Head)	

Appendix E

The Evidence of Community Engagement Summary

Community Workshops:

- **Kick-off Meeting**

This meeting, held in February 2014, gave an overview of the Choice Neighborhoods program and introduced residents to the planning process and solicited initial feedback on community needs and desires, including neighborhood strengths, future aspirations, and basic services. It also provided initial findings of opportunities and constraints to provide as information to the community.



- **HUD Site Visit and Community Stakeholder Visioning Session**

During the HUD visit in March 2014, the planning team provided an update on progress to date and initial findings, and conducted a tour of the neighborhood. The planning team also provided a detailed overview for the Housing, People, and Neighborhood Planning Process. The site visit concluded with a Community Stakeholder Vision Session in the evening, which was open to all community members. This session presented what had been gathered from previous community sessions followed by three (3) facilitated breakout table discussions focused on creating a vision for the Housing, Neighborhoods, and People Plan.



- **Sharswood/Blumberg Choice Neighborhood Partners Convening**

This meeting, held in February 2014, gave an overview of the project and its boundaries to community partners, sharing initial findings of opportunities and constraints to provide as information to the community, and to encourage involvement and define partner roles and responsibilities.

- **Unity Day**

As part of the neighborhood revitalization process, the Brewerytown Sharswood Community Civic Association (BSCCA) and partners including the Sharswood/Blumberg

Choice Neighborhood planning team hosted the first annual Brewerytown-Sharswood Unity Day: Putting the UNITY back in CommUNITY. The day-long event was held on August 9, 2014 at the Athletic Recreation Center, a historic architectural and cultural asset within the community. The event brought together organizations from throughout the City to provide resources to help residents improve their quality of life as it pertains to health and wellness, education, careers, family services, and financial planning. Residents were welcomed with a performance by the community's own North Philly Stompers, visited resource tables, participated in Zumba dancing, crafts, and face painting, and sampled home cooked food. Participating organizations included Black Girls Run, Quality Community Health Care, Project HOME, Philadelphia Coordinated Health Care, Clarifi, PECO, Philadelphia Corporation for Aging, the Office of State Representative Michelle Brownlee, and many more.



- **Neighborhood Economic Development Workshop**

The Neighborhood Economic Development Workshop was held on August 14, 2014. This meeting shared information about the project, initial findings of opportunities and constraints, and through a facilitated session, developed preliminary concepts for neighborhood improvement and components of the market study, focused on Ridge Avenue.

Through a day long economic development workshop held at Girard College, over 40 participants made up of City agency and non-profit partners, community residents, and the planning team were tasked with developing an economic development strategy for the Ridge Avenue corridor. The session started with a presentation of assets, opportunities, challenges, and community input received to date. Followed by an overview of market conditions, analysis of Ridge Avenue conditions which included (traffic counts, existing active business mix, vacancy, and tax incentive zones). Through a facilitated work session using scaled infill/development typologies, groups came up with a vision statement, development diagram and strategies to develop that vision. These concepts were presented to the public during the second half of the meeting for input and comment. The specific strategies developed through this session were further explored by the planning team and form the basis for the redevelopment strategy for the Ridge Avenue corridor.



Focused Work Sessions:

- **Community Leaders Training**

A meeting to solicit and train community leaders was held on May 21, 2104. This prepared potential community leaders to be trained through The Enterprise Center, where they would learn to engage members of the community and advocate for their neighborhood. Trainings were held throughout June.



- **Walkshop #1**

This first WalkShop, held on May 1, 2014, focused on the northeast corner of the Neighborhood Planning area, including the Ridge Avenue commercial area. Comments were gathered from the community about issues and constraints and opportunities for the future. This WalkShop was conducted with the assistance of the Sharswood/Brewerytown Community Civic Association.



- **Walkshop #2**

This second WalkShop, held on May 7, 2014, focused on the center portion of the Neighborhood Planning area, including the Vaux School opportunity area. Comments were gathered from the community about issues and constraints and opportunities for the future. This WalkShop was conducted with the assistance of the Sharswood/Brewerytown Community Civic Association.

- **Walkshop #3**

This third WalkShop, held on June 10, 2014, focused on the far northeast corner Neighborhood Planning area, including upper Ridge Avenue and Cecil B. Moore Avenue. Comments were gathered from the community about issues and constraints and opportunities for the future.



- **Blumberg Senior Workshop**
This meeting, held on June 24, 2014, focused primarily on the needs of the seniors living in Blumberg Apartments. It helped seniors become engaged and also share their needs and priorities for the future.
- **Blumberg Tenant Council Meetings**
A number of sessions were held with Blumberg residents (2/11/14; 4/30/14; 10/10/14) organized on-site by the Blumberg Tenant Council. These facilitated discussions provided an opportunity for Blumberg residents to identify their priority assets, needs and opportunities and to complete the household level surveys. Although an effort was made to have the discussion focus on issues beyond the physical boundary of the Blumberg site and include the broader neighborhood, the conversations tended to move towards a couple of priority issues which included relocation and safety. More detailed findings from these sessions can be found in the needs assessment in Appendix III.

Community Communications:

To enhance the outreach campaign and ensure all residents are made aware of planning activities, the planning team created a project website and utilized social media, mail newsletters, and place flyers at local gathering spots to advertise the project and keep community members engaged. In addition to the community meetings, a key source of community input and involvement occurred through the Transformation Plan Advisory Committee and the Housing, People, and Neighborhood Task Forces, and issue-oriented subcommittees. Groups that included residents, local community leaders and stakeholders, and various city-wide interest groups met regularly to provide input and represent the community in decision making. The planning team worked with The Enterprise Center Community Development Corporation (TEC-CDC), existing block captains, and resident leaders to identify specific individuals for these committees and ensure they were representative of neighborhood demographics.



Figure 10: What We've Heard from the Community

What We've Heard So Far

Advanced Learning Choices
Regional Board

WHAT WE'VE HEARD FROM THE COMMUNITY

1 HOUSING

What do you think about the proposed changes?

- Strongly Oppose
- Oppose
- Neutral
- Support
- Strongly Support

REASON FOR OPPOSING OR SUPPORTING

- Other
- Not enough information
- Not a priority
- Not needed
- Not a good use of money
- Not a good use of space
- Not a good use of land
- Not a good use of resources
- Not a good use of time
- Not a good use of energy
- Not a good use of materials
- Not a good use of technology

2 NEIGHBORHOOD

What do you think about the proposed changes?

Area	Comments
Area 1	Comments regarding Area 1
Area 2	Comments regarding Area 2
Area 3	Comments regarding Area 3
Area 4	Comments regarding Area 4
Area 5	Comments regarding Area 5
Area 6	Comments regarding Area 6
Area 7	Comments regarding Area 7
Area 8	Comments regarding Area 8
Area 9	Comments regarding Area 9
Area 10	Comments regarding Area 10
Area 11	Comments regarding Area 11
Area 12	Comments regarding Area 12
Area 13	Comments regarding Area 13
Area 14	Comments regarding Area 14
Area 15	Comments regarding Area 15
Area 16	Comments regarding Area 16
Area 17	Comments regarding Area 17
Area 18	Comments regarding Area 18
Area 19	Comments regarding Area 19
Area 20	Comments regarding Area 20

REASON FOR OPPOSING OR SUPPORTING

- Other
- Not enough information
- Not a priority
- Not needed
- Not a good use of money
- Not a good use of space
- Not a good use of land
- Not a good use of resources
- Not a good use of time
- Not a good use of energy
- Not a good use of materials
- Not a good use of technology

WHAT WE'VE HEARD FROM THE COMMUNITY



What We've Heard So Far

Advanced Learning Choices
Regional Board

WHAT WE'VE HEARD FROM THE COMMUNITY

3 PEOPLE

What do you think about the proposed changes?

What do you think about the proposed changes?



a) Early Community Priorities

Early community input yielded the following community priorities. Priorities were centered around the topics of neighborhood amenities, increasing jobs and economic development, providing additional services for the neighborhood, and ensuring long-term affordability and equity.

- **Neighborhood Amenities:**
 - Good schools
 - Education – potential reuse of school sites (Vaux and Reynolds)
 - Safe recreational spaces
 - Community services
 - More shopping options
 - Support to maintain existing neighborhood homes and businesses
 - Need for a full service supermarket
 - Support existing community gardens and create additional community gardens and urban farms
 - Maximize the use and outreach for Project HOME’s new Stephen Klein Wellness Center which is seen as a great asset
 - Improving existing recreational assets (Athletic Recreation Center)
- **Education, Jobs & Economic Development**
 - Hiring local workers for construction jobs
 - Training so local residents have the necessary skill-set for employment
 - Provide increased opportunities for quality education in the neighborhood
 - Need for education and job training opportunities beyond construction jobs
 - Recreational and educational activities for youth
- **Services**
 - Services for existing residents- homeownership counseling,
 - What are programs to support current renters or property owners?
- **Affordability/Equity:**
 - Balance between affordable and market rate units
 - Will I see myself in this new community?
 - Include both rehab and new development of existing units to complete blocks
 - Reduce vacancy by developing on publicly owned land
 - Minimize displacement of existing neighborhood residents by providing resources for existing residents to improve their homes, housing counseling to ensure that existing residents are able to hold onto their homes or purchase a new home in the neighborhood
- **Safety:**
 - Address crime and safety issues
 - Address neighborhood vacancy and blight

b) Early Action Items

- **Short Term Action #1:** Increase communication and outreach (including door-to-door)
- **Short Term Action #3:** Host a housing education/ counseling fair
- **Short Term Action #2:** Address blighted and unsafe structures

Appendix F

Other Community Plans and Initiatives

Appendix F – Other Community Plans and Initiatives

Philadelphia 2035 and Lower North District Plan

Relevant Broad Goals:

“Create a mixed-income community by: redeveloping the Norman Blumberg Apartments; repurposing vacant land with infill development; identifying reuse options for closed schools; and creating passive open space.”

“Strengthen the Ridge Avenue commercial corridor by: supporting existing businesses where the corridor is strong; transitioning away from commercial uses where the corridor is weak; repurposing vacant land within contemporary retail space and green storm water management infrastructure; and beautifying the corridor to enhance its role as a gateway.”

Relevant Actions

- Emphasize rehabilitating existing units;
- Minimize displacement;
- Use context sensitive design, including front and side yard setbacks that are consistent with adjacent blocks;
- Allow a slight reduction in density, but achieve a minimum density of 20 units per net acre for all residential development;
- Convert narrow streets into parking areas;
- Minimize the number of curb cuts on all numbered streets and streets of similar width;
- Frame new park land with repurposed and new buildings;
- Rezone sections of Ridge Avenue away from commercial mixed-use zoning;

Philadelphia Pedestrian and Bicycle Plan (2012)

In addition to priorities listed in the Comprehensive Plan, the Philadelphia Pedestrian and Bicycle Plan also recommends that sharrows be installed on Ridge Avenue and 25th Street, and that sections of 20th and 21st streets receive a bike lane.

Multi-pronged approach to reduce vacant land by:

- Encouraging sales to the private sector
- Attracting light industrial tenants
- Piloting community-managed parking lots or recreation areas
- Marketing closed public schools to potential developers and operators
- Building green stormwater infrastructure projects
- Expanding LandCare programs to defer short dumping
- Creating community gardens and market farms

- Reintroduce 23rd Street through the Blumberg site;
- Require buildings to hold the street wall and to be oriented toward Ridge Avenue; and support existing businesses;
- Prioritize SEPTA stations, specifically the Broad Street Line’s Girard Station, for capital improvements;
- Improve and expand the Route 15 trolley service, in conjunction with fleet modernization;
- Implement high-priority bicycle infrastructure including sharrows (roadway signals to drivers to share the road with cyclists) on Cecil B. Moore Avenue from Park Avenue to 33rd Street;
- Implement Transit First policies along high-volume bus routes including 7, 48, and 32 to meet transit demand and reduce travel times.

Greenworks Philadelphia (2009)

- Parks and recreation resources should be provided within 10 minutes of 75% of residents, a goal that is reflected in Green2015 and Green Plan Philadelphia;
- Locally produced fresh food should be provided within 10 minutes of 75% of residents;
- Increase tree coverage toward 30% in all neighborhoods by 2025, a goal that is reflected in GreenPlan Philadelphia;
- Reduce vehicle miles traveled by 10%;
- Double the number of low and high-skilled green jobs;
- Increase the state of good repair in the City’s resilient infrastructure

Brewerytown Neighborhood Plan

- Advocate for the renovation and transfer of vacant PHA and PRA property for affordable and mixed-use housing;
- Encourage green development solutions from developers;
- Integrate stormwater management practices into streetscape design;
- Improve access to Fairmount Park;
- Improve Athletic Square;
- Make West Girard safe and beautiful;
- Improve gateway signs to make West Girard a destination.

22nd Police District - Youth Anti-Violence Initiative

In the 22nd Police District, the Mayor's Office is leading the Youth Violence Prevention Collaborative (YVPC) with the goal of reducing shootings and homicides in the 22nd District through a holistic approach that mobilizes collective resources. The YVPC approach is to focus on the root causes of youth violence, which includes joblessness and poverty; poor educational opportunities; a lack of adult supervision and role models; barriers to reentry for those who have been incarcerated; and a cycle of trauma and violence that impacts many of Philadelphia's families. YVPC has identified seven immediate priorities in its plan to reduce and prevent youth violence, which closely mirror the Sharswood/Blumberg Choice Neighborhoods Transformation Plan: training and employment, meaningful engagement, health, detention and diversion, safe environment, education, and performance management.

Promise Zone – Mantua Area of West Philadelphia

The Promise Zone is a new federal initiative designed to address the challenges of deep and persistent poverty and is focused on a two-square mile section of West Philadelphia called Mantua. Led by the Mayor's Office of Community Empowerment and Opportunity (CEO), the initiative has been organized into six subcommittees (education, public safety, housing, health and wellness, economic opportunity, and resident engagement) to coordinate existing and future efforts in the area in order to advance critical goals and to leverage private capital and target investment to address community needs.



SHARPSWOOD/ BLUMBERG

CHOICE NEIGHBORHOODS

Housing Transformation Plan Final Design
Deliverables

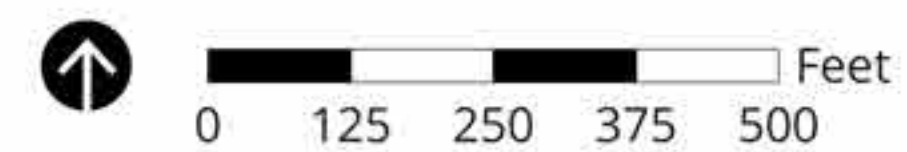
July 13, 2015

DELIVERABLE 1:

Illustrative Masterplan

PROPOSED INVESTMENTS

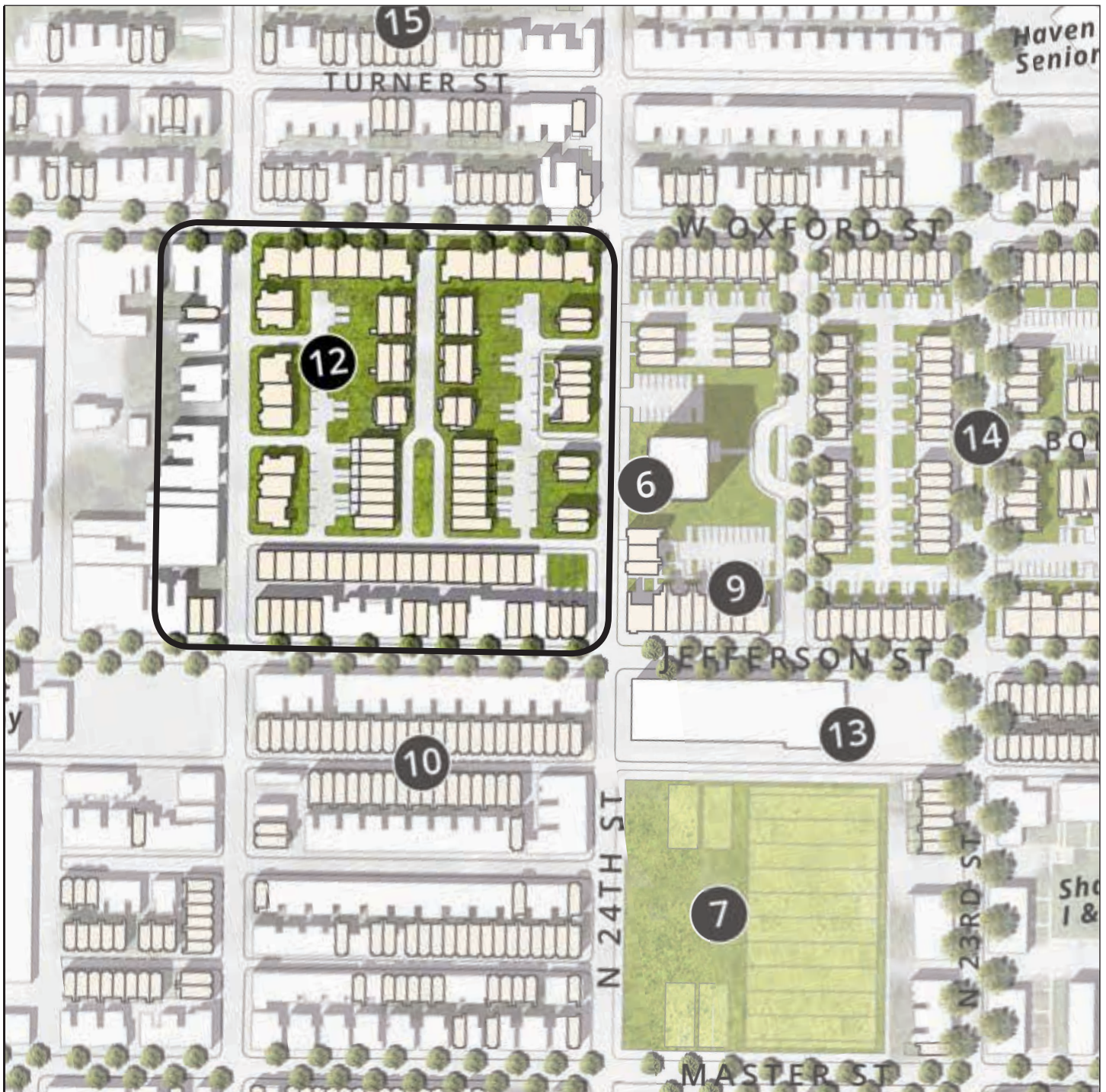
- 1 Mixed-use office and retail (PHA offices, supermarket, shared parking garage) facing Ridge Avenue
- 2 Mixed-use office building with ground floor retail
- 3 120,000 sf 3-story office and services
- 4 30,000 sf office building with shared parking structure
- 5 Mixed-use development - commercial with residential above
- 6 Rehabilitation of existing Blumberg Senior Building
- 7 New active recreational park
- 8 Mixed-use development - residential and commercial
- 9 Blumberg - Phase I
- 10 Target infill housing zone (rental/homeownership)
- 11 Community open spaces/gardens/plaza
- 12 Mixed-income housing development (rental/homeownership)
- 13 Reynolds School - K-8 neighborhood school and early childhood education center
- 14 Re-introduction of 23rd Street
- 15 Infill Housing
- 16 Girard Avenue Streetscape Improvements
- 17 Gateway Signage
- 18 Ridge Avenue Streetscape Improvements



DELIVERABLE 2:

Housing Transformation Plan

TARGET AREA: Mixed-Income Housing Development (Rental & Homeownership)



2 BEDROOM STACKED OVER 1 BEDROOM FLAT



TYPICAL ELEVATION ALONG NW 25TH ST

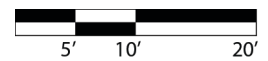


FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

TYPICAL FLOOR PLANS



PRECEDENT IMAGES



PACIFIC COURT, JERSEY CITY, NJ (WRT)



GLENVIEW TOWNHOMES, JERSEY CITY, NJ (WRT)



PACIFIC COURT, JERSEY CITY, NJ (WRT)

(2) 2 BEDROOM STACKED OVER 2 BEDROOM FLAT



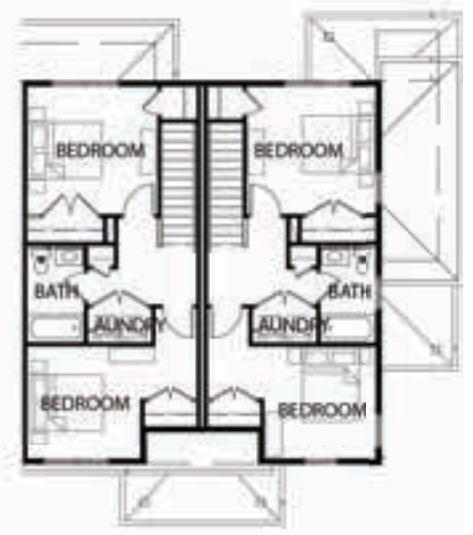
TYPICAL ELEVATION ALONG WEST OXFORD AND N 25TH ST



FIRST FLOOR

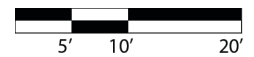


SECOND FLOOR



THIRD FLOOR

TYPICAL FLOOR PLANS



PRECEDENT IMAGES



PASEO VERDE (9TH STREET & BERKS STREET) (WRT)

3 BEDROOM STACKED OVER 2 BEDROOM FLAT



TYPICAL ELEVATION ALONG WEST OXFORD AND N 25TH ST



FIRST FLOOR

SECOND FLOOR

THIRD FLOOR



TYPICAL FLOOR PLANS

PRECEDENT IMAGES



NORRIS STREET, PHILADELPHIA, PA



WOODWARD TERRACE, JERSEY CITY, NJ (WRT)

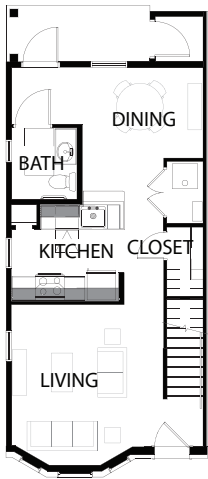


BARBARA PLACE, LAFAYETTE GARDENS, JERSEY CITY, NJ (WRT)

3 BEDROOM TOWNHOME (2 STORY)



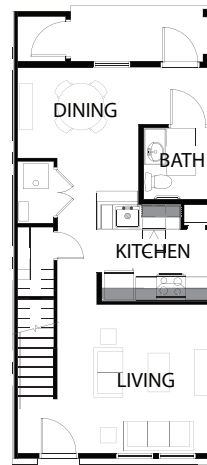
TYPICAL ELEVATION ALONG NASSAU ST



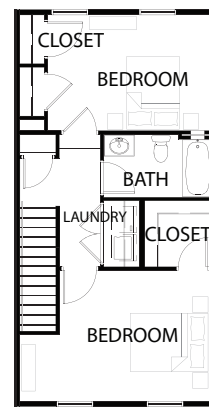
FIRST FLOOR



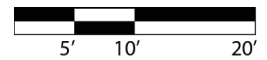
SECOND FLOOR



FIRST FLOOR



SECOND FLOOR



TYPICAL FLOOR PLANS

PRECEDENT IMAGES



WOODWARD TERRACE, JERSEY CITY, NJ (WRT)



GLENVIEW TOWNHOMES, JERSEY CITY, NJ (WRT)

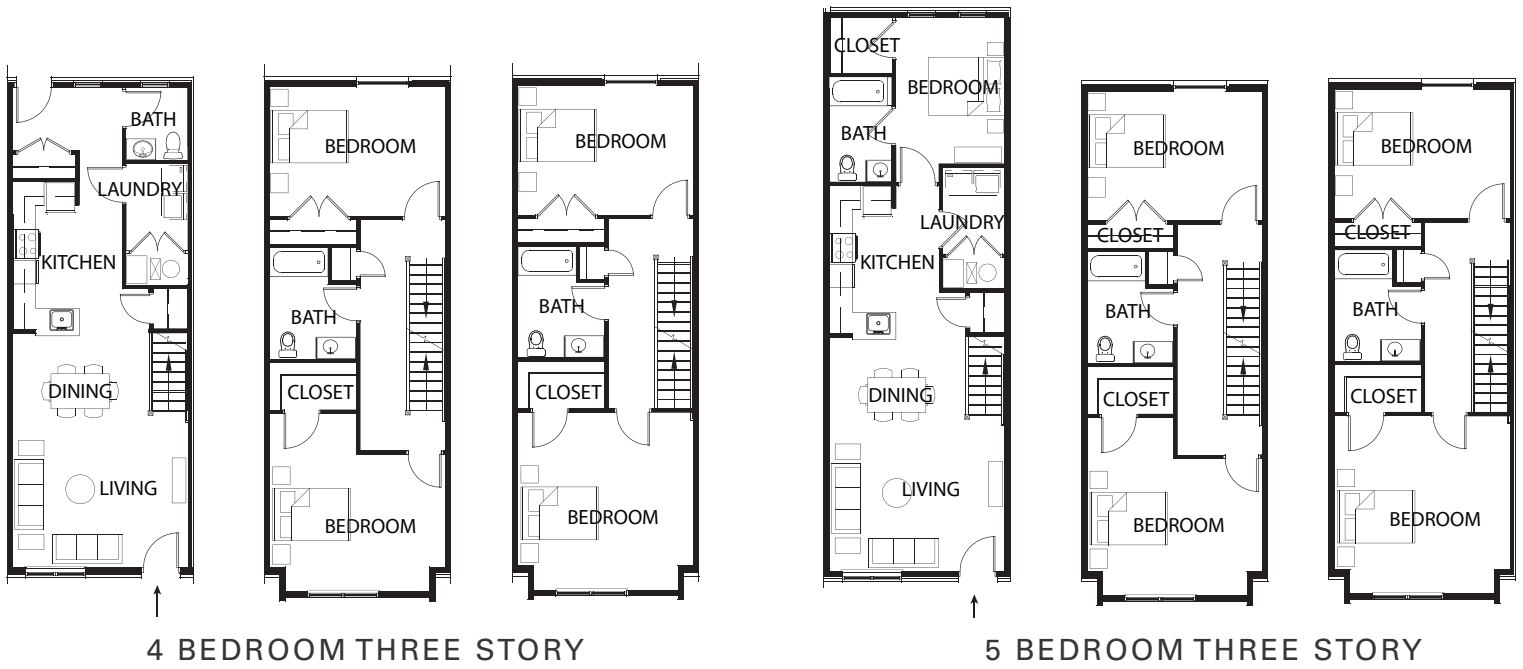


GLENVIEW TOWNHOMES, JERSEY CITY, NJ (WRT)

4-5 BEDROOM TOWN HOME (3 STORY)



TYPICAL ELEVATION ALONG PROPOSED STREET AND INFILL HOUSING ALONG JEFFERSON



TYPICAL FLOOR PLANS

EXISTING CONTEXT



JEFFERSON STREET, BETWEEN 24TH AND 25TH STREETS



OXFORD STREET, BETWEEN 24TH AND 25TH STREETS



JEFFERSON STREET AT 24TH STREET

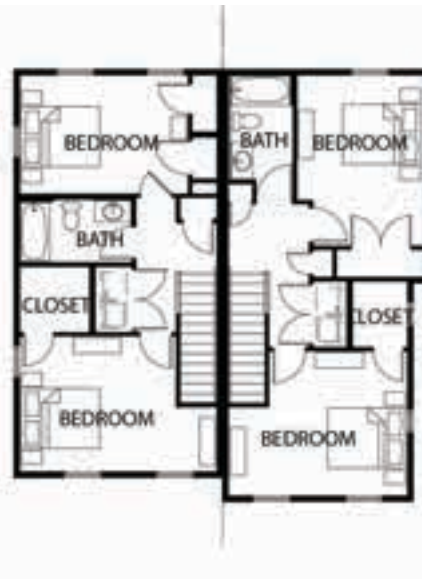
2 BEDROOM TWIN TOWNHOMES



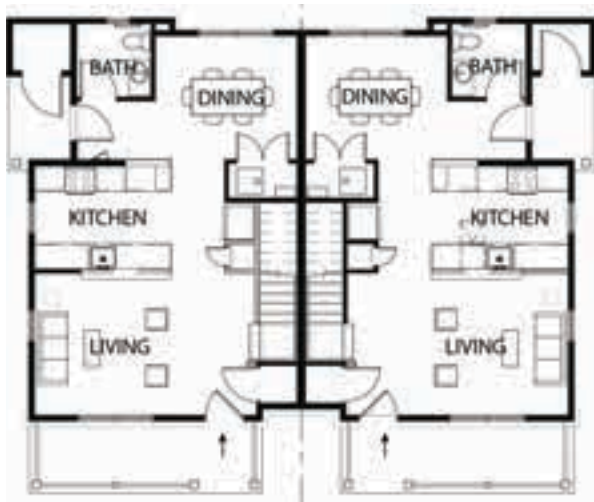
TYPICAL ELEVATION



FIRST FLOOR



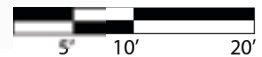
SECOND FLOOR



FIRST FLOOR



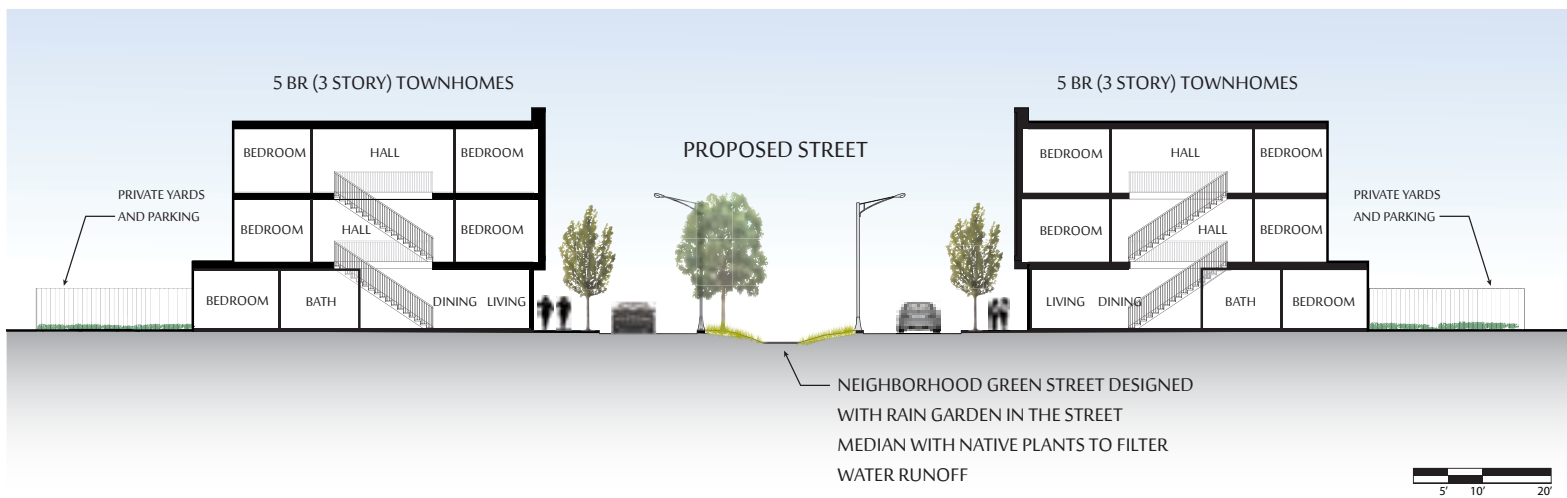
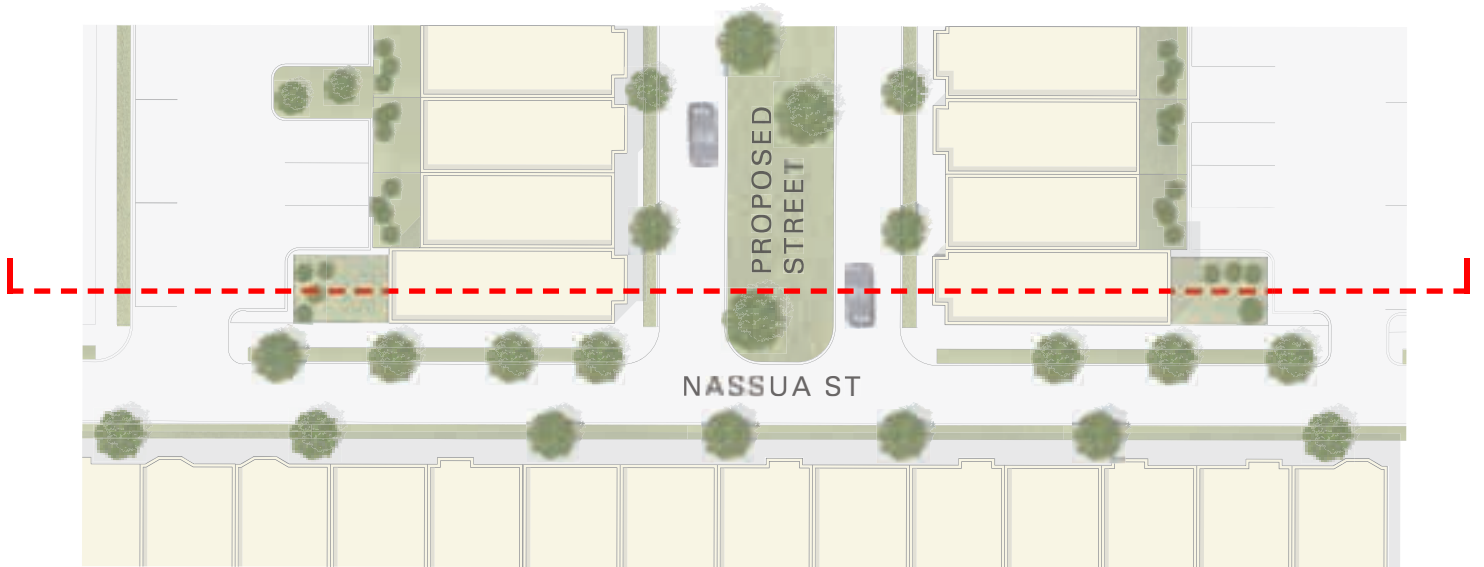
SECOND FLOOR



TYPICAL FLOOR PLANS

JULY 13, 2015

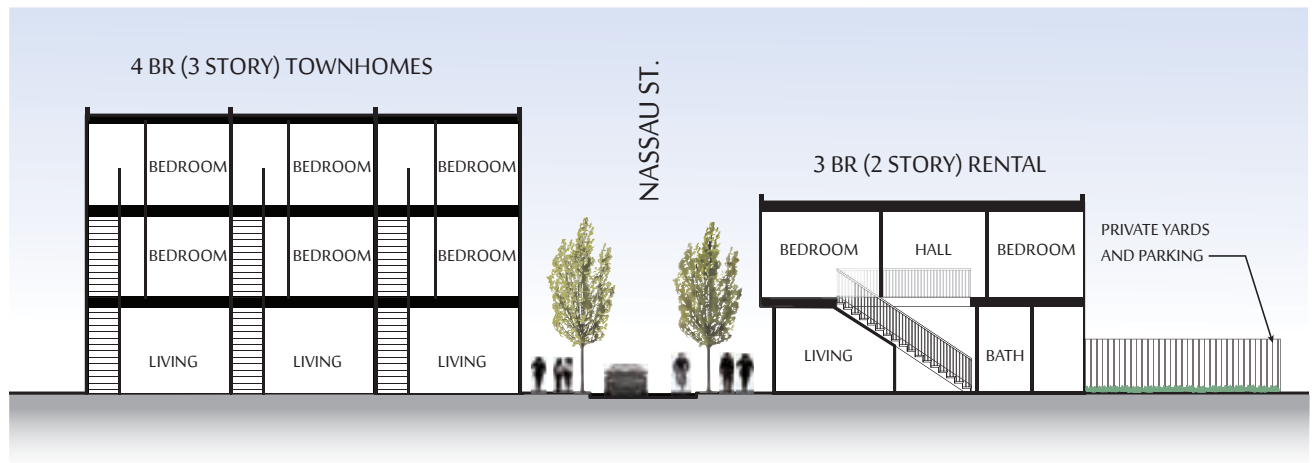




TYPICAL SECTION

JULY 13, 2015





DELIVERABLE 4:

LEED ND Checklist

Greening – LEED ND scorecard

The LEED Neighborhood Development (ND) Project Scorecard, was completed for the Sharswood/Blumberg community. The scorecard and related explanations can be found in Appendix G.

The LEED ND Scorecard is comprised of five sections:

- Smart Location and Linkage
- Neighborhood Pattern and Design
- Green Infrastructure and Buildings
- Innovation and Design Process
- Regional Priority Credit

Smart Location and Linkages – The target site received several points for being a previously developed site within an urban context, being close to jobs, and avoiding negative impact on the habitat. Additional points are possible for increasing transit, especially by adding weekend transit options, and by showing bike storage facilities per LEED standards.

Neighborhood Pattern and Design – The compact nature and density of the project, the availability of a mix of types of housing, and access to neighborhood amenities and services helped achieve numerous points. The lack of a food retail center that carries fresh produce in close proximity to the site is preventing the project from obtaining several potential points. Many points appear in the “Maybe” category for now, such as tree-lined streets, because the site plan is not developed enough to be confident that the credit can be earned.

Green Infrastructure and Buildings – Several points are in the “Maybe” category because the site plan is not developed enough to award points for the design and construction. A point was awarded for the historic character of the Reynolds School, and another point was awarded because of the previously developed nature of the site.

Innovation and Design Process – This section remains to be determined, as there are numerous credits by which the developer could pursue exemplary performance. PHA intends to encourage innovation in the design process.

Regional Priority Credit – This set of potential credits is determined on a state and local basis given the areas that are the highest priority for them. One point will be awarded for community outreach and involvement as long as the project continues to interact as it has with the neighborhood. Two other points are possible, but will be determined as design progresses.

Pilot Credits – Currently being tested by USGBC, Pilot credits for Sustainable Wastewater Management, which may be somewhat difficult to attain, and Green Training (for contractors, trades, operators, and service workers) are not in the scorecard. Given the nature of the project and the enthusiasm of the community, this may be a point above and beyond that a developer wants to pursue. Based on the given scoring of 31 points in the “Yes” category and another 56 points in the “Maybe” category, the plan is

eligible and should be considered highly likely to acquire the credits necessary to meet the requirements for Certification as the design progresses. At the moment the target site is only 9 points away from a Certified rating and 19 from a Silver rating.

LEED 2009 For Neighborhood Development

Project Checklist



Sharswood Blumberg Choice Neighborhoods
7/12/2015

20		2		5		Smart Location and Linkage		Possible Points: 27	
Y	?	N	Y	?	N	Y	?	N	Possible Points: 29
Y			Y			Prereq 1			Certified Green Building
Y			Y			Prereq 2			Minimum Building Energy Efficiency
Y			Y			Prereq 3			Minimum Building Water Efficiency
Y			Y			Prereq 4			Construction Activity Pollution Prevention
Y			Y			Prereq 5			Certified Green Buildings
10						Credit 1	1		Building Energy Efficiency
2						Credit 2	1		Building Water Efficiency
4			3			Credit 3	1		Water-Efficient Landscaping
1						Credit 4	1		Existing Building Use
3						Credit 5	1		Historic Resource Preservation and Adaptive Reuse
1						Credit 6	1		Minimized Site Disturbance in Design and Construction
1						Credit 7	4		Stormwater Management
1						Credit 8	1		Heat Island Reduction
1						Credit 9	1		Solar Orientation
1						Credit 10	1		On-Site Renewable Energy Sources
1						Credit 11	2		District Heating and Cooling
1						Credit 12	2		Infrastructure Energy Efficiency
1						Credit 13	1		Wastewater Management
1						Credit 14	2		Recycled Content in Infrastructure
1						Credit 15	1		Solid Waste Management Infrastructure
12						Credit 16	1		Light Pollution Reduction
4						Credit 17	1		
6									Innovation and Design Process
7									Possible Points: 6
1						Credit 1.1	1		Innovation in Design: Innovation and Exemplary Performance
2						Credit 1.2	1		Innovation in Design: LEED Accredited Professional
1						Credit 1.3	1		Innovation in Design: Specific Title
2						Credit 1.4	1		Innovation in Design: Specific Title
1						Credit 1.5	1		Innovation in Design: Specific Title
1						Credit 2	1		LEED Accredited Professional
2									Regional Priority Credits
4									Possible Points: 4
1						Credit 1.1	1		Regional Priority: SSLc5 Housing and Jobs Proximity
1						Credit 1.2	1		Regional Priority: NPDc1 Walkable Streets
1						Credit 1.3	1		Regional Priority: NPDc4 Mixed-Income Diverse Communities
1						Credit 1.4	1		Regional Priority: GIBC5 Existing Building Use
65	24	13							Total
									Possible Points: 110

28		13		3		Neighborhood Pattern and Design		Possible Points: 44	
Y						Prereq 1			Walkable Streets
Y						Prereq 2			Compact Development
Y						Prereq 3			Connected and Open Community
9	3					Credit 1	3		Walkable Streets
3	1	2				Credit 2	1		Compact Development
1	3					Credit 3	4		Mixed-Use Neighborhood Centers
4	3					Credit 4	3		Mixed-Income Diverse Communities
1						Credit 5	1		Reduced Parking Footprint
1						Credit 6	1		Street Network
1						Credit 7	1		Transit Facilities
2						Credit 8	2		Transportation Demand Management
1						Credit 9	1		Access to Civic and Public Spaces
1						Credit 10	1		Access to Recreation Facilities
1						Credit 11	1		Visitability and Universal Design
2						Credit 12	2		Community Outreach and Involvement
1						Credit 13	1		Local Food Production
2						Credit 14	2		Tree-Lined and Shaded Streets
1						Credit 15	1		Neighborhood Schools

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110