Helping Families Achieve Their Highest Potential in Life

Presented by:

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Snap Shot of Eastern North Philadelphia

Population: 11,914
Race/Ethnicity: 45% Black; 45% Hispanic; 6% Asian; 3% White
Age: 74% of the population is under the age of 35
Median Income: $15,540; Residents do not earn a livable wage
Unemployment: 26% in the community - 3 x the city’s rate of 8.9%
Graduation: 42% graduate high school compared to 62% graduation rate in Philadelphia
Family Composition: 84% of Households are led by a Single Parent
Crime: Part 1 Crime average is 2x that of the City average
84% of the Community report drugs as a primary concern
Health & Chronic Disease: 33% Obesity rate, 18% Diabetes, 44% Hypertension
Community and Economic Development

- **Est. 1990**
- **Comprehensive Community Planning**
- **Leveraged $200 million dollars of public/private investment**

More than 478 units of Affordable rental and homeownership built, preserved or developed, 76,000 square feet of commercial/office space and 20 acres of vacant land stabilization.

1. **8 Low-Income Housing Tax Credit (LIHTC) projects** - 210 units of affordable rental housing; 150 units of affordable Homeownership sold to persons at 120% or below AMI

2. **148 units of for sale housing** targeted to persons at or below 120% of median income

3. **Sheridan Street** 13 award winning Gold LEED homeownership units
Community and Economic Development

4. **Paseo Verde mixed-use Transit Oriented Development (TOD)**
   - Philadelphia’s first TOD
   - Includes 120 units (67 units of market rate housing and 53 units of LIHTC)
   - Platinum LEED Neighborhood Development (ND) recognition for model of coordinated green development projects in Paseo Verde area - first designation in the City of Philadelphia (APM, LISC)
   - 30,000 sq. ft. commercial space consisting of a Federally Qualified Health center, Pharmacy, APM’s offices and Community Space

5. **Preservation of 130 homes** - targeted to persons at or below 80% of median income

6. **Stabilization of 750 vacant lots**

7. **Borinquen Plaza Retail Center** - 30,000 sq. ft, supermarket, 4,000 sq. ft. Laundromat, 2,500 sq. ft. credit union.
13 Gold LEED Certified homeownership homes
A Mixed-Use, Mixed-Income, LEED H and LEED ND Platinum, Transit Oriented Development/Workforce Housing in North Philadelphia
LIGHTING
Energy
Energy
TOD done right!
Planning: Sustainable Communities Initiative

APM is the lead agency for Planning using the Sustainable Communities Initiative of Eastern North Philadelphia. The community led SCI plan focuses on intense community engagement addressing:

- Physical environment
- Income and Wealth
- Leadership
- Economic development
- Education
- Health and healthy lifestyles
- Children, youth and education

APM SCI is also the convener of community residents & other organizations dealing with critical immediate issues that directly impact their quality of life and strive to achieve consensus on a shared vision & strategy for identifying/giving a voice to quality of life issues.
Healthy Lifestyles & Walkability

- **UnidosUS Comprando Rico y Sano Nutrition programming**
  - Promotores de Salud: community residents organize talks, tours, and cooking demonstrations to promote healthy living
- Partnership with Philadelphia Department of Public Health
  - Engage with community members about walkability, transportation options and safety
  - Perform walk audits to identify barriers to walking
  - Encourage increased physical activity
    - recreational walking groups (Walk with a Doc)
    - walk routes (WalkWorks)
- Investment in infrastructure to increase walkability and safety throughout neighborhood (eg: cigarette litter receptacles, parklet, signage, tree planting)
Financial Opportunity Center & Housing Counseling

- Focuses on changing financial behavior in a way that encourages long-term commitment to increasing income, decreasing expenses and acquiring assets

- Employs evidence-based strategies in three focus areas to build wealth: financial coaching, employment services, and income supports

- **Homeownership Counseling**
  - Housing counseling program promotes homeownership opportunities for first-time, low-income homebuyers
  - Pre-purchase counseling
  - First time homeowner workshops
  - Over the past 15 years APM has developed 163 units of home ownership

- **Credit Repair/Foreclosure Counseling**

- **Rental Counseling**
THANK YOU!

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