

CASE STUDY

6TH DISTRICT POLICE STATION

LOCATION: PHILADELPHIA, PA

TOTAL PROJECT COST: \$31.8 MM

PROJECT STATUS: **SITE CONTROL CONFIRMED AUG 2023; PROJECT IN PRE-DEVELOPMENT AND PLANNING STAGE**

PROJECT HIGHLIGHTS:

- **POSSIBILITY OF FEDERALLY QUALIFIED HEALTH CENTER**
- **71 UNITS OF LOW-INCOME HOUSING (HOMEOWNERSHIP AND RENTAL)**
- **TEMPORARY COMMUNITY SPACE**

PROJECT DEVELOPER: PHILADELPHIA CHINATOWN DEVELOPMENT CORPORATION

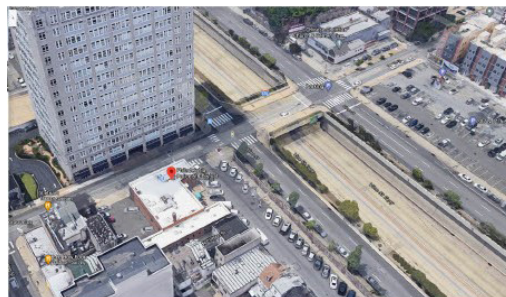


PROJECT OVERVIEW

The project site(s) at 11th and Race Street is the former 6th District Police Station, which has been shuttered and proposed for conversion to a Juvenile Assessment Center. With advocacy from Philadelphia Chinatown Development Corporation (PCDC) and other local leaders, site control has instead been granted to PCDC.

PCDC sees this site as critical for improving connectivity between parts of the neighborhood's commercial nodes and increasing access to neighborhood amenities. 11th Street is one of Chinatown's less active commercial corridors that would benefit from increased pedestrian activity. Additionally, the site is approximately 30 feet from the Vine Street Expressway Capping Project ([Chinatown Stitch](#)), making it ideal for capitalizing on pedestrian safety initiatives and planned public investment in the neighborhood's open spaces.

As the project is still in its early stages of pre-development, PCDC is in conversation with other community partners about other potential programming opportunities for the ground-floor spaces. Potential opportunities include a federally-qualified health center (35,000 square feet) and play or open space available to the public. PCDC is proposing to use a current surface parking lot for outdoor dining/seating for local restaurants and play space until construction begins.



When complete, the project will also include 71 units of affordable homeownership and rental units to address the shortage of affordable housing in the area — creating opportunities for building generational wealth for low-income households. One parcel will utilize Low Income Housing Tax Credits to develop affordable housing that will convert to homeownership after 15 years. The second parcel will be an affordable homeownership development from the beginning.

PCDC believes that this project will increase the neighborhood's population and density, which will contribute to a more sustainable mixed-use economy whereby local businesses, services, and organizations thrive through the patronage of local residents. Ultimately, the growth in a residential population will increase the neighborhood's political voice and influence to control the future of the neighborhood and prevent further displacement.

NEED

Project financing options are currently being evaluated and include LIHTC, DCED-LSA, FHLB AHP, and private grants. At the current time, PCDC's greatest need is for pre-development capital — which, with several other projects in their current development pipeline, is essential to making sure that each project can move towards completion in a timely and efficient manner without placing too much strain on the organization's financial health.

John Chin, Executive Director of PCDC said, "We see National CAPACD as an expert trade organization for community development that is intimately knowledgeable about its members...National CAPACD's CDFI can help to make a stronger connection between work in the local region to national efforts — and help national funders to invest in local regions that they are less familiar with."

ABOUT PCDC

[Philadelphia Chinatown Development Corporation](#) (PCDC) was established in 1966 to address the needs of urban renewal and affordable housing development in Philadelphia's historic Chinatown. As the area's Asian American population has grown, PCDC's services have expanded to reach both Chinatown residents and other immigrants across the Greater Philadelphia region. The organization's services include: neighborhood planning, community organizing and advocacy; housing counseling; economic revitalization; and family and youth services. Over the course of five decades, PCDC has played a critical role in preserving the cultural integrity of the neighborhood, and advancing economic opportunity for the neighborhood's low-income, immigrant residents.

Philadelphia's Chinatown serves as a commercial and cultural hub for the more than 37,000 Asian Americans in

the area. Its location is prime real estate in Philadelphia's downtown, making it particularly susceptible to displacement and gentrification — with 44% of Chinatown residents today being rent-burdened, paying more than 30% of their income on rent. Several large scale public works projects, including the Vine Street Expressway, Commuter Rail Tunnel, and the PA Convention Center, have resulted in the neighborhood's footprint being reduced by an astounding 25%. In 2022, the 76ers basketball franchise announced its intentions to develop a new arena at Market East, directly adjacent to Philadelphia's Chinatown — increasing gentrification pressures already at an all-time high in the neighborhood. Philadelphia's Chinatown was named by the National Trust for Historic Preservation as [one of the nation's most endangered historic places](#) in 2023.

INVESTING IN OUR NEIGHBORHOODS

Our neighborhood means a place of belonging, rich history and culture, and strong community ties. PCDC aims to protect, promote, and preserve these wonderful neighborhood values.

- John Chin, Executive Director of Philadelphia Chinatown Development Corporation

