



CITY YEAR PHILADELPHIA HOUSING MANUAL

City Year Philadelphia



CONGRATS ON YOUR DECISION TO SERVE WITH CITY YEAR, AND WELCOME TO PHILADELPHIA!

We are very excited to have you join our team and to share our city with you.

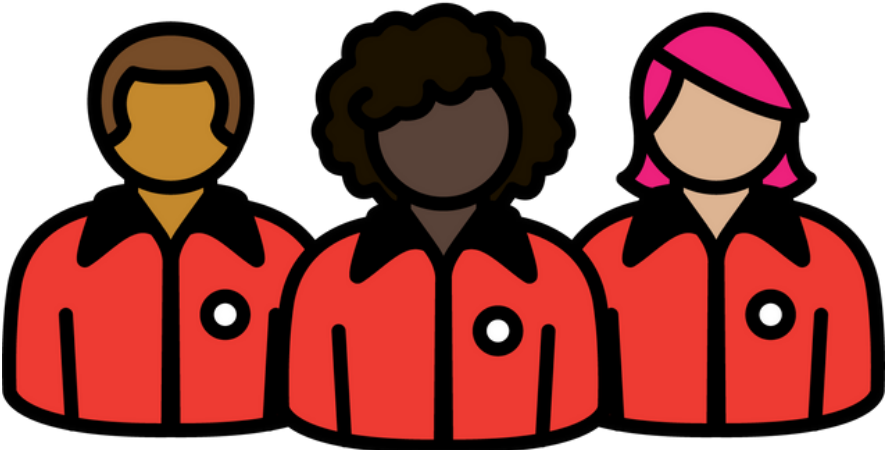
Whether you are moving to Philadelphia from across the country or are already here, this housing manual is a resource to answer your logistical questions and provide information about Philly’s many neighborhoods.

WHILE FINDING HOUSING AND ROOMING ARE ULTIMATELY YOUR RESPONSIBILITY, WE WANT TO PROVIDE YOU WITH SOME RESOURCES TO SUPPORT YOUR SEARCH.

Take a look at the following information, and reach out to us with any questions!

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STEP 1: PREPARE YOUR BUDGET



Living on a stipend means budgeting out your spending. Before looking for housing, it is important to know what you can afford in rent. Often, corps members live with roommates which can drastically lower the amount paid in monthly rent.

Most apartments will require first month's rent and a security deposit on move in - so start saving at least \$1,800 now to be safe!

To give you an idea of what you should plan on spending, review the info below we gathered from last year's corps:



MOST PEOPLE WHO LIVE WITH ROOMMATES PAID AROUND \$500-700 A MONTH FOR RENT

People that lived alone paid well over \$700/month -

MOST CORPS MEMBERS LIVED IN AN APARTMENT WITH 1-2 ROOMMATES AND HAD THEIR OWN ROOM

Others lived at home with family, and a few lived with 3-6 roommates!



THE MOST COMMON AREAS THAT CORPS MEMBERS LIVED IN WERE NORTH PHILLY AND WEST PHILLY

MOST CORPS MEMBERS SAID THEY SPENT ABOUT \$100-\$300 EXTRA PER MONTH ON OTHER ACTIVITIES

including: going out, dinner with friends, ordering in food, movies, events, extracurriculars, etc.



STEP 2: RESEARCH PHILLY'S DIFFERENT NEIGHBORHOODS



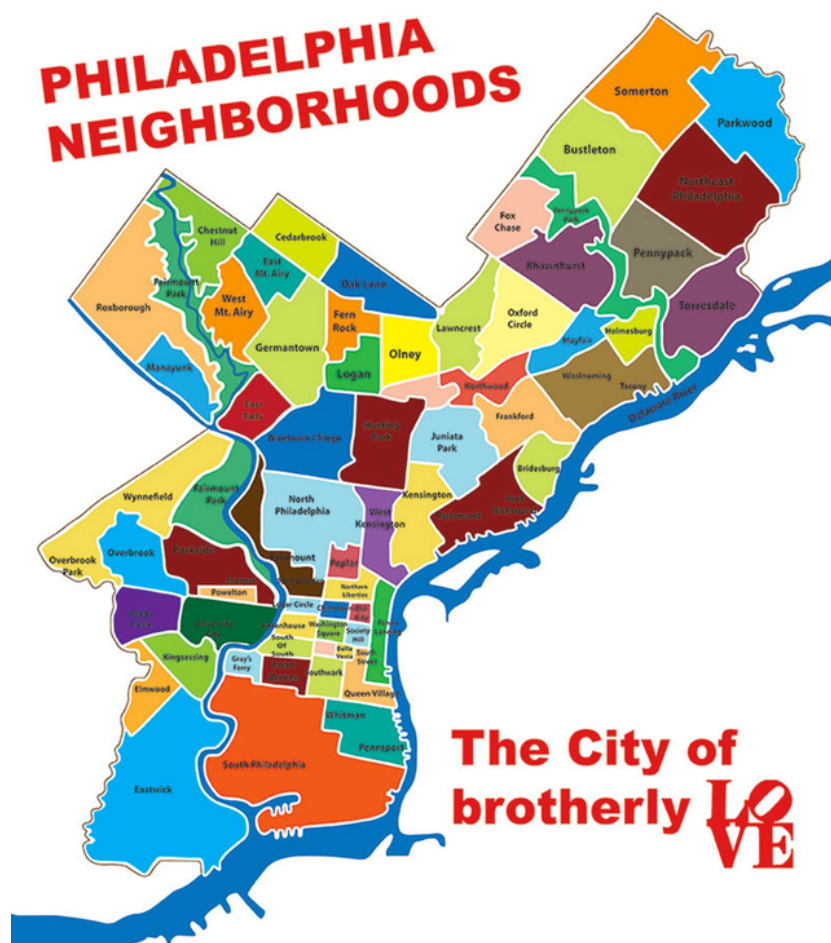
One of the most commonly asked questions from confirmed Corps Members (ACMs) is:

“I want to live near my school,
when will we know school placement?”

City Year Philadelphia serves in 13 Philadelphia Public Schools. During your in-person registration day this summer you will take a survey which asks for your address, your preference on younger or older students, your experience with tutoring, your level of comfortability in higher or lower Math levels, any other languages you speak, and your demographic information (age, race, etc). We then use this information with our algorithm that pairs you with the best school that fits your wants and expertise. We ask for your address so that we can take into consideration your commute to school when doing placement, but diversity and expertise are also big factors that play into school placement.

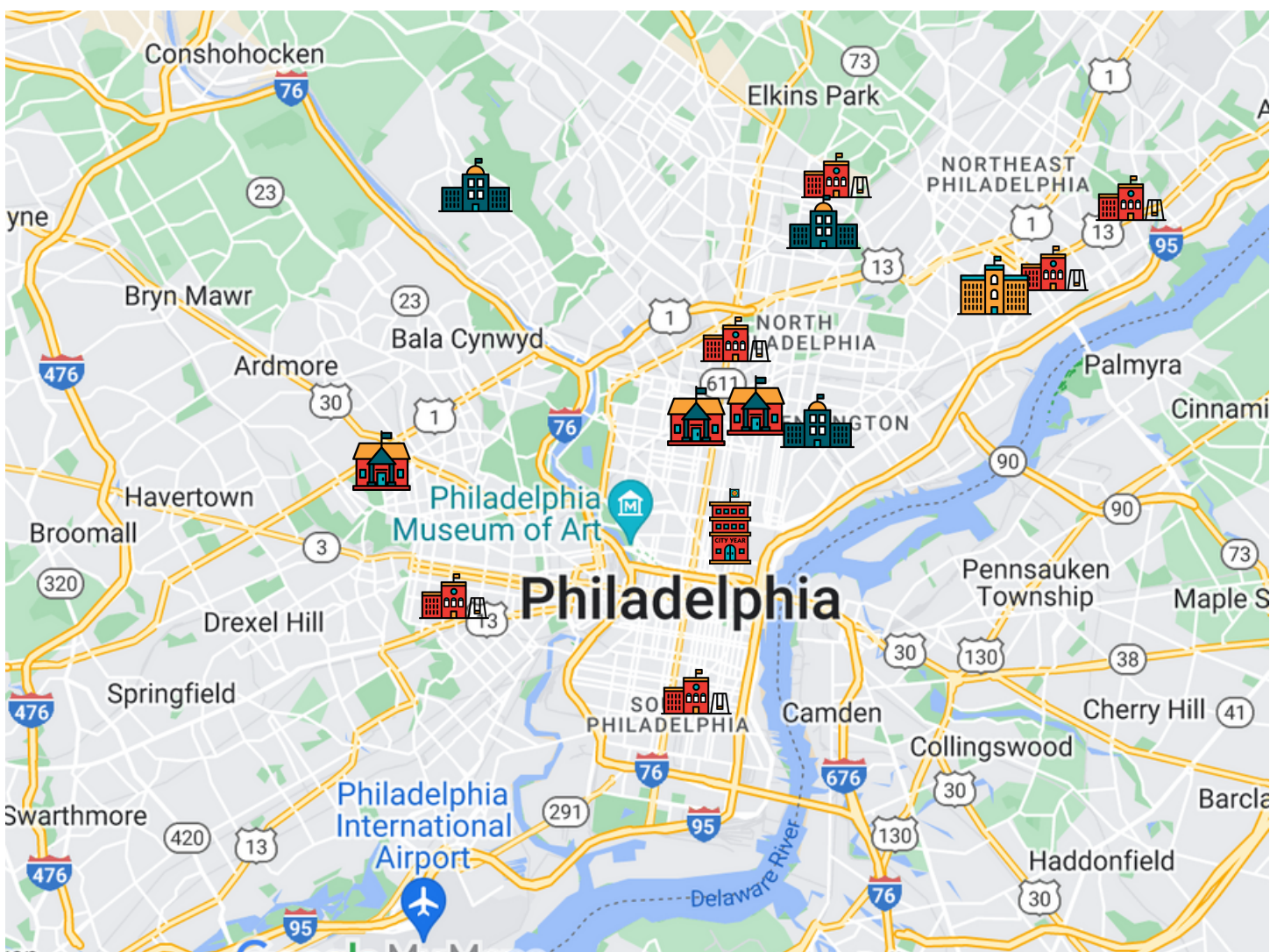
PHILADELPHIA HAS OVER 150 NEIGHBORHOODS

Since you will not know which school you will serve before you arrive, it is recommended to check out the multiple neighborhoods that make up Philadelphia and pick one that feels right for you.



STEP 2: RESEARCH PHILLY'S DIFFERENT NEIGHBORHOODS

When figuring out where to live it's important to look at where our schools are located, so you can start to map out your commute. 9 out of the 13 City Year Philadelphia schools are in North Philadelphia. Most Corps members commute using public transit, so it is helpful to be close to a transit line.

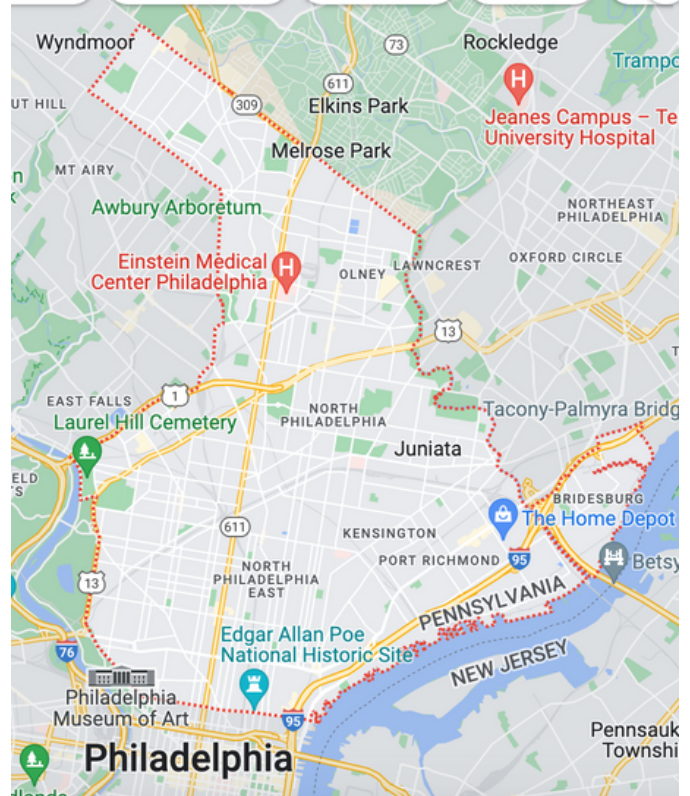


-  CITY YEAR OFFICE
-  ELEMENTARY SCHOOL
-  MIDDLE SCHOOL
-  K-8 SCHOOL
-  HIGH SCHOOL

STEP 2: RESEARCH PHILLY'S DIFFERENT NEIGHBORHOODS

AREA SPOTLIGHT: NORTH PHILADELPHIA

North Philadelphia is a large area encompassing hip, former industrial neighborhoods like Fishtown, known for its innovative dining and bar scene, and Northern Liberties, with global eateries, artisan galleries, and vintage stores. Kensington is a creative hub with studios in converted factories, and craft breweries are dotted throughout the district. North Philly contains the fortresslike 1829 Eastern State Penitentiary museum.

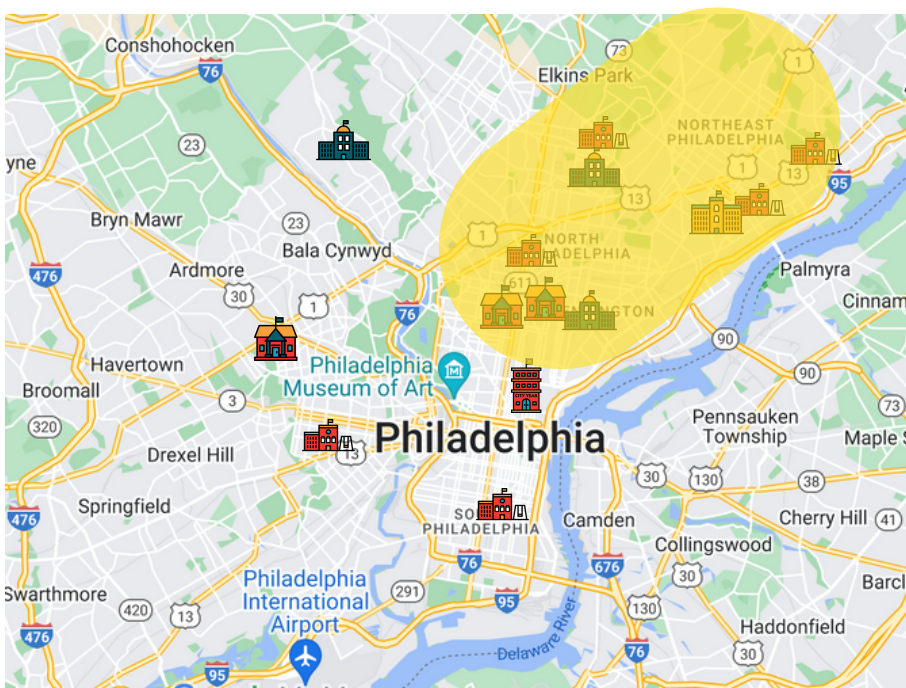


NORTH PHILADELPHIA CITY YEAR SCHOOLS

North Philly contains 9 of the 13 schools City Year serves in Philadelphia

North Philly City Year School

- Tanner G. Duckrey School
- Kensington High School
- John F. Hartranft School
- Mary McLeod Bethune School
- Olney High School
- Olney Elementary School
- Warren G Harding Middle School
- James J. Sullivan Elementary School
- Edwin Forest Elementary School



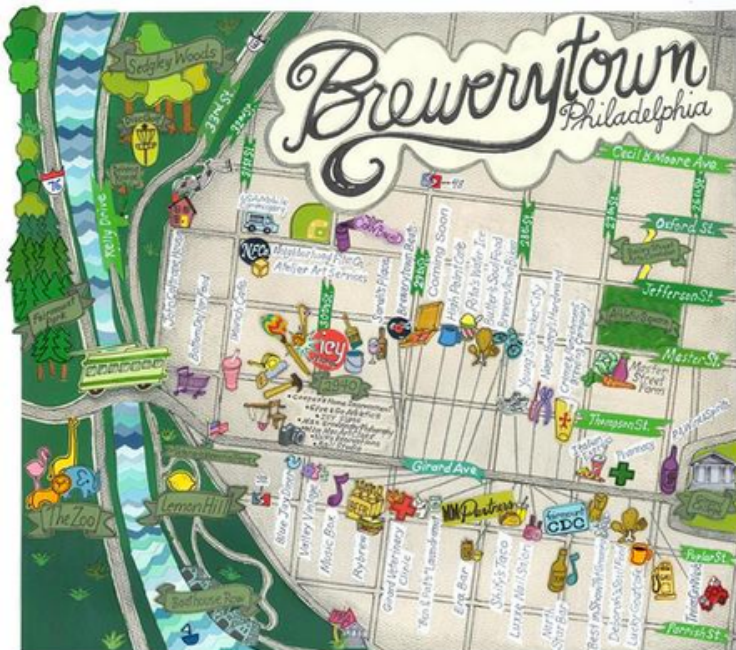
FISHTOWN

There's no shortage of cool in Fishtown, which has emerged as Philly's truest harbor of artistic, culinary and musical action. This classic working-class neighborhood, so named due to its history as an epicenter for the commercial shad-fishing industry, offers a colorful exception to the city's gridded urban rule with its collection of narrow streets beset with modest row homes and independently owned businesses. Philly's young creative class roots itself here with hopes to take ideas from gestation to reality. This momentous influx of new residents gave way to great new bars, restaurants, music venues, studios and galleries. Newcomers integrating and collaborating with the neighborhood's longtime residents sets Fishtown apart as one of Philadelphia's most exciting neighborhoods.



NORTH PHILADELPHIA NEIGHBORHOOD SPOTLIGHT: BREWERYTOWN

With Center City less than 15 minutes away by car (about 25 minutes on a brisk walk), I-76 less than five minutes away and SEPTA running in all directions, Brewerytown is one of the most accessible sections of the city. The Art Museum, Fairmount Park, Philadelphia Zoo and Kelly Drive are all within walking distance of Brewerytown.



NORTH PHILADELPHIA NEIGHBORHOOD SPOTLIGHT: FAIRMOUNT

Fairmount is home to renowned museums along Benjamin Franklin Parkway. Inspired by the Champs-Élysées, the boulevard attracts plenty of foot traffic to the Philadelphia Museum of Art. Families enjoy the Philadelphia Zoo and tours of the spooky Eastern State Penitentiary museum, while young crowds fill Fairmount Avenue's cafes and bistros. At night, lights from Boathouse Row create a spectacular view.



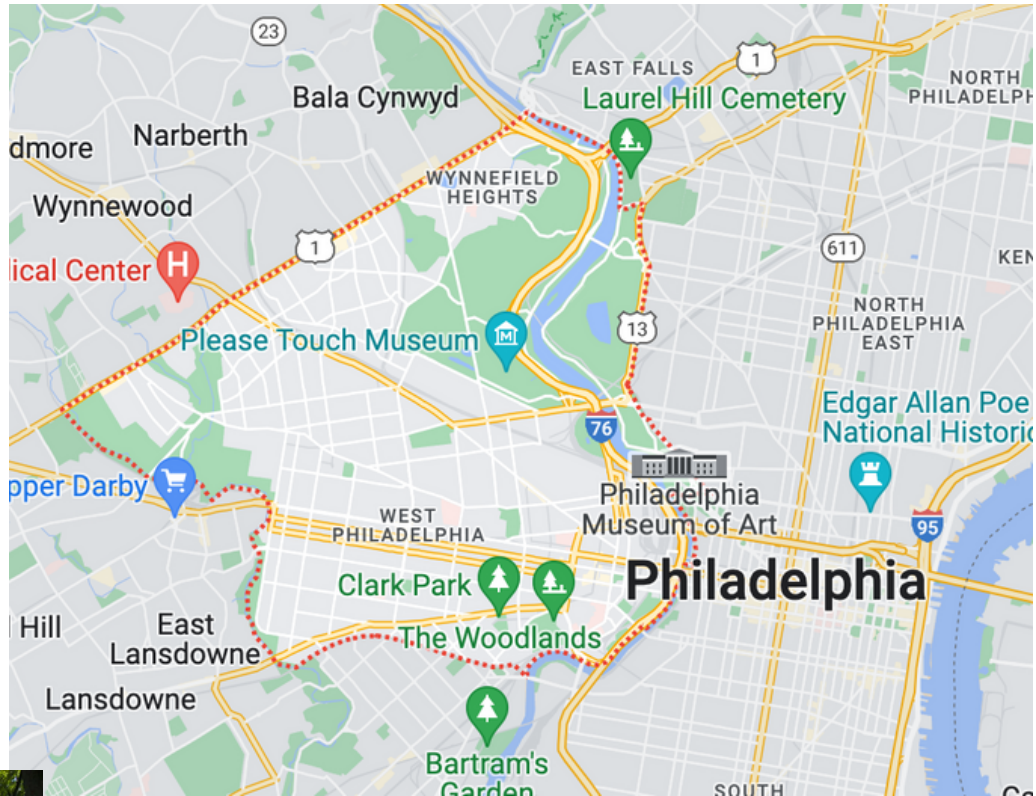
NORTH PHILADELPHIA NEIGHBORHOOD SPOTLIGHT: NORTHERN LIBERTIES

This former industrial area, is now a hotspot pulsing with art galleries and trendy boutiques. Built on the site of an old brewery, The Piazza is a shopping and dining complex located under luxury apartments. Locals head to North 2nd Street for global restaurants, craft beer halls and dance clubs, or to the Liberties Walk pedestrian mall for bike paths and unique shops.

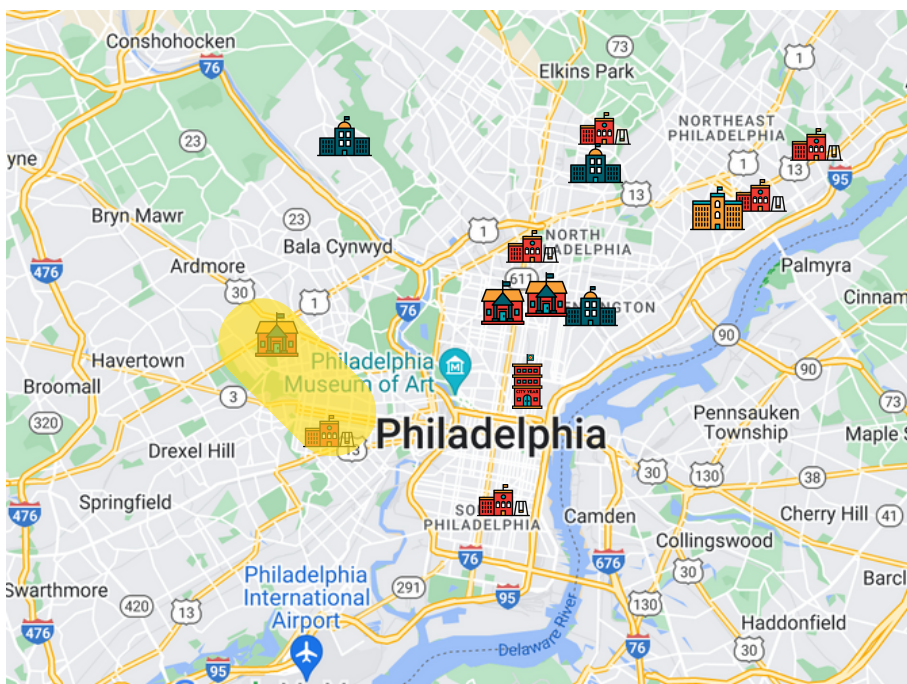


AREA SPOTLIGHT: WEST PHILLY

Culturally diverse West Philly is a largely residential area. Tree-lined Spruce Hill, known for its stately houses, attracts young, upwardly mobile denizens. Residents of bohemian Cedar Park hang out at the acclaimed Dock Street Brewery and the area's low-key bars. Baltimore Avenue, one of the area's main corridors, provides a vibrant mix of global eateries, eclectic cafes and art galleries. West Philly also houses the Philadelphia Zoo, Fairmount park, and Penn Museum.



WEST PHILLY CITY YEAR SCHOOLS



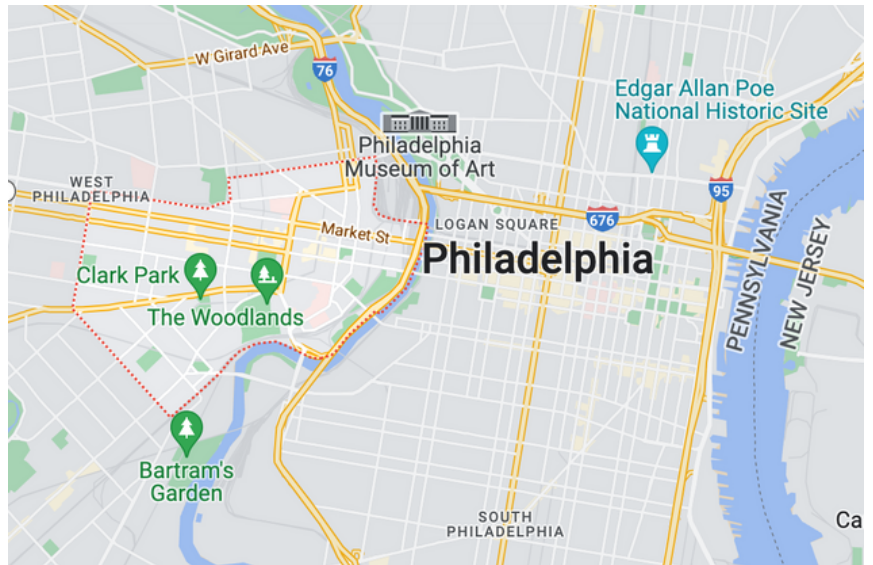
West Philly City Year Schools

- Avery D Harrington Elementary school
- Lewis C. Cassidy Academics Plus School

WEST PHILLY NEIGHBORHOOD SPOTLIGHT: UNIVERSITY CITY

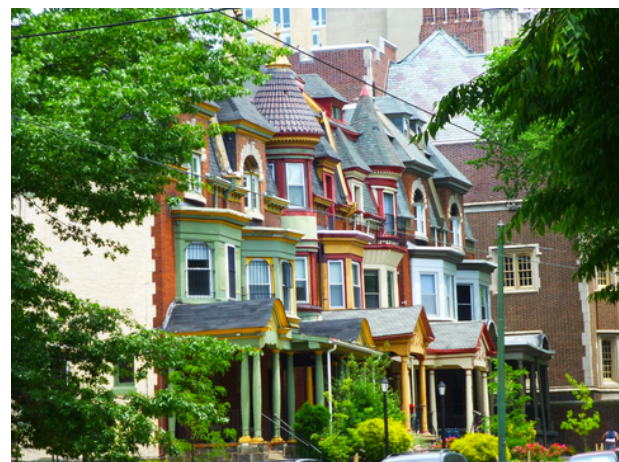
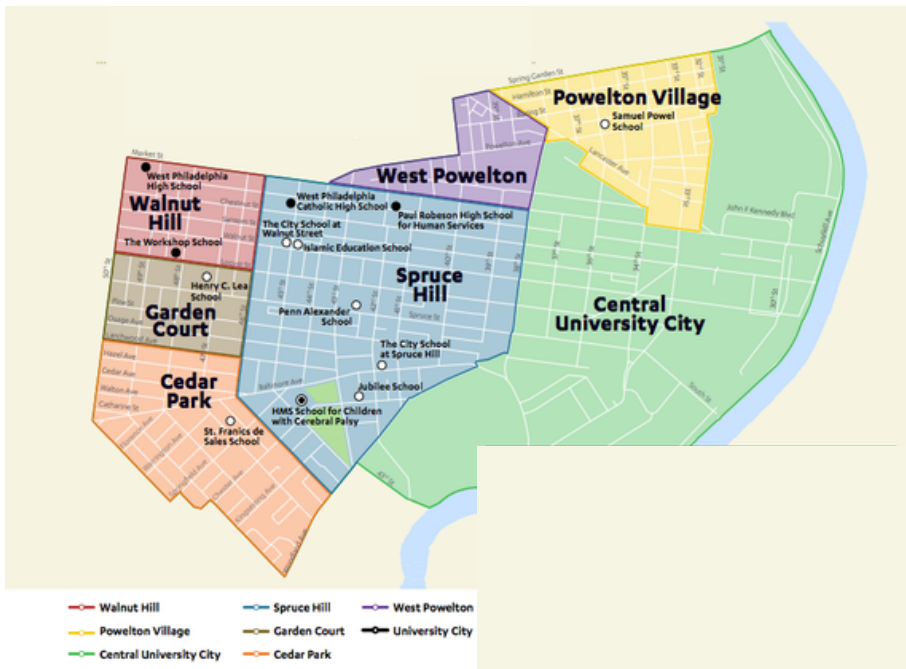
The University of Pennsylvania, Drexel University, the University of the Sciences and the Restaurant School at Walnut Hill College all share turf here, in the city's bustling, culturally diverse academic heart. Cutting-edge exhibitions at the Institute of Contemporary Art attract hip crowds. Budget-friendly dining options include street food stalls and international eateries.

The enclave also boasts a magnetic individuality fueled by youthful innovation and an unshakeable commitment to artistic and cultural exploration.



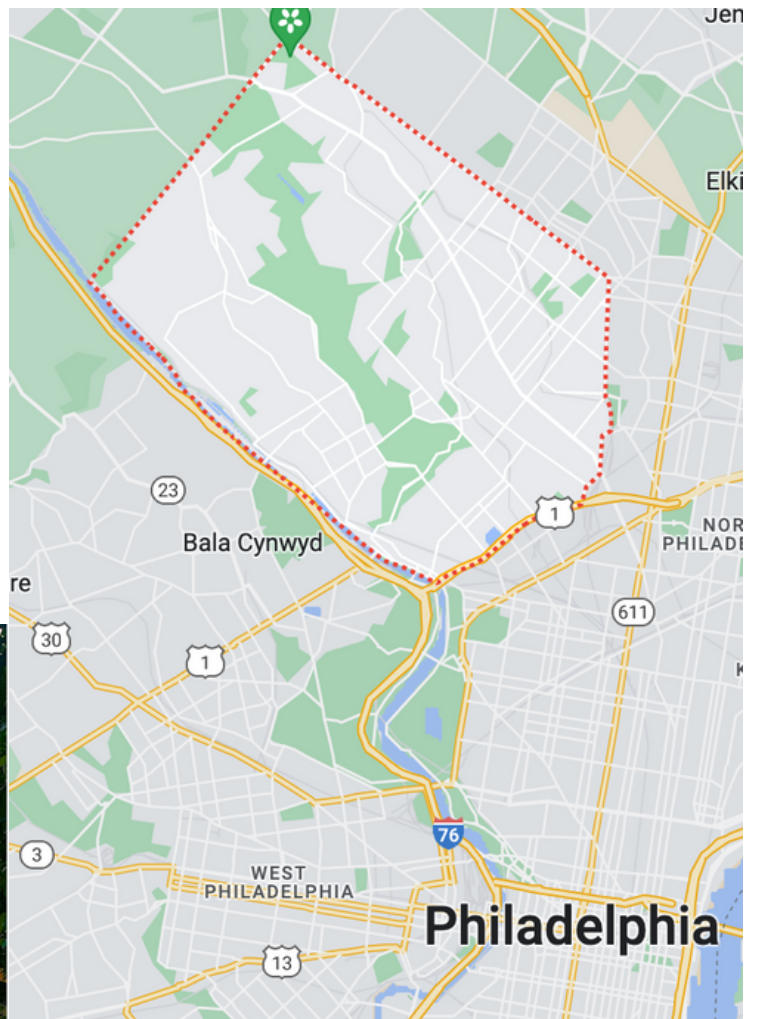
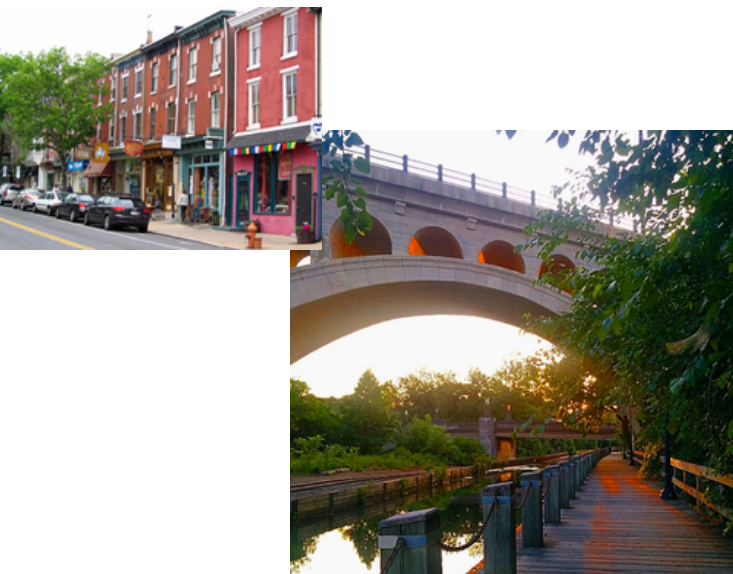
UNIVERSITY CITY BREAKDOWN

University City is divided into smaller neighborhoods each with their own character including Powelton Village, West Powelton, Spruce Hill, Walnut Hill, Garden Court, and Cedar Park

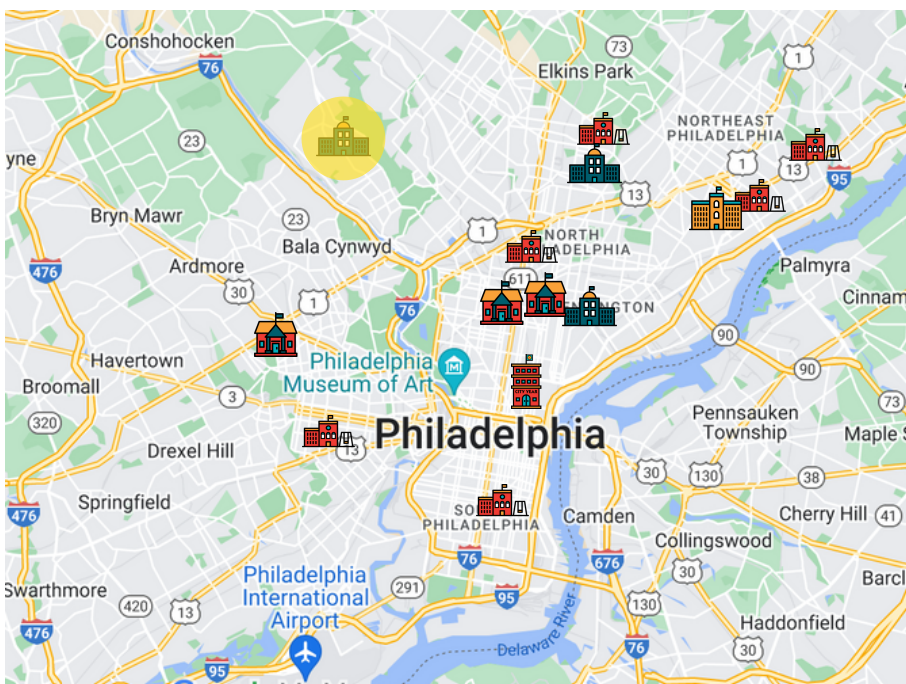


AREA SPOTLIGHT: NORTHWEST PHILLY

Northwest Philadelphia is home to village-like neighborhoods such as Manayunk, with global eateries and indie boutiques on quaint Main Street and riverside bars in converted industrial buildings. Germantown is known for 1700s landmarks like the Cliveden mansion, while in Chestnut Hill, charming specialty shops and cafes line cobblestone Germantown Avenue. Vast Wissahickon Valley Park has creekside and forest trails.



NORTHWEST PHILLY CITY YEAR SCHOOL



Northwest Philly City Year School

- Academy at Roxborough

NORTHWEST PHILLY NEIGHBORHOOD SPOTLIGHT: ROXBOROUGH

Roxborough borders Wissahickon Valley Park--which is a great park to live by if you love nature. Wissahickon park has over 50 miles of trails for bikers, hikers, equestrians and a trout stocked creek. If you live in this area it may be helpful to have a car as it does not have close access to subway lines.



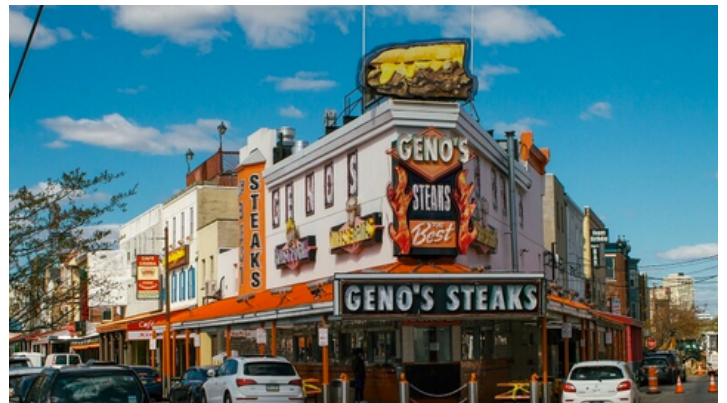
NORTHWEST PHILLY NEIGHBORHOOD SPOTLIGHT: GERMANTOWN

Germantown is a charming neighborhood with a rich sense of history. Along cobbled Germantown Avenue, 18th-century homes and taverns mix with indie boutiques and cafes in traditional storefronts. Picturesque attractions include the country's oldest rose garden, at Wyck House. Every summer, the Revolutionary Germantown Festival draws visitors to the Cliveden mansion, site of the 1777 Battle of Germantown. If choosing to live in Germantown it may be helpful to have a car.

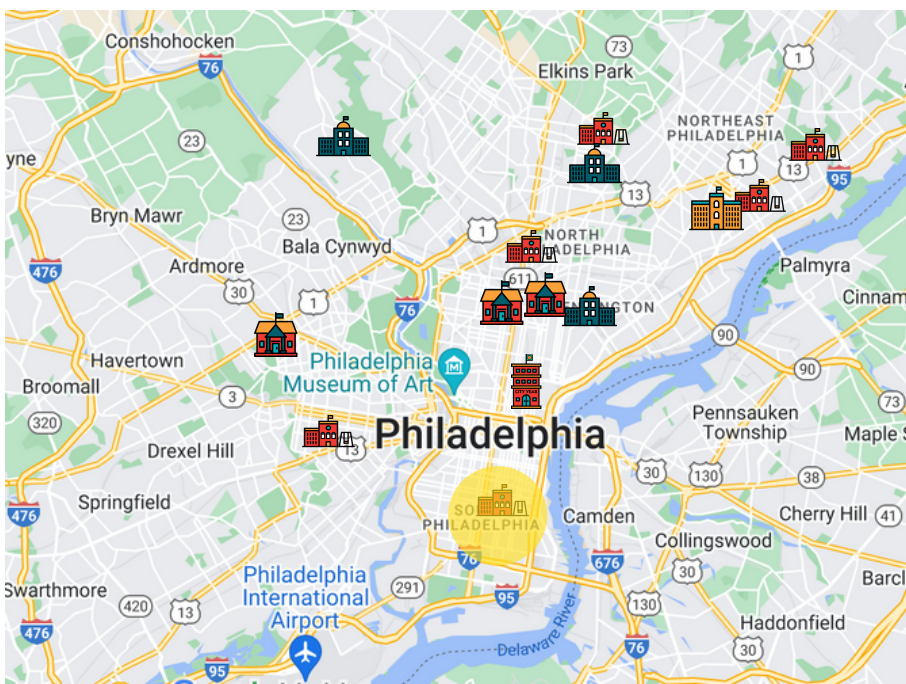


AREA SPOTLIGHT: SOUTH PHILLY

Colorful South Philadelphia, known for its Italian and Irish communities, is one of the city's most culturally diverse neighborhoods. In addition to traditional Italian eateries, the area is known for its Vietnamese pho restaurants, Mexican taquerias and dive bars. The South Philadelphia Sports Complex is home to the Eagles, Flyers, Phillies and 76ers, as well as the lively XFINITY Live! dining and entertainment venue.



SOUTH PHILLY CITY YEAR SCHOOL



South Philly City Year School

- Southwark Elementary School

SOUTH PHILLY NEIGHBORHOOD SPOTLIGHT: POINT BREEZE

Anchored by edgy coffee shops and dive bars, this up-and-coming, culturally diverse neighborhood draws a laid-back crowd of locals. Casual Vietnamese and Mexican eateries sit side by side with chef-owned gastropubs serving craft beer. In warm weather, the area comes alive with a festive pop-up beer garden and outdoor jazz concerts on Ellsworth Street, down the road from Keith Haring's mural "We Are the Youth."



SOUTH PHILLY NEIGHBORHOOD SPOTLIGHT: BELLA VISTA

The tree-lined residential area of Bella Vista is best known for the open-air Italian Market along 9th Street. Foodies flock to the neighborhood's bustling groceries, bakeries and restaurants to sample diverse cuisines that range from Italian to Asian to Mexican. Nearby are the rival, self-proclaimed cheesesteak inventors, Geno's and Pat's King of Steaks. Bardascino Park features bocce ball courts.



SOUTH PHILLY NEIGHBORHOOD SPOTLIGHT: PASSYUNK SQUARE

Passyunk Square is an up-and-coming neighborhood of brownstones and historic, narrow "trinity" houses. Affordable housing and diverse dining options attract young professionals. East Passyunk Avenue is lined with vintage shops, gastropubs and Vietnamese pho soup spots, as well as cheesesteak rivals Pat's King of Steaks and Geno's Steaks. Outdoor street festivals are popular here during the warmer months.



SOUTH PHILLY NEIGHBORHOOD SPOTLIGHT: LOWER MOYAMENSING, PHILADELPHIA

Lower Moyamensing is known for its 19th century row homes, factory buildings, and variety of restaurants.. It's walkable to many "hot spots." It's away from the hustle and bustle of the city, but still accessible." "There are many ways to commute to/from my neighborhood: bike, car, bus or subway.



STEP 3: CONNECT WITH FUTURE ROOMMATES

Many ACMs choose to live with other City Year ACMs. Some have roommates not connected to City Year, some live with family, and some live alone. There are many different options - but living with roommates will drastically decrease your monthly rent and help with other bills and utilities.



This year we have a Discord group where you can connect with other corps members and find roommates who share your living styles or values. Discord is also where I'll post information about our housing partnerships or other resources.

WHERE DO MOST CORPS MEMBERS LIVE?

- A majority of our Corps Members live in neighborhoods in North and West Philly

HOW DO MOST CORPS MEMBERS COMMUTE TO SERVICE?

- Most corps members use Philly public transit, SEPTA to commute to their school.
- City Year Philadelphia provides a free SEPTA pass for commuting

WHAT HOUSING ADVICE WOULD YOU GIVE TO FUTURE CORPS MEMBERS?

- Live near public transportation to plan for a potential school placement that is not in your neighborhood.
- Stay within the recommended budget for housing.
- Start reaching out to potential roommates early and often.
- Try to video chat (or meet up) with potential roommates in person before committing.
- Ask people to be open and honest on where they are in the process (if they're talking to other people etc.), and also be open and honest with them.
- Use the City Year Discord group!
- Use Facebook marketplace to look to find cheap furniture.
- Look into housing resources and partner organizations on City Year's housing page

STEP 4: LOCATE HOUSING –TIPS AND TRICKS

QUESTIONS TO ASK LANDLORDS AS YOU VIEW APTS:

UTILITIES

- Is heat included in the rent?
 - Pro-Tip: Ask to see the heating bill from the previous tenants to help estimate how much heat will be in the winter!
- Which utilities are included in the rent?
- Are there personal laundry units in the apartment? Is there a laundry room in the building? If not, where is the closest Laundromat?
- Is there air conditioning?
- Any additional fees?

TRANSPORTATION / PARKING

- Where is the transit stop?
- Is parking available? If so, do I have to pay for a parking spot? If there is street parking, is it metered? Do you need a permit? How easy is it to locate a space?

GENERAL

- How much is the security deposit? What is required to fully receive the deposit back?
- Is it possible to receive photos of the apartment? or tour the apartment?
- Are cosigners required to sign the lease? Who can be a cosigner?
- Are pets allowed? Are there additional fees or security deposits necessary for pets?
- If something breaks, what is the maintenance policy?

OTHER TIPS AND RESOURCES:

- It's best to start contacting landlords around a month before you plan to arrive in Philadelphia
- As you talk to different rental companies, make sure to record the name of the person with whom you speak.
- Some rental companies may ask for employment verification or be hesitant to let you sign a lease before you arrive. If such complications arise, you can obtain an employment verification letter from City Year Philadelphia

Corps Members in the past have found success using the following sites/apps:

- Zumper
- Zillow
- Apartment People
- Craigslist
- Padmapper
- Hotpads
- Trulia
- various facebook apartment groups (search Philadelphia apartments)

STEP 4: LOCATE HOUSING

OTHER RESOURCES:

RELOCATION BENEFIT:

If you are relocating 50 miles or more to live in Philadelphia for City Year service, you are eligible for a \$500 (pre-tax) relocation benefit to support the expenses involved in moving a long distance. You'll be able to apply for this benefit closer to July during registration. This amount will be distributed in your first or second paycheck.

DISCOUNTED INTERNET FOR CORPS MEMBERS:

Internet Essentials is a national program through Xfinity that gives low income members (who are eligible for SNAP and other government programs) internet for \$10 or less! This means all ACMs are eligible for this benefit!

Go to <https://www.internetessentials.com/> to learn more.

AFFORDABLE FURNITURE SUGGESTIONS:

When buying furniture, some affordable options are:

- Uhuru Furniture and Collectibles
- Goodwill: Profits from Goodwill's affordable furniture fund their training, employment and supportive services for people who seek greater independence.
- The Second Mile Center
- Craigslist or Facebook Marketplace: There are a lot of groups where people are trying to get rid of furniture or selling for relatively cheap
- Buy Nothing groups on Facebook

APPLY FOR SNAP BENEFITS:

As a City Year AmeriCorps member you are eligible for Food Stamps, also known as SNAP benefits, which helps reduce costs of living while on a stipend. With this benefit you can get up to \$200/month on a food card that you can use at any grocery store and even some restaurants. Get info on applying for SNAP here:

<https://www.dhs.pa.gov/Services/Assistance/Pages/SNAP.aspx>