

Attention: Contracting Officer  
Philadelphia Housing Authority  
3100 Penrose Ferry Road  
Philadelphia, PA 19145

Project HOME  
1515 Fairmount Avenue  
Philadelphia, PA 19130

Response to: **Solicitation No. P-004440, entitled Unit-Based Operating Subsidy Program**

APPLICATION TO THE PHILADELPHIA HOUSING AUTHORITY  
FOR UNIT-BASED OPERATING SUBSIDY PROGRAM  
RESPONSE TO SOLICITATION NUMBER P-004440

**1. Narrative Description**

Project HOME (PH) is requesting unit-based operating subsidies for 88 units at a new construction apartment building at 2415 North Broad Street which, when complete, will contain a five-story, 81,650 SF building on a 27,541 SF site. In total, the building will include approximately 50,248 SF of dwelling space, 29,402 SF of residential support space and 2,000 SF of first floor retail / commercial space fronting on North Broad Street. The first floor will also include 5 apartments (4 efficiency units and the community manager's unit) located at the rear of the property, away from the busy Broad Street side of the building. Amenities included on this floor will be a reception area, property management office, supportive services offices, a library / computer room, an exercise room, laundry facilities, a storage room for bicycles, a kitchenette and a large community room. The community room will open out to and provide access to outdoor green space. The ground level will also include service rooms for refuse collection and for electric, water and fire protection services. The four stories above ground will contain 21 efficiency apartments each, for a total of 84 apartments above the ground floor (average size of approximately 571 SF). Each apartment will have its own private kitchen and bathroom, as well as a living room, a separate sleeping area and large closets. Residents will have access to all support services available throughout PH, as described in Section 10. Given the site location, its ready access to public transportation and the nature of the population being served, there will be only 2 off-street parking spaces provided. Ten units (11.4%) will be accessible to individuals with mobility impairments; four units (4.5%) will be accessible to individuals with sensory impairments. All units will be visitable. Project HOME has successfully developed and manages a 144-unit mixed use apartment building at 20th and Sansom Streets (Kate's Place), a 79-unit

mixed use apartment building at 12th and Ludlow Streets (Connelly House), a 53 unit apartment building at 21<sup>st</sup> and Venango Streets (Ray Homes) and a 55 unit mixed use apartment building (JBJ Soul Homes) using this model.

All subsidies are requested for a term of 40 years. All units are designated for low and very low income individuals; 66 units will be targeted toward adults who are homeless, formerly homeless or at risk of becoming homeless, homeless youth, and youth at-risk of homelessness, including those aging out of foster care (youth are ages 18-24). PH is well qualified to develop and operate such housing, as described below, and has more than 20 years of experience developing, owning, and managing affordable housing, and has developed nearly 200 units of affordable housing in the last 5 years alone. This is a Low-Income Housing Tax Credit (LIHTC) project, which will be submitted to PHFA for funding in January 2015 through a limited partnership whose general partner will be a wholly owned subsidiary of PH. See Section 5 for more information, including a rendering, site plan and floor plans.

The total development budget is \$23,850,000; financing is as follows:

LIHTC Equity:	18,000,000
City of Philadelphia:	2,500,000
Project HOME:	2,850,000
Affordable Housing Program:	500,000

## 2. Community Resources

### a) Proximity to Neighborhood Resources

Supermarkets, Pharmacies & Retail: Pathmark Supermarket & Pharmacy (0.5 miles); Travarez Grocery (0.6 miles); Torres Mini Market (0.3 miles); Dollar General (0.3 miles); C&P Discount (0.3 miles)

Health Centers: Esperanza Health Center (0.8 Miles); PHMC Health Connection 5 (0.9 miles); Project HOME Stephen Klein Wellness Center (1.4 miles)

Recreational Spaces: Penrose Recreation Center (0.5 miles); Amos Playground (0.8 miles); 8<sup>th</sup> & Diamond Streets Playground (0.9 miles)

Open Spaces or Parks: Fotterral Square Park (0.3 miles); Officer Daniel Boyle Park (0.5 miles); Diamond Park (0.7 miles)

Commercial Corridors: North Broad Street (0.0 miles); West Lehigh (0.5 miles); Germantown Ave (0.5 miles)

### b) Access to Multi-Modal Transportation

SEPTA Bus Stop: Lines 4, 39, 16 and BSO, Broad & York Streets (200 feet)

Regional Rail: North Broad Station, serving Lansdale/Doylestown Line Regional Rail, Manayunk/Norristown Line Regional Rail and Warminster Line Regional Rail (0.3 miles); North Philadelphia Station, serving Trenton Line Regional Rail (0.5 miles)

Subway: Susquehanna-Dauphin Station (0.2 miles)

Car Shares: Zipcar (15<sup>th</sup> Street & Montgomery Avenue) (0.8 Miles);

Bike Lane: North 15<sup>th</sup> Street (500 feet)

c) Accordance With **Lower North Central District Plan, Extending the Vision for North Broad Street** and **North Central Philadelphia Choice Neighborhood Transformation Plan**

The proposed development aligns with the recommendations contained within the **Philadelphia 2035, Lower North Central District Plan**<sup>1</sup>, to “strengthen neighborhood centers by promoting transit-oriented development around stations” by “prioritizing commercial and residential development on and adjacent to the corridor (that) could assist in restoring street life and customers as well as raising perceptions of safety.”

2415 North Broad Street is identified in the **Extending the Vision for North Broad Street**<sup>2</sup> plan as being located in the “North Philadelphia Transit Hub” section of North Broad Street (between York Street and Glenwood Avenue). The area is in close proximity to the regional and local transportation amenities of Center City, with access to the Broad Street subway, City bus lines, SEPTA regional rail lines and Amtrak. The goal of development on the North Broad Street Corridor is to reestablish North Broad Street as an urban area where there is a mix of institutional, commercial and residential uses, building on Philadelphia’s image as a “walker’s city.” North Broad Street development should generate retail traffic—connecting areas of the corridor—and promote public transportation. The plan encourages new residential and mixed use developments at suitable sites along the corridor and in adjacent neighborhoods.

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<sup>1</sup> City of Philadelphia Planning Commission, Philadelphia 2035: Lower North District Plan <http://phila2035.org/home-page/district/lower-north/>, May 2014

<sup>2</sup>City of Philadelphia Planning Commission, Extending The Vision For North Broad <http://www.phila.gov/CityPlanning/plans/Area%20Plans/nbplan.pdf>, November 2009

North Broad Street is located at the edge of the **North Central Philadelphia Choice Neighborhood Transformation Plan**<sup>3</sup> area. The plan includes a phased approach to infill housing development, the first phase being the Uptown Triangle Infill Housing, located adjacent to 2415 North Broad Street. There is also significant private investment on the North Broad Street corridor, including plans to redevelop the Divine Lorraine, the recent completion of JBJ Soul Homes and Temple University's \$147 million mixed use building at North Broad Street and Cecil B. Moore Avenue.

d) Area of Revitalization

The project is located in one of the City's Place-Based Strategic Neighborhoods and in a Choice Neighborhood.

e) Proximity to Job Centers and Employment Resources

National Caucus on Black Aging, Inc., 7 minutes by public transit (1.0 Miles)

RDH Employment Clearinghouse, 8 minutes by public transit (1.2 Miles)

Pennsylvania CareerLink, 18 minutes by public transit (2.2 Miles)

OIC America, 16 minutes by public transit (2.3 Miles)

Liberty Resources, 15 minutes by public transit (3.1 Miles)

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<sup>3</sup> City of Philadelphia, [Transformation Plan for North Central Philadelphia](http://www.phila.gov/ohcd/choice%20neighborhood/North%20Central%20Choice%20Summary_FINAL.pdf),  
[http://www.phila.gov/ohcd/choice%20neighborhood/North%20Central%20Choice%20Summary\\_FINAL.pdf](http://www.phila.gov/ohcd/choice%20neighborhood/North%20Central%20Choice%20Summary_FINAL.pdf),  
Updated April 2014

### 3. Site and Neighborhood Standards

Every project assisted by PHA must satisfy PHA's Site and Neighborhood Standards. Provide a narrative statement identifying which element(s) the proposed development satisfies.

a) In accordance with PHA's MTW Agreement assisted units may be located in the agency's jurisdiction, including within, but not limited to, the following types of urban areas:

(1) an area of revitalization that has been designated as such by the governing jurisdiction, including Redevelopment Areas and Enhanced Enterprise Communities

The project is located in one of the City's Place-Based Strategic Neighborhoods and North Broad Street is located at the edge of the Philadelphia Choice Neighborhood Transformation Plan area. As previously mentioned, this plan includes a phased approach to infill housing development, the first phase being the Uptown Triangle Infill Housing, located adjacent to 2415 North Broad Street. There is also significant private investment on the North Broad Street corridor, including the recent completion of JBJ Soul Homes and Temple University's \$147 million mixed use building at North Broad Street and Cecil B. Moore Avenue, and plans to redevelop the Divine Lorraine.

(2) area where public housing units were previously constructed and were demolished;

(3) a racially or economically impacted area where the agency plans to preserve existing affordable housing;

(4) in connection with a HOPE VI or other HUD funded master planned development;

(5) in areas where a needs analysis indicates that subsidized housing represents a low percentage of the total number of housing units in the area; or

The project's strategic location in the Choice Neighborhoods planning area, and its siting between a growing Temple University campus and Temple University hospital, make it an area

ripe for revitalization. It is imperative that affordable housing be preserved now, while it is still possible. There is a growing demand for housing in this neighborhood and already too little subsidized housing available, as indicated in the *Ludwig Corporation's Market Analysis* (included as an attachment in the next section), which found that the Philadelphia housing market is able to provide housing affordable to many moderate and middle-income households; however, those with low and extremely low incomes are often forced to pay large portions of their income for shelter and concluded that the high occupancy rates at the comparable rental properties surveyed demonstrate a strong need for quality affordable housing in the city of Philadelphia and surrounding communities.

Furthermore, according to the aforementioned PCPC District plan, changes in the housing market are a source of concern for longtime residents of the district. There is a perception among some that existing residents are being excluded from the developing identity of the district. There has been a dearth of new rental and homeownership opportunities that are affordable to the working and middle class families that once occupied the district in greater proportions. The report goes on to state that rising home prices and increasing construction are seen just north of Girard Avenue and around Temple University. These areas could benefit from public assistance programs aimed at maintaining and rehabilitating the housing stock.

(6) relocating units to an area with a lower concentration of public housing units.

#### 4. Housing Needs Analysis

Please see **Attachment 1** for the Market Study / Housing Needs Assessment, evidencing the need for the proposed housing. As shown by the assessment, the project's capture rate is 0.4%, with an estimated absorption period of six months.



*Attachment 1*

**The Agency will only accept this form without modification for processing.**

The completion date of this Market Study/Housing Needs Assessment must be within twelve (12) months of the application date.

If the market analyst has questions on completing this form, please call the Development Division at (717) 780-3876 or the Tax Credit Division at (717) 780-3948.

**MARKET STUDY/HOUSING NEEDS ASSESSMENT**

2413-29 North Broad Street <b>Proposed Development Name</b>		
2413-29 North Broad Street <b>Street Address</b>		
Philadelphia <b>City</b>	Philadelphia <b>County</b>	19132 <b>(ZIP)</b>
<b>Housing Type:</b>	_____ <b>Elderly 62+</b>  _____ <b>Elderly 55+</b>	_____ <b>22</b> <b>General Occupancy</b>  _____ <b>66</b> <b>Other (describe)</b> Special Needs/Homeless
<b>Total Number of Rental Units:</b> <u>    88    </u>		

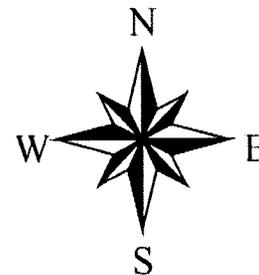
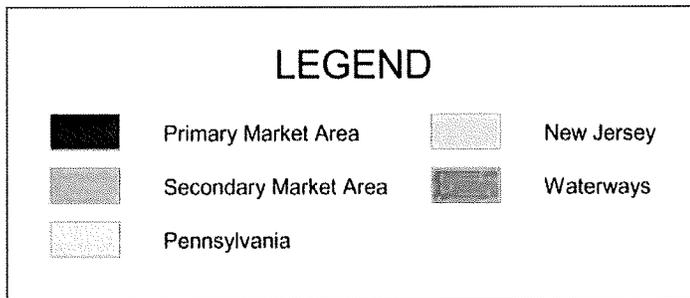
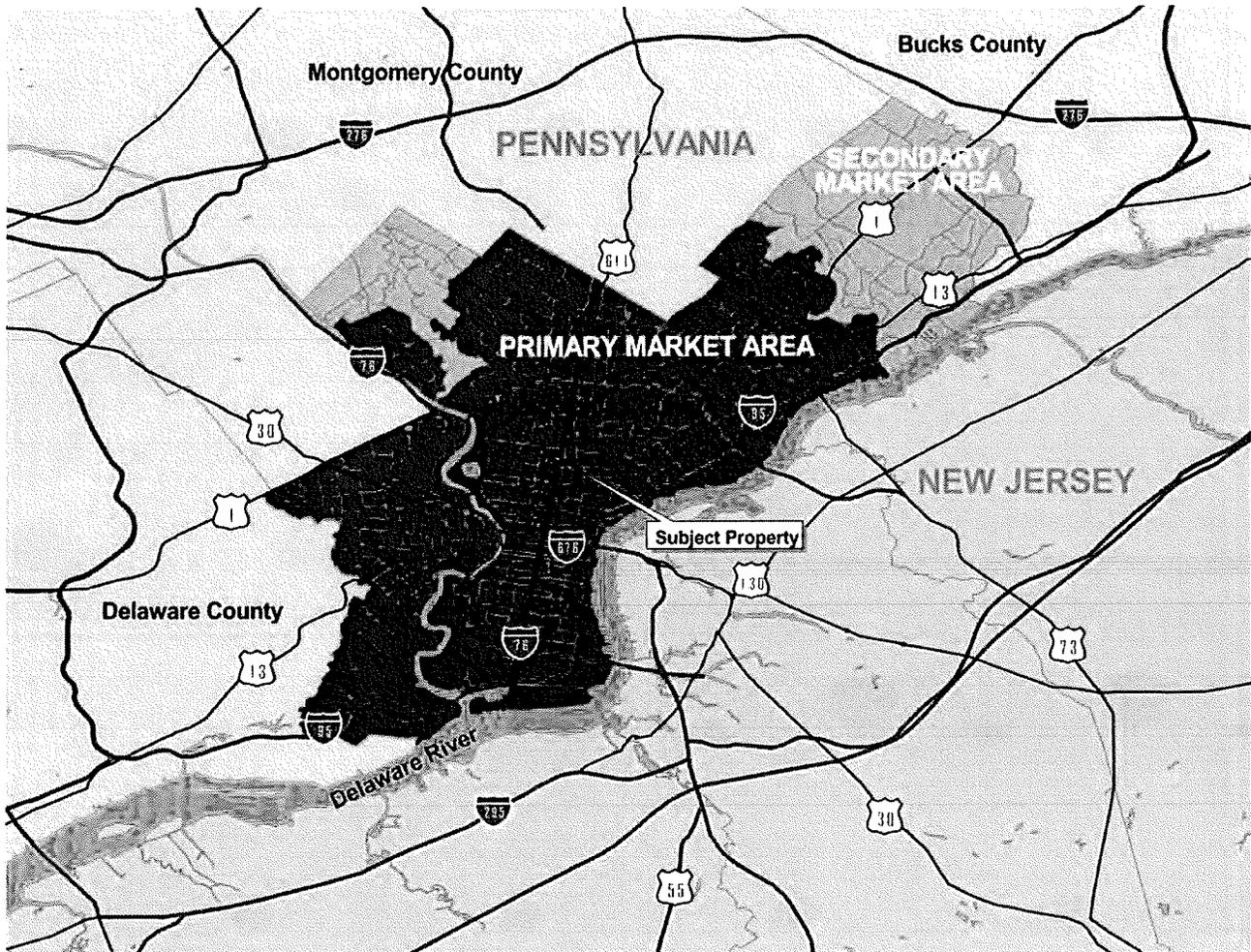
The market analyst must first define the primary market area by the zip code(s) or census tract(s). Once the primary market area is defined, the analyst **MUST** request a listing of existing PennHOMES and Tax Credit housing developments located within the primary market area using the attached PHFA Housing Inventory Request Form. Attach the listing to this study with the current occupancy and waiting lists for each development that may be impacted by the proposal. Refer to #10 below.

Additional information sheets may be attached and must reference the appropriate category.

1. **Provide a narrative describing the primary and secondary market areas and the factors used in making your determination and attach a street map showing the proposed site and surrounding area including all amenities in addition to outlining the primary market area. List each zip code/census tract or part thereof which comprises the primary market area that specifically references the location of the proposed site:**

The methodology utilized to determine the **Primary Market Area (PMA)** and the **Secondary Market Area (SMA)**, as represented by the map on the following page, were based on information provided by Project HOME, the developer, research on the homeless and conversations with knowledgeable individuals familiar with local affordable housing production and current housing needs. Major arteries and municipal boundaries were the main demarcations for determining the PMA and SMA.

### 2413-29 North Broad Street Primary & Secondary Market Areas

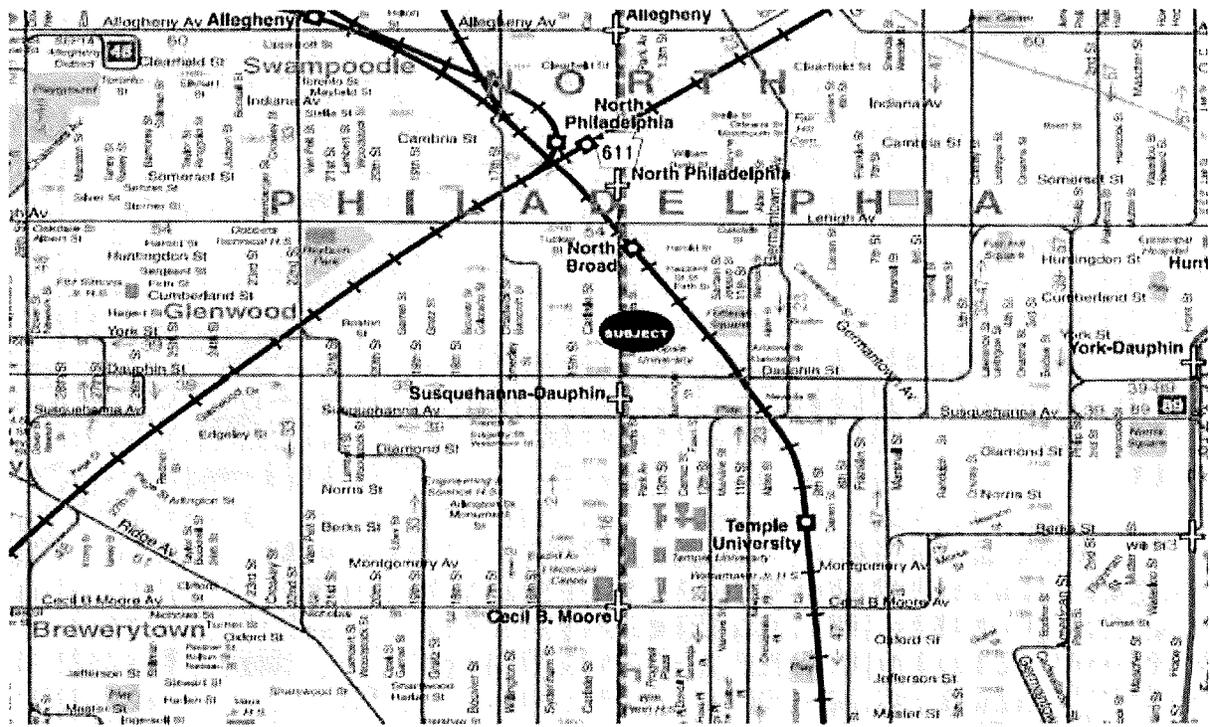


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The subject site is located at 2413-29 North Broad Street in Census Tract 40.02, in Hartranft, a neighborhood situated in the North Central section of the city of Philadelphia, Pennsylvania. The Primary Market Area (PMA) is made up of the city/county of Philadelphia, excluding Chestnut Hill and the far Northeast Philadelphia section above Pennypack Creek. The Secondary Market Area (SMA) is the remainder of Philadelphia city/county, which includes Chestnut Hill and the far Northeast Philadelphia above Pennypack Creek. The table below identifies the census tracts and boundaries used for the PMA and SMA.

<b>Subject 5% PUMA :</b>	<b>4109</b>
<b>PMA 5% PUMA:</b>	4102, 4103, 4104, 4105, 4107, 4108, 4109, 4110 and 4111/part of 4106.
<b>PMA size:</b>	20 miles N-to-S by 17 miles E-to-W
<b>PMA 2010 census tracts:</b>	1-217, 235-256, 258-326, 329-342, 366-367, 369, 373-373, 375-383, 386, 388-390, 9800, 9804-9807 and 9809.
<b>PMA boundaries:</b>	City limits of Philadelphia, excluding Chestnut Hill & NE Philadelphia north of Pennypack Creek
<b>PMA ZIP codes:</b>	19102-19113 and 19119-19153.
<b>SMA 2010 census tracts:</b>	218-220, 231, 257, 344-365.02, 384-385, 387, 9802, 9803, 9891
<b>SMA boundaries:</b>	Remainder of Philadelphia County

One of the benefits of the PMA is its accessibility to public transportation, shopping, interstate highways, bridges and entertainment venues as well as employment districts. Major arteries in the area include North Broad Street, Lehigh Avenue, Cecil B. Moore Avenue, Germantown Avenue and Allegheny Avenue. The entrance to the Aramingo Avenue exit, which connects to Interstate 95, is located within 3.7± miles from the subject. In addition, the entrance to Route 1/Roosevelt Boulevard is located approximately 2± miles to the north. A SEPTA transit street map (bus routes indicated by pink lines/boxes, trains indicated by blue (Market-Frankford), black (Regional Rail) and orange (Broad Street) lines of the subject area as well as the subject site are shown below.



Displayed below is a presentation which illustrates positive market influences (amenities) of the subject's neighborhood, along with a neighborhood amenities map. Neighborhood asset photographs are presented in the *Addendum*.

<b>Market Factors</b>	<b>Place Name</b>	<b>Distance (Miles)</b>
<b>Department Stores, Shopping Centers, Grocery Stores</b>	Torres Mini Market	0.2
	Travarez Grocery	0.3
	Pathmark Supermarket (Station Center)	0.5
	Baez Grocery	0.5
	Hope Plaza Super Dollar City	0.7
	Cousins Supermarket	0.9
	Progress Plaza Shopping Center	0.9
	The Piazza at Schmidts	2.5
Kmart	2.8	
<b>Centers/Organizations</b>	Volunteers of America	0.1
	Journey to Recovery Inc.	0.1
	Institute for the Dev of African American Youth	0.2
	Philadelphia Recovery Community Center	0.5
	Columbia North YMCA	1.0
	Project HOME	1.3
	Trevor's Place	1.6
	Salvation Army	2.6
St. John's Hospice	2.9	
<b>Medical Care</b>	WES Health Center	0.1
	Temple University Physicians	0.1
	Temple University Hospital	1.0
	Broad Street Health Center	1.0
	St. Joseph's Hospital	1.2
	Wills Eye Institute	3.0
<b>Public Transportation and Travel</b>	SEPTA Bus Routes 4/16/54	0.3
	Broad Street Transit Station	0.3
	Interstate 76	3.2
	Interstate 95	3.7
	Fern Rock Transportation Center	4.1
	Philadelphia International Airport	14.0
<b>Colleges, Universities &amp; Schools</b>	Dropsie College	0.1
	LT International Beauty School	0.1
	Philadelphia Military Academy	0.3
	Temple University/1801 Broad St.	0.6
	Wagner Free Institute of Science	0.8
	Temple University School of Medicine	1.1
	Girard College	1.4
<b>Places of Worship</b>	United Evangelistic Church	430 feet
	Mt. Calvary Pentecostal Church	0.1
	Moore's Memorial Baptist	0.2
<b>Entertainment Venues, i.e. Restaurants, sporting events, etc.</b>	Philadelphia Uptown Theatre	0.2
	Philadelphia Doll Museum	0.2
	Temple Performing Arts Center	0.6
	Wagner Free Institute of Science	0.8
	Eastern State Penitentiary	1.7
	National Constitution Center/Liberty Bell	3.2
	Lincoln Financial Field/Philadelphia Eagles	6.0
<b>Parks, Recreation Centers</b>	Fotterall Square Park	0.3
	Penrose Recreation Center	0.4
	Hartranft Community Center	0.5
	Liacouras Center	0.6
	Temple University Campus Recreation	0.8

Source: maps.google.com.



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- 2. Provide photographs of the site from a minimum of two perspectives. The photographs must be either originals or color copies and should be dated. For multiple sites, the photographs must identify the site address. All photographs must be clear and show the detail of any buildings (attach photos on a separate page).

An aerial view showing the site is provided below, followed by photographs of the subject site.

**AERIAL VIEW OF THE SUBJECT SITE**



Source: © 2012 Microsoft Corporation Pictometry Bird's Eye © 2012 Pictometry International Corp. Site boundaries are approximate.

**SUBJECT PHOTOGRAPHS TAKEN OCTOBER 24, 2014 BY BARRY S. LUDWIG, MAI, CRE, CPM**



**FRONT VIEW – SUBJECT PROPERTY ALONG NORTH BROAD STREET**



### Development Characteristics

The mission of Project HOME is to empower adults, children, and families to break the cycle of homelessness and poverty and to alleviate the underlying causes of poverty. Project HOME achieves its mission through a continuum of care comprised of street outreach, a range of supportive housing and comprehensive services all while addressing the root causes of homelessness through neighborhood-based affordable housing, economic development and environmental enhancement programs. In addition, Project HOME provides access to employment opportunities, adults and youth education and health care.

The proposed new construction will consist of a 5-story building comprised of a total of (88) efficiency units and will contain a Gross Building Area (GBA) of 81,650± SF. There will be (66) units available for special-needs/formerly homeless individuals. Units will be designated for homeless men and women, some of whom are living with disabilities, including serious mental illness, substance use disorders and co-occurring disorders, and are deprived of housing opportunities due to these limitations. In addition, there will be (22) Low Income Housing Tax Credit (LIHTC) units designated for low-income households with incomes not to exceed 60% of the Area Median Income (AMI). All units will have operating subsidies from the Philadelphia Housing Authority (PHA). Accessibility standards will be met with ramps and routes into the public areas of the site. The common areas and all units will be accessible and VisitAble. In addition, there will be (10) units (11%) accessible to individuals with mobility impairments and (4) units (4.5%) will be accessible to individuals with sensory impairments.

The first floor will have retail/commercial space along the North Broad Street frontage. In addition to commercial use, the first floor will contain a lobby/reception area, property management office, library/computer lounge, exercise room, common laundry area, a large community room with kitchen and (4) residential units. Floors 2 through 5 will each contain (21) efficiency units. Each apartment will have its own private bathroom, as well as a living room and a sleeping area separated from the rest of the unit by a half wall. There will be some landscaped outdoor space at the building's northern elevation as well as along its eastern elevation by the community room, which will also be accessible to the outside. There will be limited on-site parking. However, it is anticipated that residents of the proposed development will be less prone to own automobiles and will be more reliant on alternative modes of transportation. To that end, a dedicated bike storage room will also be housed on the first floor of the proposed development.

The property will be professionally managed by Project HOME, with supportive services provided both on-site and at their offices. Residents will be assisted to achieve independence and recovery to the greatest extent possible through the provision of a combination of housing, employment, education and healthcare services. These services will be facilitated by a mission-oriented staff of case managers, resource coordinators, addiction counselors, peer specialists, instructors, street outreach workers and health care professionals will be available to all residents of the special needs housing component of the development.

We have presented the information provided by Kitchen & Associates, Architects for the subject, and believe the new construction will be compatible and architecturally harmonious with the established building pattern in the proximate area. There will be exterior architectural elements which will add interest, functionality and generally improve the appearance and quality of the building. The proposed development will meet the criteria for *Enterprise Green Communities*. The proposed new construction will be designed to meet the requirements of a Leadership in Energy and Environmental Design (LEED) Certified building with the emphasis on energy conservation and efficiency. Unit appliances will also meet the *Energy Star* program for energy efficiency. Specific amenities and sustainable features are outlined below.

COMMUNITY AMENITIES	UNIT AMENITIES
<ul style="list-style-type: none"> <li>• Access to public transportation;</li> <li>• Bicycle storage space;</li> <li>• Resident lounges;</li> <li>• Landscaped open;</li> <li>• Exercise room;</li> <li>• Laundry facilities;</li> <li>• On-site management office;</li> <li>• Supportive services;</li> <li>• Community room with kitchen;</li> <li>• Manager unit on-site;</li> <li>• Library/computer room.</li> </ul>	<ul style="list-style-type: none"> <li>• Separate sleeping area;</li> <li>• Electric ranges and frost-free refrigerators;</li> <li>• Wall-to-wall carpeting;</li> <li>• Ceramic tile flooring and tub surrounds in bathrooms;</li> <li>• Individually controlled heat and air conditioning;</li> <li>• <i>Energy Star</i> ceiling fans/lights;</li> <li>• Window coverings (blinds);</li> <li>• 16 cubic foot refrigerator; and</li> <li>• Private bathroom.</li> </ul>
<p><b>SUSTAINABLE ARCHITECTURE AND FEATURES:</b></p>	<ul style="list-style-type: none"> <li>• HVAC system will meet or exceed the requirements of the International Energy Conservation Code;</li> <li>• Thermal insulation system will have increased R values, meeting or exceeding the requirements of the International Energy Conservation Code;</li> <li>• Window system will have Low-E glass, meeting or exceeding the requirements of the International Energy Conservation Code;</li> <li>• Upgraded stormwater drainage system;</li> <li>• <i>Energy Star</i> appliances and windows;</li> <li>• The use of regional, recycled and reused materials;</li> <li>• Water efficient fixtures; and</li> <li>• Waste management and recycling program.</li> </ul>

A Site Plan including floor plans prepared Kitchen & Associates, Architects is presented on the following page.



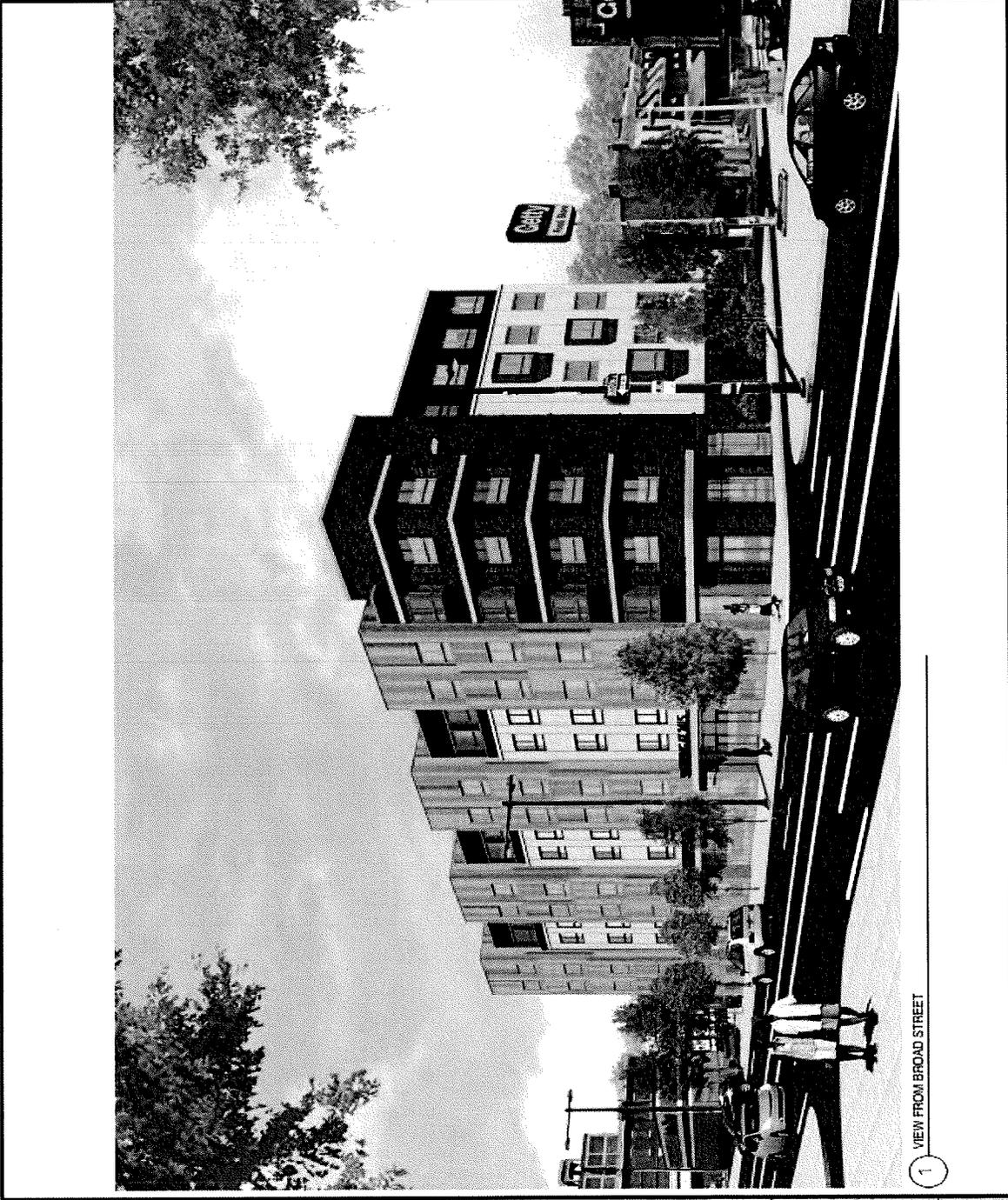
**Kitchen & Associates**  
 Architecture  
 Engineering  
 Planning  
 Interior  
 Design

Date:	11-14-14
Job #:	13073
Client:	
Project:	
Revision:	
Drawn:	

**PROJECT H.O.M.E.**  
 2415 North Broad Street  
 Philadelphia, PA 19132

1  
 EXTERIOR  
 RENDERING

OHCD / PHA APPLICATION



1 VIEW FROM BROAD STREET



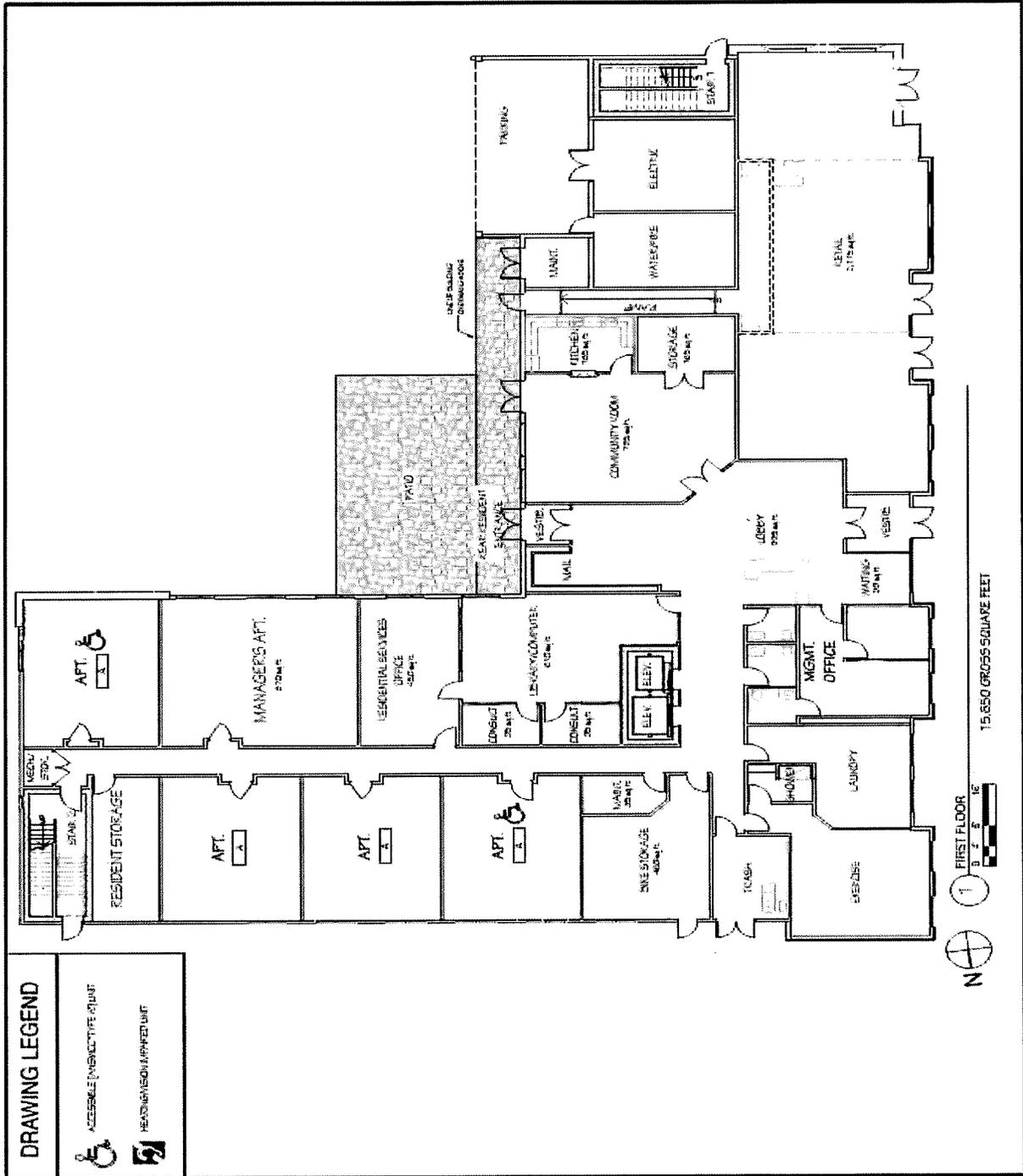


**Kitchen & Associates**  
 ARCHITECTURE  
 EFFICIENTLY  
 PLANNING  
 RESOURCES

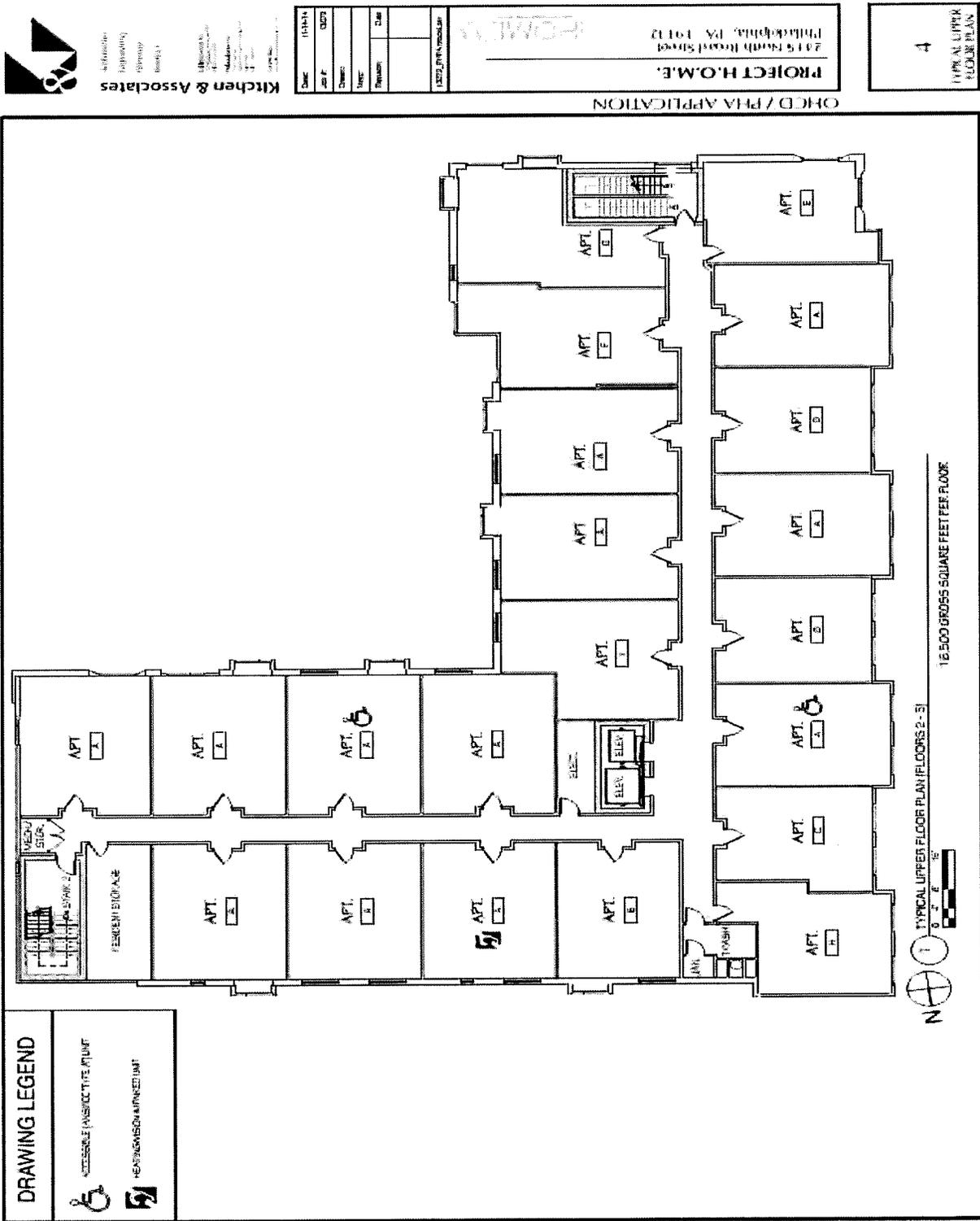
DATE	1/14/14
APP NO.	20179
OWNER	
TYPE	
PROJECT	
DATE	
BY	
1. 215 PHA APPLICATION	

**3**  
 FIRST FLOOR  
 PLAN

PHD / PHA APPLICATION



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- The Market Analysts should determine whether the proposed development is located in an urban, suburban or rural area and explain the methodology for their determination.

Urban       Suburban       Rural

The determination of the character of the subject locality is based on our physical inspection of the area and recognition that the subject is generally urban in nature. The city of Philadelphia is identified as an urban location as it is densely developed and has a significant population base. All urban amenities, including police and fire protection, schools, public transportation, hospitals, colleges and universities, are located near the subject property. For analysis purposes the subject fits within an identifiable urban setting.

- Provide the number of age and income qualified renter and homeowner households for the primary market area, along with a five-year projection. Discuss the population trend and the three factors that are having the most impact on the trend. Sources of data, projections, and estimates should be clearly identified. Data should reflect the most recent decennial Census Data, recent American Community Survey information, and/or data provided by third-party providers. Include a discussion of the methodologies used to derive estimates or projections.

The analysis in this report is based on tract-level data from the U.S. Census Bureau (Census 2000, American Community Survey 2010, and 2010 Census) as well as estimates and projections for 2015 and 2020 produced by Ludwig Corporation.

2010 Census:  Five-year projection from current date:

The total population of the PMA was 1,347,831 persons in 2010 and is estimated to be 1,368,972 in 2015—a 1.6-percent increase (see Table 1 below). Projection of the PMA population to 2020 suggests that population growth will continue, with a 1.8-percent increase versus 2015 figures. Between 2010 and 2015, there were increases at ages 20-29 and 50-64 and decreases at other ages. These trends are expected to continue over the next five years.

Age Group	2010	2015	2020	Change 2010-2015	Change 2015-2020
0-9 years	173,506	166,819	162,105	-3.9%	-2.8%
10-19 years	190,244	185,783	183,047	-2.4%	-1.5%
20-29 years	255,356	283,459	308,157	11.0%	8.7%
30-39 years	181,798	175,751	171,402	-3.3%	-2.5%
40-49 years	168,685	161,788	156,683	-4.1%	-3.2%
50-64 years	224,758	253,265	278,713	12.7%	10.0%
65+ years	153,484	142,137	134,148	-7.4%	-5.6%
<b>Total</b>	<b>1,347,831</b>	<b>1,368,972</b>	<b>1,394,255</b>	<b>1.6%</b>	<b>1.8%</b>

SOURCE: 2010 data are from U.S. Census Bureau; 2015 estimates and 2020 projections by Ludwig Corporation.

The most significant development in the neighborhood is the Temple University campus, which is located a few blocks to the south and helps support the economic viability of the area as well as functions as a significant factor for continued redevelopment of the subject's neighborhood. The continued redevelopment of this area between the subject and Temple University is anticipated to continue as the growth of Temple's campus extends northward. During the last decade, undergraduate enrollment at the university increased by more than 33 percent, leading students to seek housing in the surrounding North Central Philadelphia neighborhood of rowhouses and apartments. According to a recent article by *the Philadelphia Inquirer*, over 7,000 students reside off campus - more than live in the dorms.

In addition to this question, while important, is not applicable for understanding the need for the special-needs population of the proposed housing. The homeless are rarely counted by census data and special-needs populations cannot be characterized as "renter or owner occupied." To understand the magnitude of this population in need, we relied on data supplied by Project HOME as they have first-hand knowledge and conduct their own extensive research. We have also relied on the *The Year 40 Consolidated Plan for 2015* of the city of Philadelphia prepared by the Office of Housing and Community Development (OHCD) for the number of qualified households. These numbers are based on the population of the Primary Market Area being the majority of the city of Philadelphia. We do not believe that the number of homeless individuals will decrease in the future due, in large part, to the current economy and the constant in-migration of the homeless population. We have included in the Addendum statistics compiled by the developer, Project HOME., for the City of Philadelphia from 1996 to 2006 demonstrating the increase of the homeless population. Additional statistics prepared by the City of Philadelphia, Department of Behavioral Health and Mental Retardation Services also show the increase through Street Count Analysis which further supports the need for the proposed development.

The number of householders in the PMA increased from 530,199 in 2010 to 538,766 in 2015 (+1.6 percent), and is projected to increase by another 1.6 percent over the next five years (see **Table 2** below). Between 2010 and 2015 there were net gains for non-family households (increases at ages 15-64) and net losses for family households at all ages. A similar pattern is expected for the 2015-2020 period.

Household Type	2010	2015	2020	Change 2010-2015	Change 2015-2020
<b>Family households</b>	296,384	290,369	285,813	-2.0%	-1.6%
Householder 15-34 years	69,673	68,526	67,623	-1.6%	-1.3%
Householder 35-64 years	177,047	176,229	175,578	-0.5%	-0.4%
Householder 65+ years	49,664	45,613	42,612	-8.2%	-6.6%
<b>Non-family households</b>	233,815	248,397	261,792	6.2%	5.4%
Householder 15-34 years	73,968	85,308	95,619	15.3%	12.1%
Householder 35-64 years	103,019	109,855	115,650	6.6%	5.3%
Householder 65+ years	56,828	53,234	50,523	-6.3%	-5.1%
<b>All households</b>	530,199	538,766	547,605	1.6%	1.6%

SOURCE: 2010 data are from U.S. Census Bureau; 2015 estimates and 2020 projections by Ludwig Corporation.

5. Using the number of age and income-qualified renter and homeowner households located within the primary market area; compute the development specific capture rate percentage using the 2010 census data. The minimum household income being used for total housing expenses should not exceed a total housing expense-to-income ratio of 40% and 45% for general and elderly occupancy designated projects, respectively.

Provide the total/sum of the renter and homeowner households in the primary market area by age and income qualifications. The minimum household income being used for total housing expenses should not exceed 40% for general occupancy or 45% for elderly occupancy. Based on this information compute the development specific primary market area's capture rate percentage for the qualified households to the projected number of units being proposed by income type.

The total number of units proposed 88 divided by the number of age and income qualified households of 21,685 equals a capture rate of 0.4%.

In addition to the development specific capture rate, compute the overall primary market area's capture rate percentage, which incorporates both the number of units proposed for the subject property and the total of similar (general, senior, bedroom size, homeless, special needs, etc.) existing and proposed PennHOMES and Tax Credit units in the primary market area. If the proposed development includes Project Subsidized units, also include like developments in the PMA.

The total number of units of 329 divided by the number of age and income qualified households of 21,685 equals an overall capture rate of 1.5%.

We also analyzed the effect on the capture rate or the necessary market penetration including competing Penn Homes and LIHTC developments in the PMA. We have identified (241) efficiency, units in the PMA in addition to the (88) proposed subject units. **The capture rate of 1.5% was based on the (241) competing units (see Question 11) and the (88) subject units which results in a total of (329) units.** Please see the *Addendum* for the appropriate PHFA Housing Inventory Request Forms.

In conclusion, based on the demographic and housing situation presented in this report, and the opinions of informed individuals and support organizations, there is a continued need and demand for developing special-needs housing in the primary market area, as there is a limited supply for the target population.

6. Interview and/or survey neighborhood groups, grassroots organizations, local community development corporations, potential tenant populations, and local government officials to determine support, interest and/or opposition to the proposed development, as well as identifying other proposed housing for the area. List all people interviewed, including phone numbers, and discuss the comments received below:

Name/Title	Organization/Phone Number
<b>SUPPORT</b>	
Darrel Clarke City Council President	Philadelphia City Council 215-686-2070/215-686-1954
Shirley Kitchen PA State Senator	State of Pennsylvania 215-227-6161
Rose Gray Senior Vice President Community and Economic Development	APM 267-296-7200
Neil D. Theobald President	Temple University 215-204-7405

The above individuals and their organizations in addition to numerous neighbors and business owners in the area (see letters in addendum) were very supportive of the proposed new construction with supportive services, as there is a shortage of quality affordable housing for low-income individuals, especially for the special-needs target population(s). The development is in its preliminary planning stage, and therefore there are a limited number of supporters at this time. However, there should be many more supporters in the future due to the need of this type of development and the populations it will serve. Reportedly, there was no expressed opposition.

7. Analyze the suitability of the site for the subject development including accessibility to employment and services and its compatibility with surrounding uses, including economic benefits to the area and/or the proposed residents.

The site is comprised of (1) irregular-shaped corner land parcel and is bounded by North Broad Street to the west, West Boston Street to the south, by commercial development to the north and residential housing to the east. Land uses to the east and west are primarily residential in nature. Vehicular access is permitted along all streets.

The site is level at street grade with a level topography and is comprised of 27,541± square feet or 0.63± acres. The subject site has 290± feet of total street frontage; 193± feet along the east side of N. Broad Street and 97± feet along the north side of West Boston Street. The subject site is considered to have good access and visibility, with three curb cuts providing ingress and egress; two along North Broad Street and one along West Boston Street.. The subject is identified as tax parcel number 88-4508525. The current owner 2415 North Broad LP., has site control and acquired the property on August 9, 2014 for a nominal consideration as recorded in document number 52679702.

The site is improved with a 1-story building in “shell” condition comprised of approximately 10,800± square feet of Gross Building Area (GBA). Reportedly, this building will be demolished to accommodate the new construction. According to a Phase I Environment Site, there were no obvious environmental concerns regarding the land although a Phase II Site Assessment was recommended.

As determined by a floodplain assessment, this site is not likely to experience flooding because it is situated outside a flood-plain. The subject will be served by all public utilities including public water and sanitary sewer provided by the city of Philadelphia. PECO Energy supplies the electricity, Philadelphia Gas Works (PGW) will provide natural gas service and Verizon or other carrier will provide telephone service. The proposed building will be located close to existing schools, public transportation, recreation, businesses and retail establishments which enhance convenience and potentially reduce automobile use. Overall, the subject is well located and the proposed development is considered a suitable reuse of the site. The site will have suitable area (adequate length and width) as well as flat topography that optimizes the layout for medium density residential construction.

The site is located in a **CMX-2.5 - Commercial Mixed-Use** zoning district, which is primarily intended to accommodate active, pedestrian-friendly retail and service uses in commercial nodes and along commercial corridors. CMX 2.5 zoning has a zero front-yard setback, a 25-foot building-height minimum, and a building maximum of 55 feet. Reportedly, the proposed new construction will meet the zoning requirements under the current zoning ordinance and will be considered a legal, conforming use with all necessary zoning variances and building permits received.

The subject site is located in Hartranft, a neighborhood situated in the central part of the North Philadelphia section of Philadelphia, Pennsylvania. The Hartranft neighborhood boundaries are West Lehigh Avenue to the north, West Montgomery Avenue to the south, North Broad Street to the west, and North 4<sup>th</sup> Street (south of West Dauphin Street) and North 6<sup>th</sup> Street (north of West Dauphin Street) to the east. The area is less than three miles from Center City, the Central Business District (CBD), with abundant shopping, employment, public transportation, highways, schools, city attractions and amenities.

The character of the neighborhood is established by the major land uses. The subject area is a mix of residential construction and commercial/retail activity primarily located along North Broad Street with additional commercial/retail activity along Ridge Avenue, Spring Garden Street and Allegheny, Lehigh and Germantown Avenues. The closest concentration of retail in the area is the Station Center at 2900 North Broad Street (0.5± miles) which includes 70,000SF of retail space and is anchored by a Pathmark supermarket. Historically the immediate area surrounding the subject has been a residential neighborhood comprised of densely-developed 2-, 3- and 4-story townhouses, constructed from 1890-1920±. Streets in the neighborhood are macadam paved and municipally maintained with concrete curbs, sidewalks; pole mounted street lighting and parallel parking.

Notably, Broad Street roughly bisects North Philadelphia north-south. Broad Street is a six-lane arterial street that is designated as PA Route 611. Major east-west thoroughfares of note are West Lehigh Avenue to the north and West Diamond Street to the south. The entrance to Route 1/Roosevelt Boulevard is located approximately 2 miles to the north. These roadways, along with others, connect to interstate roadways such as I-95, I-676, and I-76. The Broad Street Line, or 'Orange Line,' runs along North Broad Street, directly connecting North Philadelphia with Center City and South Philadelphia, as well as with Southeastern Pennsylvania Transportation Authority (SEPTA) surface transportation.

The North Philadelphia stop of the Broad Street subway is located approximately 2½ blocks north and the Susquehanna/Dauphin station is located approximately 2 blocks south of the subject site. The North Broad station located, approximately 1 block north, provides access to the Manayunk/Norristown and Lansdale/Doylestown lines of the regional rail system. The North Philadelphia Amtrak Station is located approximately 3± blocks north of the subject along West Glenwood Avenue.

Over the past 15 years, the landscape of the area surrounding Temple University has changed. The surrounding neighborhood has gone from an area of abandoned buildings and empty lots to one that is thriving with new businesses and residents. The number of students visiting campus and applying for enrollment have surged, making the university more competitive (popular) than ever before. In addition, the arts arena at Temple has gained national and international attention, including the award-winning Temple Theater and Temple Opera Theater, Temple Performing Arts Center (formerly the Baptist Temple) and the Tyler School of Art. Meanwhile, private investment in North Philadelphia, particularly around North Broad Street, has brought new residential, dining and shopping options, including a new Fresh Grocer food store and the Pearl Theater at Avenue North.

*Temple 20/20* is a development plan that acts as a framework to guide Temple's growth over the next few years, with a goal of distinguishing Temple as a vibrant, international research university; a destination campus; and a leader in higher education. To that end, Temple is increasing its presence on North Broad Street—through additional retail space, new and upgraded facilities. Temple is overseeing multiple projects, including a \$215 million, 26-story dorm at North Broad Street and Cecil B. Moore Avenue that opened in the fall of 2013. The complex added more than 1,500 beds, campus dining and street-level retail space. In addition, a 21st century library and public plaza is proposed at North Broad Street and Polett Walk (formerly Berks Street). Renovation and expansion of Pearson and McGonigle halls are under way already next to the proposed library site. Temple University Fitness—a new 20,000SF facility at Cecil B. Moore Avenue and North Broad Street, recently opened across the street from the site of the new residential complex. Trees and greenery along North Broad Street have also been added.

Another part of the *Temple 20/20* vision pertains to the university's direct involvement in the region to help economic benefits in the neighborhood which will directly benefit the proposed subject's residents including job creation, retail growth and economic vitality in the surrounding neighborhood. In partnership with helping organizations throughout the region, Temple students, faculty and staff offer vital services to underserved residents of North Philadelphia, by offering job fairs and employment workshops. As a result of the initiative, ten percent of Temple employees currently come from the neighborhoods adjacent to either Main Campus or the Health Sciences Center. The university has hired nearly 1,400 individuals from the community around Main Campus and the Health Sciences Center over the past five years. Community residents have also obtained employment with other local businesses. In addition, Temple recently partnered with the City of Philadelphia and the Philadelphia School District to create a community computer laboratory open to residents of North Philadelphia. The university recently installed 15 refurbished computers at the John F. Hartranft Elementary School (0.5± miles from subject), near Temple's Main Campus, to provide online access for both school students and adults from the nearby community. Staffed by community volunteers, the lab is open after school hours, with Temple instructors providing free classes in which adults can learn basic computer and word processing skills.

Other new development in the subject's general area includes the JBJ Soul Homes – formerly called Fairmount Gardens - a \$20 million partnership with Project HOME. This new development, recently opened at the intersection of North Broad Street, Fairmount and Ridge Avenues. The new four-story mixed-use development offers ground floor retail beneath 55 modern apartments for formerly homeless and low-income men, women, and children, some with special needs.

Social service organizations in the area include Volunteers of America (0.1± miles), a national organization providing local human service programs including service and support for the homeless as well as veterans, Journey to Recover (0.1± miles), which provides substance abuse treatment services. The Philadelphia Recovery Community Center (0.5± miles), offers recovery services that helps people deal with their addictions in a safe and supportive community-based setting. St. John's Hospice, which in addition to short-term residence, provides counseling, meals and other services for homeless men. The Bethesda Project, The Salvation Army and Trevor's Place also provide shelter, housing and programs for homeless men and women.

8. **Complete the first section of the attached Housing Providers Needs Assessment Form and forward it to the Executive Director of the appropriate county and/or Local Housing Authority and/or Public Housing Agency serving the market area. The response must be incorporated into your evaluation and attached to this final report. If no response, document the date sent to the Housing Authority.**

The required Housing Providers Needs Assessment form was sent via FedEx to Mr. Kelvin A. Jeremiah, Executive Director of the Philadelphia Housing Authority, on August 18, 2014. The response was received on August 18, 2014 from Kyle Flood of PHA however, it was not signed or acknowledged by Mr. Jeremiah.

9. **List the name and address of all subsidized housing developments within the primary market area, including current occupancy levels and number of persons on the waiting list. If you are aware of any deviations in the occupancy levels and size of the waiting list in the past 2 or 3 years, please describe.**

Our analysis of the supply of subsidized rental housing in the primary market area relies on information from the inventory of Assisted Rental Housing provided to us via the PHFA website, data contained within the city's *Year 40 Consolidated Plan for 2015* and conversations with knowledgeable city officials and local real estate professionals. The consolidated plan documents a persistent and widespread shortage of good quality, affordable rental housing for the target populations, and affordable housing in general, relative to the level of demand.

Exhibited on the table on the following page is a listing of subsidized rental housing developments in the PMA. **The occupancy levels and number of persons on the waiting lists are exhibited in Question Number 11.** According to our survey, there did not appear to be any significant deviation in the occupancy levels or size of the waiting lists as all complexes surveyed exhibited high occupancy with many having waiting lists.

**Table 3. Subsidized Rental Housing Developments – PMA**

Development	Address	Zip Code	Total Units	Unit Types	Occupancy Type
Riverside Senior Apts.	158 N. 23rd St.	19103	150	EFF, 1BR	Elderly
Mid-City YWCA	2025-2029 Chestnut St.	19103	60	SRO, 1BR	Homeless
Sharswood Apts.	Scattered Sites	19103	70	2BR, 3BR	General
Mantua Phase I	Scattered Sites	19104	50	1BR, 2BR, 3BR	General
Aspen-Olive Residence	Scattered Sites	19104	22	3BR	General
Belmont Affordable Housing	Scattered Sites	19104	17	2BR, 3BR	General
Belmont Affordable Housing III	Scattered Sites	19104	46	2BR, 3BR, 4BR	General
Belmont Gardens	Scattered Sites	19104	27	1BR, 2BR, 3BR	General/Disabled
Parkside Preservation Project	Scattered Sites	19104	82	EFF, 1BR, 2BR, 3BR	General/Disabled
Neighborhood Restoration XII	Scattered Sites	19104	53	1BR, 2BR, 3BR, 4BR	General
Belmont Affordable Housing IV	Scattered Sites	19104	11	2BR, 3BR, 4BR	General
Aspen Affordable Housing	Scattered Sites	19104	18	1BR, 3BR, 4BR	General
Belmont Affordable Housing V	Scattered Sites	19104	24	3BR, 4BR	General
Neighborhood Restoration XIV	Scattered Sites	19104	80	1BR, 2BR, 3BR, 4BR	General
Belmont Affordable Housing VI	Scattered Sites	19104	40	2BR, 3BR, 4BR, 5BR	General
Lucien Blackwell Homes III	Scattered Sites	19104	50	2BR, 3BR, 4BR	General/Disabled
Neighborhood Restoration XVI	Scattered Sites	19139	80	1BR, 2BR, 3BR, 4BR	General
Marshall Shepard Village	Scattered Sites	19104	80	1BR, 2BR, 3BR	General/Disabled
Jannie's Place	Scattered Sites	19104	29	1BR, 2BR, 3BR	Homeless
WPRE	Scattered Sites	19104	20	1BR, 2BR, 3BR, 4BR	General
WPRE II	Scattered Sites	19104	40	1BR, 2BR, 3BR, 4BR	General
Girard Affordable Housing	Scattered Sites	19104	9	2BR, 3BR	General
Clover Affordable Housing	Scattered Sites	19104	11	2BR, 3BR	General
Pugh Affordable Housing	Scattered Sites	19104	9	2BR, 3BR	General
Interim House West	4108 Parkside Avenue	19104	20	SRO	General - SRO
Brantwood	4150 Parkside Avenue	19104	18	1BR, 2BR	General
Brantwood II	4142 Parkside Avenue	19104	16	1BR, 2BR	General
Brentwood	4130 Parkside Avenue	19104	42	1BR, 2BR, 3BR	Elderly
ST Ignatius Senior Housing	4400 Fairmount Avenue	19104	67	1BR	Elderly
Angela Court II	4400 Fairmount Avenue	19104	54	1BR	Elderly
Jameson Court Apartments	4435 Parrish Street	19104	71	2BR, 3BR	General
Westminster Affordable Housing	898 N. 42nd Street	19104	21	1BR, 2BR	General
Belmont Affordable Housing II	Scattered Sites	19104	20	1BR, 2BR, 3BR	General
Powelton Heights	4113-43 Warren Street	19104	48	1BR	Disabled
4050 Apartments	4055-66 Haverford Avenue	19104	20	1BR, 2BR, 3BR	General
Cloisters III	3900 Haverford Avenue	19104	50	1BR, 2BR, 3BR, 4BR	General
Mantua Phase II	600 Wallace Street	19104	51	1BR, 2BR, 3BR	General/Disabled
Mount Vernon Manor	3311 Wallace Street	19104	75	1BR, 2BR, 3BR	General/Disabled
Powelton Gardens	4050-72 Powelton Avenue	19104	25	1BR, 2BR, 3BR	Homeless
Powelton Gardens	4046-48 Powelton Avenue	19104	16	1BR, 2BR	General/Disabled
Imani Homes	Scattered Sites	19104	23	1BR, 2BR, 3BR, 4BR	Homeless
Cloisters	3801 Spring Garden Street	19104	65	EFF, 1BR, 2BR, 3BR	General
Cloisters I	3813 Spring Garden Street	19104	45	EFF, 1BR, 2BR	General
4424 Sansom Street	4424 Sansom Street	19104	12	2BR	General
Spring Garden Apartments	3902 Spring Garden Street	19104	9	2BR, 3BR	Homeless
Rowan House	325 North 39th Street	19104	26	EFF	General
Sarah Allen Homes	4035 Parrish Street	19104	76	2BR, 3BR	General
Sarah Allen Phase IV	4035 Parrish Street	19104	40	1BR, 2BR, 3BR, 4BR	General
Mount Olivet	642 North 41st Street	19104	161	1BR, 2BR	General
Marlton Residences	1721 Marlton Avenue	19104	25	1BR	HIV/AIDS
Washington Square West	Scattered Sites	19107	131	1BR, 2BR, 3BR, 4BR	Disabled
810 Arch St.	810 Arch St.	19107	94	EFF	Homeless
William Way Senior Residences	249-257 S. 13th St.	19107	56	1BR	Elderly

Table 3. Subsidized Rental Housing Developments – PMA

Development	Address	Zip Code	Total Units	Unit Types	Occupancy Type
Bethesda at Spruce St.	1110 Spruce St.	19107	17	SRO	SRO
Pilgrim Gardens Senior Hsg.	7023 Rising Sun Ave.	19111	62	1BR, 2BR	Elderly
Allen Lane	240 W. Mt. Pleasant Ave.	19119	17	1BR, 3BR	General
Blakestone Housing	6657 Blakemore St.	19119	19	1BR, 2BR, 3BR	General
New Covenant Senior Hsg.	7500 Germantown Ave.	19119	56	1BR, 2BR	Elderly
Allengrove Apts.	539-45 Allengrove Ave.	19120	10	2BR	General
Rowan Homes Phase II	Scattered Sites	19121	31	2BR, 3BR	Disabled
Raymond Rosen Apts.	Scattered Sites	19121	152	3BR, 4BR, 5BR	General
Sharswood TH Phase II	Scattered Sites	19121	59	2BR, 3BR	General
Diamond St. Initiative	3207 W. Diamond St.	19121	49	1BR, 2BR, 3BR	General
Mansion Court	3200 W. Diamond St.	19121	27	2BR, 3BR	General
Hope Haven	2826-28 W. Diamond St.	19121	10	SRO	Homeless - SRO
West Diamond St.	2937-3201 W. Diamond St.	19121	48	1BR, 2BR	General
Diamond St. Initiative II	Scattered Sites	19121	46	1BR, 2BR, 3BR, 4BR	General/Disabled
Diamond St. Apts. Phase III	2922-320 W. Diamond St.	19121	28	1BR, 2BR, 3BR	General
Rowan Homes Phase I	2723-2733 W. Diamond St.	19121	8	4BR	Homeless
Hope Haven II	2827-29 W. Diamond St.	19121	10	SRO	Homeless - SRO
Clara Baldwin Manor	2600 W. Susquehanna Ave.	19121	59	EFF, 1BR	Elderly
Lovell Gardens	Scattered Sites	19121	24	1BR, 2BR	General
Gratz Commons	Scattered Sites	19121	39	1BR, 2BR, 3BR, 4BR	General
Dorothy Lovell	Scattered Sites	19121	25	EFF, 1BR, 2BR, 3BR	Homeless
Susquehanna Village	1421 W. Susquehanna Ave.	19121	53	1BR, 2BR, 3BR, 4BR	General
Mansion Court Phase II	Scattered Sites	19121	19	2BR, 3BR, 4BR	General
St. Elizabeth's Recovery Res.	1850 N. Croskey St.	19121	24	SRO	Homeless
Vernon House	3226-3228 Clifford St.	19121	68	1BR	Elderly
Cecil B. Moore	N. 16th St.	19121	58	2BR, 3BR	General
Temple I N. 16th St.	1703-1743 N. 16th St.	19121	58	1BR, 2BR, 3BR, 5BR	General/Disabled
Cecil B. Moore Village	Oxford & N. 16th Sts.	19121	34	1BR, 2BR, 3BR, 4BR	General
Sartain Apts.	3017-45 W. Oxford St.	19121	35	1BR	Elderly
Blumberg Apts. Phase I	Scattered Sites	19121	57	1BR, 2BR, 3BR, 4BR	General/Disabled
Temple II N. Gratz	Scattered Sites	19121	40	1BR, 2BR, 3BR, 4BR	General/Disabled
Cecil B. Moore	N. Gratz St.	19121	40	1BR, 2BR, 3BR, 4BR	General
Becket Gardens Apts.	1401 N. 16th St.	19121	132	EFF, 1BR, 2BR, 3BR	General/Disabled
Waller House	1437-39 N. 15th St.	19121	12	2BR, 3BR, 4BR	General
Kairos House	1440 N. Broad St.	19121	36	SRO	Homeless - SRO
National Temple I	1418-1424 W. Master St.	19121	12	3BR, 4BR	General
Lofts at Brewerytown	3000-3050 W. Master St.	19121	61	2BR	General
Nellie Reynolds Gardens	2653-63 W. Glenwood Ave.	19121	64	1BR	Elderly
MPB School Apts.	2811-19 W. Sedgley Ave.	19121	28	2BR, 3BR	General/Disabled
MPB Parish School	2811 W. Sedgley Ave.	19121	28	2BR, 3BR	General
9th & Berks Street TDO	1900 N. 9th St.	19122	53	1BR, 2BR, 3BR	General
4th and Diamond St.	Scattered Sites	19122	32	2BR, 3BR, 4BR	Homeless
6th & Montgomery St.	Scattered Sites	19122	20	2BR, 3BR	Homeless
Tajdeed	Scattered Sites	19122	45	1BR, 2BR, 3BR, 4BR	General
Guild House West Two	1221 Fairmount Ave.	19123	55	1BR	Elderly
St. Francis Villa Senior Hsg.	1917-1919 E. Hagert St.	19125	40	1BR	Elderly
Queens Court	6515 N. Broad St.	19126	32	1BR, 2BR	General
Fairthorne Senior Hsg.	6761 & 6763 Ridge Ave.	19128	40	1BR	Elderly
Pensdale II	4200 Mitchell St.	19128	38	1BR, 2BR	Elderly
Schuylkills Falls	4301-4409 Ridge Ave.	19129	135	1BR, 2BR, 3BR	General
Spring Garden Revitalization	Scattered Sites	19130	91	1BR, 2BR, 3BR, 4BR	General
Freedom Village	1618-1620 Poplar St.	19130	16	2BR, 3BR	Homeless
Francisville East	1510 Poplar St.	19130	44	1BR, 3BR, 4BR	General

**Table 3. Subsidized Rental Housing Developments – PMA**

Development	Address	Zip Code	Total Units	Unit Types	Occupancy Type
Francisvill/Rainbow Project	Scattered Sites	19130	20	2BR, 3BR, 4BR	Homeless
Francisville III	Scattered Sites	19130	21	3BR, 4BR, 5BR	General
Francisville Village	Scattered Sites	19130	42	1BR, 2BR, 4BR, 5BR	General
Fairmount Apts.	807 N. 15th St.	19130	33	1BR, 2BR, 3BR, 4BR	General
Turning Point	1523 Fairmount Ave.	19130	6	SRO	Homeless - SRO
Fairmount Gardens	1415 Fairmount Ave.	19130	55	EFF, 1BR	Homeless
1515 Fairmount Apts.	1515 Fairmount Ave.	19130	48	SRO	SRO
Spring Garden Revitalization II	601 N. 17th St.	19130	58	1BR, 2BR, 3BR, 4BR	General/Disabled
Woodcrest Housing	Scattered Sites	19131	11	3BR, 4BR	Homeless
Neighborhood Restoration XIX	Scattered Sites	19131	20	1BR, 2BR, 3BR, 4BR	General
Centennial Village	Scattered Sites	19131	52	1BR, 2BR, 3BR, 4BR	General
Monument Mews	4104 Edgely Road	19131	60	1BR, 2BR, 3BR, 4BR	Disabled
Park Tower	4001 Conshohocken Avenue	19131	157	1BR, 2BR	Elderly
Kearsley Care Housing	2100 North 49th Street	19131	60	EFF	Elderly
Belmont Specialty Housing II	2566 Belmont Avenue	19131	40	1BR, 2BR, 3BR	General/Disabled
Wynnefield Place	1717-1725 N. 54 <sup>th</sup> Street	19131	48	1BR	Elderly
Hestonville	5421 Lansdowne Avenue	19131	24	1BR, 2BR, 3BR	General
Brooks School Apartments	5631 Haverford Avenue	19131	33	1BR	Elderly
Westminster Apartments	506-526 N. 52 <sup>nd</sup> Street	19131	43	EFF, 1BR, 2BR, 3BR	General
Westminster Senior Apartments	Scattered Sites	19131	41	EFF, 1BR, 2BR	Elderly
Help Philadelphia I	4900 Wyalusing Avenue	19131	40	3BR	Homeless
Help Philadelphia II	4900 Wyalusing Avenue	19131	50	1BR	Homeless
Pavillion	3901 Conshohocken Avenue	19131	296	EFF, 1BR	Elderly
New Courtland Apts. at Allegheny	1900 W. Allegheny Ave.	19132	60	1BR	Elderly
Villanueva Townhouse	Scattered Sites	19133	77	2BR, 3BR, 4BR	Homeless
Kensington Townhouses	2607 N. Howard St.	19133	71	1BR, 2BR, 3BR, 4BR	General
Grace Townhomes	2201 E. Auburn St.	19134	36	2BR, 3BR, 4BR	General
Impact Veterans & Family Hsg.	1952 E. Allegheny Ave.	19134	26	1BR, 2BR, 3BR	Homeless
Northeast I-Keystone	6424 Keystone St.	19135	23	1BR	General/Disabled
Northeast II-Ditman	8000-8020 Ditman St.	19136	34	1BR, 2BR	General/Disabled
Awbury View Apts.	6320 Chew Ave.	19138	125	1BR, 2BR, 3BR, 4BR	General
Ogontz III	7165-7178 Ogontz Ave.	19138	15	1BR, 2BR	General
Ogontz Hall	7175 Ogontz Ave.	19138	25	1BR, 2BR, 3BR	General
Ruby Housing	Scattered Sites	19139	11	3BR, 4BR	Homeless
Neighborhood Restoration XV	Scattered Sites	19139	65	1BR, 2BR, 3BR, 4BR	General
Neighborhood Restoration XVIII	Scattered Sites	19139	40	1BR, 2BR, 3BR, 4BR	General
Von Louhr II	S. 61 <sup>st</sup> Street	19139	24	2BR, 3BR	General
60 <sup>th</sup> Street Corridor	S. 60 <sup>th</sup> Street	19139	60	1BR, 2BR, 3BR, 4BR	General
Lucien Blackwell Homes II	Scattered Sites	19139	80	2BR, 3BR, 4BR	General
Bradmore Apartments	5516 Haverford Avenue	19139	34	1BR, 2BR	General
Mill Creek	751 North 46th	19139	80	1BR, 2BR, 3BR, 4BR	General
PCAH/Haddington	Scattered Sites	19139	21	2BR, 3BR, 4BR	Homeless
Haddington Elderly	5600 Race Street	19139	136	1BR, 2BR	Elderly
Dunlap Apartments	5031 Race Street	19139	35	1BR, 2BR	Elderly
Brighton Court	6212 Chestnut Street	19139	68	EFF, 1BR, 2BR	Elderly
Von Louhr Apartments	21 South 61st Street	19139	25	2BR	General
LIH Walnut	Scattered Sites	19139	32	EFF, 1BR, 2BR, 3BR	General/Disabled
Holmes School Apartments	5429 Chestnut Street	19139	42	1BR	Elderly
Walnut Park Plaza	6250 Walnut Street	19139	224	1BR, 2BR	Elderly
Chatham Court	242 South 49th Street	19139	44	2BR, 3BR, 4BR	General
Admiral Court	237 South 48th Street	19139	46	1BR, 2BR, 3BR	General

**Table 3. Subsidized Rental Housing Developments – PMA**

Development	Address	Zip Code	Total Units	Unit Types	Occupancy Type
Art Apartments	4901 Spruce Street	19139	30	EFF, 1BR, 2BR	General
Sheldrake Apartments	4901 Spruce Street	19139	33	1BR, 2BR, 3BR	General
Locust Tower	4815 Locust Street	19139	40	1BR, 2BR, 3BR	General
Dorset Apartments	4710 Locust Street	19139	59	1BR, 2BR, 3BR	General
Cobbs Creek Apartments	Scattered Sites	19139	85	2BR, 3BR	General
New Life Affordable Hsg I	Scattered Sites	19140	43	2BR, 3BR, 4BR, 5BR	General
New Life Affordable Hsg II	Scattered Sites	19140	39	2BR, 3BR, 4BR, 5BR	General
Nicetown Court II	Germantown Ave.	19140	50	2BR, 3BR, 4BR	General/Disabled
Nicetown Court	4330-4350 Germantown Ave.	19140	37	1BR, 2BR, 3BR	General
Tioga Housing IV	1721 W. Tioga St.	19140	4	2BR, 4BR	Homeless
Norfolk Manor	1415 W. Clearview St.	19141	126	2BR	General
Suffolk Manor Apts.	1416-24 Clearview St.	19141	137	1BR, 2BR	General
Lindley Court	1300 Lindley Ave.	19141	48	EFF, 1BR	Elderly/Homeless
Community Housing for Elderly	5333-5347 N. 13th St.	19141	24	EFF, 1BR	Elderly
Paschall Village Phase I	7200-06 Woodland Ave.	19142	50	1BR, 2BR, 3BR	General/Disabled
Inglis Apts. at Elmwood	6200 Eastwick Ave.	19142	40	1BR, 3BR	General/Disabled
HELP Philadelphia	6100 Eastwick Ave.	19142	63	1BR, 2BR, 3BR	General/Disabled
Neighborhood Restoration XI	Scattered Sites	19143	27	1BR, 2BR, 3BR, 4BR	Homeless
South 55th Street Apts	800-18 S. 55th Street	19143	20	2BR, 3BR	General
Residences at 6000 Baltimore	6000 Baltimore Avenue	19143	46	1BR, 2BR	Elderly
Regent Street Apartments	5115 Regent Street	19143	80	1BR, 2BR	General
Regent Terrace	5111 Regent Street	19143	80	1BR, 2BR	General
S. W. Philadelphia	Scattered Sites	19143	11	3BR, 4BR	General
Magnolia Mews	5915 Magnolia St.	19144	63	1BR, 2BR, 3BR, 4BR	General
Church Lane	600 E. Church Lane	19144	40	2BR	General
Presser Senior Apts.	101 W. Johnson St.	19144	45	EFF, 1BR, 2BR	Elderly
High Street Manor	81 E. High St.	19144	15	1BR, 2BR, 3BR	Homeless
Stokes Rowe, LP	5600-5606 Germantown Ave.	19144	13	EFF, 1BR, 2BR	General
Hamill Mill Apts.	200 E. Church Lane	19144	40	EFF, 1BR	Elderly
Lower Germantown Housing	5423 Lena St.	19144	50	1BR, 2BR, 3BR, 4BR	General
Lower Germantown Housing II	Scattered Sites	19144	33	1BR, 2BR, 3BR, 4BR	General
Nugent Senior Apts.	221 W. Johnson St.	19144	57	EFF, 1BR	Elderly
Germantown YMCA SRO	5722 Greene St.	19144	128	SRO	Homeless - SRO
Center in the Park Senior Hsg.	22-44 W. Rittenhouse St.	19144	70	1BR, 2BR	Elderly
New Courtland at Cliveden	319 W. Johnson St.	19144	62	1BR	Elderly
Germantown House	5457 Wayne Ave.	19144	133	1BR, 2BR	Elderly
Queen Lane Apts.	301-329 W. Queen Ln.	19144	55	1BR, 2BR, 3BR	General/Disabled
Queen's Row	500-508 Queen Ln.	19144	29	1BR, 2BR	General
Cricket Court Commons	430, 507 W. Manheim St.	19144	153	1BR, 2BR	General
Tasker	Scattered Sites	19145	245	2BR, 3BR	General/Disabled
Tasker II	Scattered Sites	19145	184	2BR, 3BR	General/Disabled
Anthony Wayne Senior Hsg Ph. I	1701 S. 28th St.	19145	39	1BR, 2BR	Elderly
Anthony Wayne Senior Hsg Ph II	1701 S. 28 <sup>th</sup> Street	19145	46	1BR, 2BR	Elderly
St. John Neumann Place	2600 Moore Street	19145	75	1BR	Elderly
St. Anthony's Senior Residence	Scattered Sites	19146	53	1BR, 2BR, 3BR, 4BR	Elderly
16th & Federal Streets	Scattered Sites	19146	53	1BR, 2BR, 3BR, 4BR	General
Martin Luther King Phase IV	Scattered Sites	19146	42	1BR, 2BR, 3BR, 4BR	General
Commons at Point Breeze	Scattered Sites	19146	55	1BR, 2BR, 3BR, 4BR	General
Osun Village	2308-12 Gray's Ferry Ave.	19146	16	1BR	Elderly
Costandino Development	2015-2126 Christian St	19146	57	EFF, 1BR, 2BR, 3BR	General
Christian Street Apartments	1909-27 Christian Street	19146	15	1BR, 2BR	General

**Table 3. Subsidized Rental Housing Developments – PMA**

Development	Address	Zip Code	Total Units	Unit Types	Occupancy Type
Avondale Housing	Scattered Sites	19146	18	2BR, 3BR, 4BR, 5BR	Homeless
Artist Village Apartments	700-734 S. 17 <sup>th</sup> Street	19146	36	1BR, 2BR, 3BR	General
Universal Courts I	Scattered Sites	19146	21	2BR, 3BR	General
Universal Court	Scattered Sites	19146	32	1BR, 2BR, 3BR, 4BR	General
Christian Street Apartments	1942 Christian Street	19146	72	1BR, 2BR, 3BR	General
Gray's Ferry	Scattered Sites	19146	71	2BR, 3BR	General
Reed House	1320 S. 32nd St.	19146	67	SRO, 1BR	Homeless - SRO
King's Village	Scattered Sites	19146	21	3BR	General
Landreth Apartments	1201 S. 23 <sup>rd</sup> Street	19146	51	1BR, 2BR	Elderly
Point Breeze Project	Scattered Sites	19146	22	2BR, 3BR	General
Tasker Village	1508-1548 S. 16 <sup>th</sup> Street	19146	28	1BR, 2BR, 3BR	General
Tasker Village Apartments	1508-1548 S. 16 <sup>th</sup> Street	19146	28	1BR, 2BR, 3BR	General/Disabled
Martin Luther King Hope VI	Scattered Sites	19147	49	2BR, 3BR, 4BR	General
Martin Luther King Hope VI II	Scattered Sites	19147	45	1BR, 2BR, 3BR, 4BR	General
Christian Street Commons	512-520 Christian Street	19147	18	1BR, 2BR, 3BR	General
Southwark Plaza	401 Washington Street	19147	470	1BR, 2BR, 3BR, 4BR	General
St. Maron Hall	921-931 Ellsworth Street	19147	64	1BR, 2BR	Elderly
Mt. Sinai Apartments	430 Reed Street	19147	38	1BR	Elderly
Haddington II	Scattered Sites	19151	28	2BR, 3BR, 4BR	Homeless
Neighborhood Restoration XIII	Scattered Sites	19151	36	1BR, 2BR, 3BR, 4BR	General
Neighborhood Restoration XVII	Scattered Sites	19151	20	1BR, 2BR, 3BR, 4BR	General
Monte Vista	6150 W. Oxford Street	19151	159	1BR, 2BR, 3BR, 4BR	General
HELP Philadelphia IV	7100 Grovers Ave.	19153	61	1BR	Homeless/Elderly
Inglis Gardens at Eastwick II	3026-3070 Mario Lanza Blvd	19153	18	1BR, 2BR	Physically Disabled
Allengrove Apartments	539-45 Allengrove	19120	10	2BR	General
Allegheny West	Scattered Sites	19132	41	EFF, 1BR, 2BR, 3BR	General
Allegheny West II	Scattered Sites	19132	45	1BR, 2BR, 3BR	General
Bancroft Court	1604-06 W. Allegheny	19132	60	1BR, 2BR, 3BR	General
Cambridge	1015 Parrish Dr.	19123	44	1BR, 2BR, 3BR	General
Cambridge Phase II	Scattered Sites	19123	40	2BR, 3BR, 4BR	General
Cambridge III	Scattered Sites	19123	40	2BR, 3BR, 4BR	General/Disabled
Carl Mackley Apts.	1401 E. Bristol St.	19124	184	1BR, 2BR, 3BR, 4BR	General
Caton House	1239 Spring Garden	19123	20	EFF	Homeless
Coral Street Arts House	2446-68 Coral St.	19125	27	1BR, 2BR	General
St. John the Evangelist House	1212 Ludlow Street	19107	79	SRO, EFF	Homeless
Eastside Apartments	1050 E. Montgomery Ave.	19125	25	EFF, 1BR, 2BR	Elderly
Edgewood Manor	1501-10 W. Allegheny	19132	49	1BR, 2BR, 3BR	General
Edgewood Manor II	1508 W. Allegheny	19132	56	1BR, 2BR, 3BR	General
Evelyn Sanders Townhouses PH I	3000 Percy St.	19133	40	2BR, 3BR, 4BR	General/Homeless
Evelyn Sanders Townhouses PH II	Scattered Sites	19133	31	2BR, 3BR, 4BR	General/Homeless
Foulkrod Apartments	1330-46 Foulkrod St.	19124	52	1BR, 2BR, 3BR	General
Fourth Street Access	1912-30 N. 4th St.	19122	24	1BR	Homeless
Hancock Manor	164 W. Allegheny Ave.	19133	44	2BR, 3BR	Homeless
Hogar De Esperanza	Scattered Sites	19133	20	1BR, 2BR	General/Disabled
Iris Nydia Brown Townhouses	2744 N. Mascher St.	19133	12	2BR, 3BR, 4BR	General/Disabled
Gaudenzia Tioga Arms	1828-30 W. Tioga St.	19140	22	2BR, 3BR	Homeless
Green Street	1109-17 Green St.	19123	15	1BR, 2BR	General
Guild House East	711 Spring Garden	19123	90	EFF, 1BR, 2BR	Elderly
Jardines De Borinquen	Scattered Sites	19122	45	1BR, 2BR, 3BR, 4BR	General
Jardines De Borinquen II	Scattered Sites	19122	43	1BR, 2BR, 3BR, 4BR	General
Johnnie Tillmon Townhouses	Scattered Sites	19123	23	2BR, 3BR, 4BR	General
Kan/Karp Demo Project	Scattered Sites	19134	10	2BR, 3BR	Homeless

**Table 3. Subsidized Rental Housing Developments – PMA**

Development	Address	Zip Code	Total Units	Unit Types	Occupancy Type
Kate's Place	1929 Sansom St.	19103	144	SRO	Homeless
Kensington YWCA	164-76 W. Allegheny	19133	46	EFF, 1BR, 2BR, 3BR	General
Kings Highway Phase II	2953 Frankford Ave.	19134	30	1BR, 2BR, 3BR, 4BR	General
Lehigh Park Center Apts.	2600 N Lawrence St.	19133	29	1BR, 2BR, 3BR	General
Lehigh Park Apts. Phase I	2622 N. Lawrence St.	19133	48	2BR, 3BR	General
Ludlow	Scattered Sites	19122	75	1BR, 2BR, 3BR, 4BR	General/Disabled
Model Cities 6	2201 N 13th St.	19133	70	2BR, 3BR	General
Mt. Tabor Senior Cyber Village	973 N. 7th St.	19123	56	1BR, 2BR	Elderly
Neumann North Sr. Housing	1734-58 Frankford	19125	67	1BR	Elderly
New Life Affordable Hsg.	Scattered Sites	19140	43	2BR, 3BR, 4BR, 5BR	General
New Life Affordable Hsg. II	Scattered Sites	19140	39	2BR, 3BR, 4BR, 5BR	General
Nicetown Court	4330 Germantown Ave.	19140	37	1BR, 2BR, 3BR	General
Norris Apartments	2037 N. 11th St.	19122	51	1BR, 2BR, 3BR	General/Disabled
Norris St.	Scattered Sites	19122	21	3BR	General
North 11th Street	2700 N. 11th St.	19133	43	2BR, 3BR, 4BR	General
One APM Plaza	2316 N 7th St.	19133	24	EFF, 1BR, 2BR	General
Opportunities Towers I & II	1717-27 W. Hunting	19140	275	EFF, 1BR	Elderly
Port Richmond Model Homes	Scattered Sites	19134	32	2BR, 3BR	General
Proyecto Escalera	2353-57 Germantown	19133	24	EFF	Homeless
Richard Allen	1015 Parrish Dr.	19123	178	1BR, 2BR, 3BR, 4BR	General/Disabled
Taino Gardens	Scattered Sites	19133	42	2BR, 3BR, 4BR	General
Sixth & Berks St.	1826 N 6th St.	19122	26	2BR, 3BR, 4BR	General
Somerset Apartments	Scattered Sites	19133	24	2BR, 3BR, 4BR	General
St. Joseph's Housing	1515-27 W. Allegheny	19132	62	1BR	Elderly
Station House Apts.	2601 N. Broad St.	19132	108	EFF, 1BR	General
Susquehanna II	2214 N. 20th	19132	47	2BR, 3BR	General
Tioga Gardens	Scattered Sites	19140	31	1BR, 2BR, 3BR, 4BR	General
Two APM Plaza	Scattered Sites	19133	12	1BR, 2BR	General
Venango House	2104 W. Venango St.	19140	106	1BR, 2BR	Elderly
Villanueva Townhouses	Scattered Sites	19133	30	2BR, 3BR, 4BR	General
Villas De Hace	Scattered Sites	19122	24	2BR, 3BR	General
Villas Del Caribe	Scattered Sites	19133	81	2BR, 3BR, 4BR	General
Warnock St. Phase I	2800 Germantown Ave	19133	50	2BR, 3BR, 4BR	General/Disabled
Warnock St. Phase II	2816 Germantown Ave.	19133	45	1BR, 2BR	Elderly
Yorktown Arms	1400 N. 13th St.	19122	56	1BR, 2BR	General
Yorktown Arms II	1400 N. 13th St.	19122	37	1BR	Elderly

Updated by Ludwig Corporation November 2014.

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In conclusion, the high occupancy rates at the comparable rental properties surveyed demonstrate a strong need for quality affordable housing in the city of Philadelphia and surrounding communities. Based on these comparable assisted rental developments, and the market data developed and presented previously in this report, we conclude the proposed subject will be competitive with other rent-restricted housing.

**10. Discuss the availability of affordable housing options including homeownership opportunities for the target population. Describe the age, condition, etc. of housing and the extent of abandoned housing and other buildings within the primary market area. If possible identify any substandard housing in the primary market area.**

Philadelphia has high rates of homeownership in certain neighborhoods and at the same time, the average rents are significantly below those of many cities of comparable size. Unlike some other areas of the United States, Philadelphia does not have a housing shortage. Until recently, the city has been experiencing population loss for many years, and, in numerical terms, there are more than enough housing units in the city to accommodate current households and any additional population growth which might occur during the next decade. Instead, Philadelphia's housing crisis is based on two related factors: the deteriorated condition of the city's occupied and vacant housing stock and the shortage of housing units priced at sale and rent levels affordable to low-, moderate- and middle-income households. Philadelphia's housing stock is aging and is evidenced by the homes in the subject locale. The median construction date of Philadelphia's housing units is 1946 with more than half of the units more than 65 years old and 85 percent of those housing units more than 40 years old. In conjunction with the lack of ongoing maintenance, housing stock of that age is at great risk of becoming uninhabitable in turn threatening the occupants of those homes with homelessness.

In addition, housing is not functional and the target population frequently has difficulty navigating through the process of home improvements or simple renovations as many homeowners lack the resources necessary to provide ongoing maintenance and face challenges securing home improvement loans for important repairs. These financial challenges have been exacerbated by the economic crisis starting in 2008 and the recent recession. Foreclosure is another challenge that further threatens to create homelessness among residents with Philadelphia's foreclosure rate rising to more than 6,300 new defaults in 2008 and more than 4,600 new defaults in 2012 and 2013 with the city on pace to see a similar number of reportedly 4,500 new foreclosure fillings in 2014. Despite the city's efforts and strategies to prevent homelessness, many households are considered high risk to become homeless either short- or long-term.

The Philadelphia housing market is able to provide housing affordable to many moderate- and middle-income households; however, those with extremely low and low incomes are often forced to pay large portions of their income for shelter. Redevelopment and gentrification activities instituted by the city through which low-income neighborhoods are declared blighted and demolished to make way for projects that generate higher property taxes and other revenue create a shortage of housing affordable to low-income working families, the elderly poor and the disabled.

Homelessness is a phenomenon experienced both by single individuals and by families, although the dynamics of homelessness differ. The homeless among the population of any city tend to be the most financially vulnerable. Homelessness emerged as a critical problem for Philadelphia in the early 1980s. By 1988, Philadelphia established the Office of Services for the Homeless and Adults (OSHA) to oversee the city's shelter system and administer the city's federal and local resources devoted toward the homeless, including the Office of Effective Emergency Shelter and Services. Since 1988, the number of homeless people in Philadelphia has continued to grow.

Intense poverty and joblessness, as well as rising levels of drug and alcohol abuse are the driving forces behind the city's homeless problem. The city currently seeks to facilitate a coordinated, integrated approach to addressing homelessness in its urban areas. Philadelphia's overall strategy for ending chronic homelessness is threefold: increase the availability and accessibility of permanent housing options; increase appropriate service utilization by those who are chronically homeless; and research and implement, to the extent feasible, new options to address the needs of hard-to-reach populations. The causes and situations of homelessness are many and often deep-rooted. However, it is vital to recognize that homelessness does not define someone. It is frequently a temporary situation to which an end is achievable. To this end, the proposed development is taking the approach of combining low-income (general occupancy) and homeless (special needs) households in the same development in order to de-concentrate poverty. By combining the presence of role models within a socioeconomically heterogeneous neighborhood and housing development, a better outcome is possible.

The scope of the homeless problem in Philadelphia is vast, and the issues facing homeless persons are complex. Reportedly, as many as 25,000 people in Philadelphia find themselves homeless over the course of a year – approximately 6,500 on any given day. The majority of them reside in shelters and transitional housing, many for brief periods, to stabilize and move on; others for longer periods, with a reliance on supportive services. The homeless population is predominantly young, single adult males and young, single women with small children. According to Philadelphia's *Year 40 Consolidated Plan for Fiscal Year 2015* which is published by the Office of Housing and Community Development (OHCD), a primary focus for this year will be preventing homelessness by offering shelter to address the immediate needs of homeless Philadelphians as well as housing and support services to create permanent alternatives to homelessness.

The PhillyRising Collaborative is the city of Philadelphia's new way of targeting neighborhoods throughout Philadelphia that are plagued by chronic crime and quality of life concerns, and establishes partnerships with community members to address these issues. The PhillyRising Team coordinates the actions of city agencies to help neighbors realize their vision for their community through sustainable, responsive, and cost-effective solutions. An action plan for Hartranft was created in 2010. Since then, the Hartranft Police Athletic League now provides after-school activities, as well as a presence, at Hartranft Elementary School. Starting March 2013, the Philadelphia Youth Orchestra started an afterschool program through a new partnership with The Village of Arts and Humanities and EducationWorks and is conducting music classes three days per week for 40 students at the EducationWorks Hartranft site for 12 weeks. The Hartranft Community Center Indoor Pool was re-opened in the summer of 2010 and offers recreational as well as instructional swimming for children and adults. The Annual Community Health & Education Fairs were established and have been held each year since 2010. A PA CareerLink Community Outreach Center was created in the Computer Lab at Hartranft Elementary School. Finally, 14 imminently dangerous properties were identified and demolished, ten properties were "cleaned and sealed", 85 vacant lots were cleaned and abated, and graffiti remediation occurred at 330 properties. Neighbors took an active role in removing blight in their community through this effective Action Plan.

### **Housing Affordability**

Philadelphia housing needs have been strongly influenced by broad economic trends which have affected many other cities in the northeastern United States, as well as by unique factors associated with Philadelphia's own environment and history. All housing needs in Philadelphia can be described in terms of housing *conditions*, the physical characteristics of the city's existing housing supply, and housing *affordability*. With current interest rates being at historically low levels, homeownership is available to a broad lower-income level household. However, as previously mentioned, while housing is affordable, the overriding issue relates to the condition of the property, which can result in repairs and maintenance that are more expensive than what is affordable to the target population.

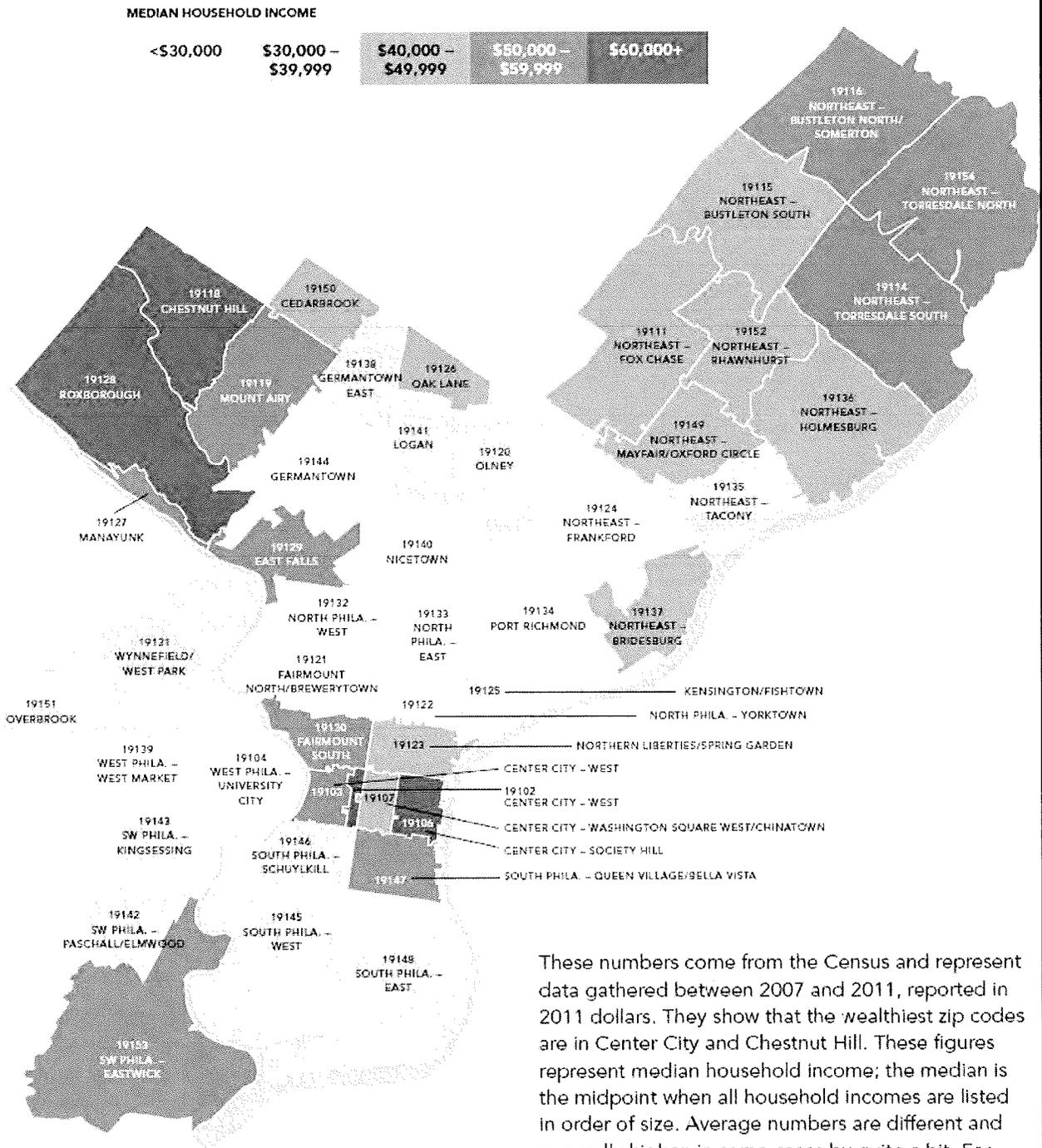
A significant barrier to the production and preservation of affordable housing has been drastic Federal and State funding cuts over the last few years. These cuts have come at a time when mortgage foreclosures and unemployment have significantly affected the ability of low-income residents to pay for housing and other living expenses. Philadelphia continues to lag behind the suburbs as it has for decades in employment. The U.S. Bureau of Labor Statistics June 2014 report noted that out of the 11 counties that make up the metropolitan area, Philadelphia County posted the third highest unemployment rate (8.1 percent). The U.S. average was 6.3 percent. Moreover, between June 2013 and June 2014, Philadelphia had the one of the slowest rates of job expansion, coming in third out of the nation's twelve largest areas (0.3 percent) gaining less than 10,000 jobs. The U.S. average was 1.6 percent.

According to Year 40 of the consolidated plan Philadelphia has the worst poverty rate of the 10 largest U.S. cities with 26.9 percent of its residents, accounting for nearly 440,000 people living below the federal poverty level. This includes 39 percent of children, 27 percent of work-age adults and 17 percent of seniors. Beyond those living below the poverty line, many more struggle to make ends meet. In addition, to the moral imperative, Philadelphia will not be a thriving city without reversing the inter-generational transfer of poverty and assuring that more people have a pathway to economic security and greater self-reliance.

According to statistics presented by TrendMLS.com, as of October 2014 (latest data available) the year-to-date average sale price for homes in the subject zip code has increased slightly to \$59,515 compared to October 2013 when the median sale price was \$48,710. The average days on market were reportedly 94 days. Property values in the PMA are less than the entire city's average sale price of \$200,119. As previously mentioned while housing in the area is affordable, the overriding issue relates to the condition of the property, which can result in repairs and maintenance that are more expensive than what is affordable to the target population. The proposed development will help to fulfill the need for affordable housing for the target population, in an area that is suffering and overburdened from housing costs and further aid in the revitalization of the community. While both rents and home prices in Philadelphia remain lower than in many cities of comparable size across the country, housing affordability remains a problem for households at the lower end of the income scale.

As indicated in the chart on the following page from *Philadelphia 2013: The State of the City* prepared by The PEW Charitable Trusts, the subject area of the city (Zip Code 19132) possesses a low income (<\$30,000), indicating a housing market with low priced homes for lower-income residents.

1.3 MEDIAN HOUSEHOLD INCOME BY ZIP CODE



The economic benefits of the proposed new developments include a boon to the building trades that will be involved in the construction of the subject property. Simply stated, construction workers spend some or all of their income in the community, which benefits merchants that also spend additional income in the community, which has a quantified multiplier effect. The benefits to the future residents are many, including providing clean, safe, quality housing which in turn has a positive psychological effect to those who are fortunate enough to benefit by this new housing. The creation of a new property will bring important amenities that promise to strengthen the existing community as well as new jobs. Lastly, it is anticipated that employees of the new facility and residents will also spend their disposable income in area retail/service establishments.

Housing affordability is only one indicator of condition which could be characterized as a housing problem. The U.S. Census Bureau publishes data on three possible sources of housing problems for households: physical defects (lacking a complete kitchen or bathroom); overcrowded conditions (a housing unit with more than one person per room); or has a cost burden.

Issues such as security and neighborhood appearance, as well as quality of public services, can influence employers not to locate in older Philadelphia communities as the relatively low educational background of many residents sometimes combined with language and cultural barriers can influence them not to hire people, regardless of where the job opportunities are located. These are the reasons why the overriding problem confronting Philadelphia neighborhoods is the problem of disinvestment: the deterioration of neighborhood assets and the withdrawal of capital from communities.

Both rents and home prices in Philadelphia remain lower than in many cities of comparable size across the country. Housing affordability remains a problem for households at the lower end of the income distribution. Also, the age and deteriorated condition of the housing stock forces many low- and moderate-income families to live in substandard conditions. Elderly homeowners on fixed incomes have a difficult time keeping up with repairs and thus, vacancy and housing abandonment are at critical levels in many low-income neighborhoods. The greatest need among extremely low-, low- and moderate-income renters and owners is financial resources to remain in their homes and lower cost rental housing units. More renters experience housing cost burden than owners and the city's priority is to develop affordable rental housing.

Housing affordability is only one indicator of condition which could be characterized as a housing problem. The U.S. Census Bureau publishes data on three possible sources of housing problems for households: **physical defects** (lacking a complete kitchen or bathroom); **overcrowded** conditions (a housing unit with more than one person per room); or has a **cost burden**. Philadelphia housing needs have been strongly influenced by broad economic trends which have affected many other cities in the northeastern United States, as well as by unique factors associated with Philadelphia's own environment and history.

According to *Philadelphia's Year 40 Consolidated Plan for 2015* (most recent data available), in 2010, one-third of homeowners and more than half of renters were cost-burdened and spent more than 30 percent of their income on housing with 15 percent of homeowners and 31 percent of renters facing severe cost burdens spending more than 50 percent of their income on housing. The report also states Extremely Low- and Low-Income Renter Households and Extremely Low-Income Owner Households in Philadelphia have the most urgent housing needs. The situation is particularly dire for renters with the average apartment rent requiring 45 percent or more of their household income. The cost burden of rental housing continues to increase as the household income decreases. While both homeowners and renters face significant challenges in obtaining safe, affordable housing, the burden for homeowners is less severe.

While both homeowners and renters face significant challenges in obtaining safe, affordable housing, the burden for homeowners is less severe. As cited in *Philadelphia Year 40 Consolidated Plan*, approximately 186,000 of all renter households that are extremely low-, low- or moderate-income which accounts for nearly 72 percent of households are cost burdened. Of these households, more than 70 percent of cost-burdened renter households have incomes less than 30 percent of Area Median Income (AMI). Very low income and low-income homeowners are slightly less cost burdened than renters by 70 percent and 68 percent respectively, with 47 percent of moderate-income homeowners being considered cost burdened. This data demonstrates that there is an alarmingly high percentage of extremely low-, low- and moderate-income renters paying a disproportionate amount of their income on housing costs. It is likely that those households with the greatest need will require financial assistance that likely includes subsidies, food stamps, childcare assistance and other forms of public assistance to remain in their homes. These households are at the greatest risk of becoming homeless.

In addition, as cited in the *Year 40 Consolidated Plan*, utility expenses are a significant contributor to the cost of housing and are a major factor in homelessness with local shelter providers noting that 15-20 percent of their residents are homeless due to utility issues. Low-income Philadelphians face homelessness not only as a result of foreclosure due to mortgage-related issues, but also because of utility costs, which threaten both homeowners and renters. A study in St. Paul, Minnesota, found that 26 percent of evictions were due to electric and gas termination and 40 percent of evictions were due to water cutoffs. A study in Philadelphia by the Energy Coordinating Agency found that 32 percent of electric service terminations and 24 percent of gas terminations led to home abandonment by low-income households within a year.

The distribution of household income in Philadelphia is such that 63 percent of all households may be categorized as at or below moderate-income and therefore eligible for some form of federal, state or local assistance (see **Table 4** on one of the following pages). Forty-four percent of all households in the city are in the lowest income stratum -- the extremely low- and low-income categories. This number is nearly a 20 percent increase from 2000 when 37 percent of all households were in the lowest income stratum. The struggle to serve these low-income residents continues to deepen as Philadelphia experienced cuts in Consolidated Plan-related public resources by 35 percent. Philadelphia is a poor city, with nearly 40 percent of its households earning less than \$30,000 per year. The effect of this lack of income is particularly evident in the discussion of cost-burdened households.

### Housing Conditions

As previously discussed, the condition of Philadelphia's housing stock and the pervasive blight caused by an estimated 40,000 vacant lots continues to hinder community revitalization. While Philadelphia has made progress to improve the redevelopment process through the recent reform of the zoning code, neighborhoods continue to struggle with blight and vacant lots. Blight effects of these dilapidated structures, trash-filled lots, and litterstrewn streets are not only a serious quality of life issue for existing residents, they also directly impact the real estate market and a neighborhood's ability to attract new residents and businesses. Reportedly 100± green jobs are created each maintenance season with 8.3 million square feet of land mowed & cleaned by contractors and an additional (14) community organizations, participating which cleans nearly 2.75 million square feet from April through October.

The city does not have the resources to rehabilitate all vacant properties back into productive use and therefore, must resort to demolition in an effort to eliminate vacant and dangerous properties. Unfortunately, the remaining vacant lots, which often become trash strewn and blighted, create another threat to neighborhood stability. The Philadelphia LandCare program estimates that vacant parcels reduce the value of nearby properties by up to 20 percent. The same study that identified the 20 percent decline in home value near blighted lots found a 17 percent increase in value near stabilized lots.

According to an Econsult Corporation study entitled *Vacant Land Management in Philadelphia: the Costs of the Current System and Benefits of Reform*, these vacant blighted parcels results in an estimated \$3.6 billion reduction in property values. In addition, the report states over 17,000 vacant parcels are tax delinquent, which has resulted in a loss of \$70 million in back taxes. It was estimated that for every \$1 the City invests in the program, \$224 is returned in housing wealth. Another recent study found that greening vacant lots was linked to reduced gun crime rates, increased resident exercise and reduced resident stress. The cleaned lots also brought investment to neighborhoods, as 850 of the lots have been used for development.

However, over the last few years, the subject's neighborhood has experienced significant real estate activity due to the Temple University's increasing expansion and investment into its surrounding neighborhoods. Because of the increase in real estate activity, greater interest in the periphery sections such as the subject continues to occur. The overwhelming need for affordable housing in this area has dictated concentrated investment through Community Development Block Grants (CDBG) and other programs.

In addition, the subject area is a part of a revitalization plan known as *Expanding the Vision for North Broad Street* which focuses on a 3.1 mile section of North Philadelphia between City Hall and Amtrak's North Philadelphia rail station just above Glenwood Avenue. The report sets forth a vision for this area to be known as "Avenue of the Arts North" by developing and enhancing cultural and educational institutions and attractions along North Broad Street.

In sections of the primary market area there are vacant, abandoned and sub-standard housing conditions as well as concentrated pockets of vacant land. The expansion of Temple University has made the relatively inexpensive land inside of Hartranft's boundaries desirable. Today, much of the area continues to be redeveloped to accommodate Temple University's needs, and recently many students have begun living off campus. However, other than the investment and redevelopment of the North Philadelphia Station shopping center, retail commercial activity in this area is limited.

Just west of North Broad Street, the Cecil B. Moore Homeownership Zone has decreased vacancies, increased property values, and boosted a neighborhood in which incomes are up and crime is down. East of Broad Street, new homes in the Pradera developments, nearby commercial development and cleaned and greened lots have created a housing market where one did not exist. In Juniata, the Twins at Powder Mill was not only the first new homeownership construction in 30 years but also won an award from the Philadelphia Business Journal.

In Year 39, construction was completed on the NSP2-funded Nicetown Court II development comprised of 50 units affordable rental housing located on the 4400 block of Germantown Avenue. This project complements Nicetown Court I, which opened in Year 37. NSP2 funds also supported the demolition of unsafe and imminently dangerous buildings including an abandoned warehouse in the 1800 block of Courtland Street.

Several other developments were completed in Year 39 including Asociación de Puertorriqueños en Marcha (APM), in partnership with Jonathan Rose Companies who completed construction on Paseo Verde, a \$48 million mixed-use, mixed-income transit-oriented development. Habitat for Humanity completed two new homes in the vicinity of 19th and Wilts Streets just north of Cecil B. Moore Avenue. Women's Community Revitalization Project (WCRP) completed the preservation of 77 units of special-needs housing, 54 of which are located along the 700 block of Somerset Street and 23 of which are located at 4th and Master Streets. To preserve much-needed special-needs housing, Project HOME completed the preservation of 36 rental units located at 1440 N. Broad Street. Located at 30th and Oxford Streets, New Courtland preserved 35 rental units and HACE preserved 48 rental units located on the 2600 block of North Lawrence Street.

In addition, construction began in Year 39 on city-supported projects financed with Low Income Housing Tax Credits including New Courtland's development of 60 rental housing units for seniors located at 1900 Allegheny Avenue and Arab American CDC's Tajdeed development comprised of 45 rental units located on the 200 block of Oxford Street. Community Ventures began construction on Ingersoll Commons, a 10-unit affordable homeownership project located at 16th and Master Streets.

In Year 40, Catholic Social Services will build Nativity BVM, a 63-unit HUD Section 202 development for senior citizens located at 3255 Belgrade Avenue. PHA will begin the first phase of the redevelopment of Blumberg Apartments with the creation of 57 units of affordable rental housing located on the 1500 block of North 24th Street. Two projects located in the North Central Philadelphia Choice Neighborhoods planning area expected to begin construction include Metamorphosis CDC's Diamond Green which will create 20 homeownership opportunities at 10th and Diamond Streets and Community Ventures' Susquehanna Square comprised of 37 affordable rental housing units located at 2100 North 16th Street. OHCD, in partnership with PHA, Temple University and APM, resubmitted an application to HUD for a Choice Neighborhoods Implementation grant that will continue the transformation of North Central Philadelphia into a viable and sustainable community of housing opportunities, targeted services, improved schools, transportation options and access to employment.

The Commerce Department will provide Targeted Commercial Management (TCM) and Public Services (PS) in Commercial Corridors support in multiple commercial corridors in these Planning Districts:

- Allegheny West Foundation will receive TCM along Lehigh Avenue, North 22nd Street, Fox Street, Hunting Park Avenue and PS along Lehigh Avenue and North 22nd Street;
- Esperanza Housing and Economic Development will receive TCM along North Fifth Street, Wyoming Avenue, Hunting Park Avenue with PS along North Fifth Street;
- Francisville NDC will receive PS along Girard Avenue and Ridge Avenue;
- HACE is receiving TCM and PS along North Fifth Street, Lehigh Avenue and North Front Street;
- Impact CDC is receiving TCM and PS along Kensington and Allegheny Avenues;
- New Kensington CDC will receive TCM along North Front Street, Kensington Avenue, Girard Avenue and Frankford Avenue with PS along North Front Street, Kensington Avenue, Girard Avenue, Frankford Avenue, Allegheny Avenue and Richmond Street;
- Village of Arts and Humanities will receive TCM and PS along Germantown and Lehigh Avenues.

Rental housing production helps address another city priority to eliminate vacant lots and blighted structures. Newly constructed rental projects transform vacant lots that blight many Philadelphia neighborhoods. Vacant lots result from the process of housing decay, abandonment and ultimately demolition. Without attention, these areas can quickly become trash-strewn dumping grounds. At the same time, vacant lots present an opportunity for the development of more spacious dwelling units with private yards or off-street parking. New construction can provide a means of redeveloping large portions of the low-income housing stock in a manner that incorporates good urban design and provides enhanced accessibility.

The current median income in the PMA is estimated to be \$51,350 for families and \$37,376 for households. For many households in the PMA, a large share of household income is devoted to housing expenses due to insufficient affordable housing, with those spending more than 30 percent of income on housing expenses considered to be cost-burdened households. According to 2010 estimates from the Census Bureau's American Community Survey, with median monthly gross rent at \$799, 50.9 percent of renter-occupied households spent 30 percent or more of their income on rent (see **Table 4** below). Median monthly housing costs for owner-occupied units were \$1,202 for units with a mortgage and \$430 for units without a mortgage. Among owner-occupied households, 40.8 percent spent 30 percent or more of their income on housing costs (cost-burdened).

Percentage of Household Income Spent on Housing Expenses	Renter-occupied		Owner-occupied	
	Number	Percent	Number	Percent
<20%	46,386	20.9%	53,852	32.5%
20-24%	22,828	10.3%	23,418	14.2%
25-29%	21,764	9.8%	18,965	11.5%
<b>30+% (cost-burdened)</b>	<b>113,008</b>	<b>50.9%</b>	<b>67,538</b>	<b>40.8%</b>
Not computed	17,982	8.1%	1,721	1.0%
<b>Total</b>	<b>221,968</b>	<b>100.0%</b>	<b>165,494</b>	<b>100.0%</b>

SOURCE: U.S. Census Bureau, American Community Survey 2010 5-year estimates

Total housing stock in the PMA increased from 596,858 units in 2010 to 603,165 units in 2015 (+1.1 percent), and is projected to be 609,646 units in 2020 (+1.1 percent; see **Table 5** below). According to 2010 Census data, the ownership rate in the PMA was 52.7 percent and 11.2 percent of housing units were vacant. Furthermore, 74.9 percent of the housing stock was built in 1959 or earlier.

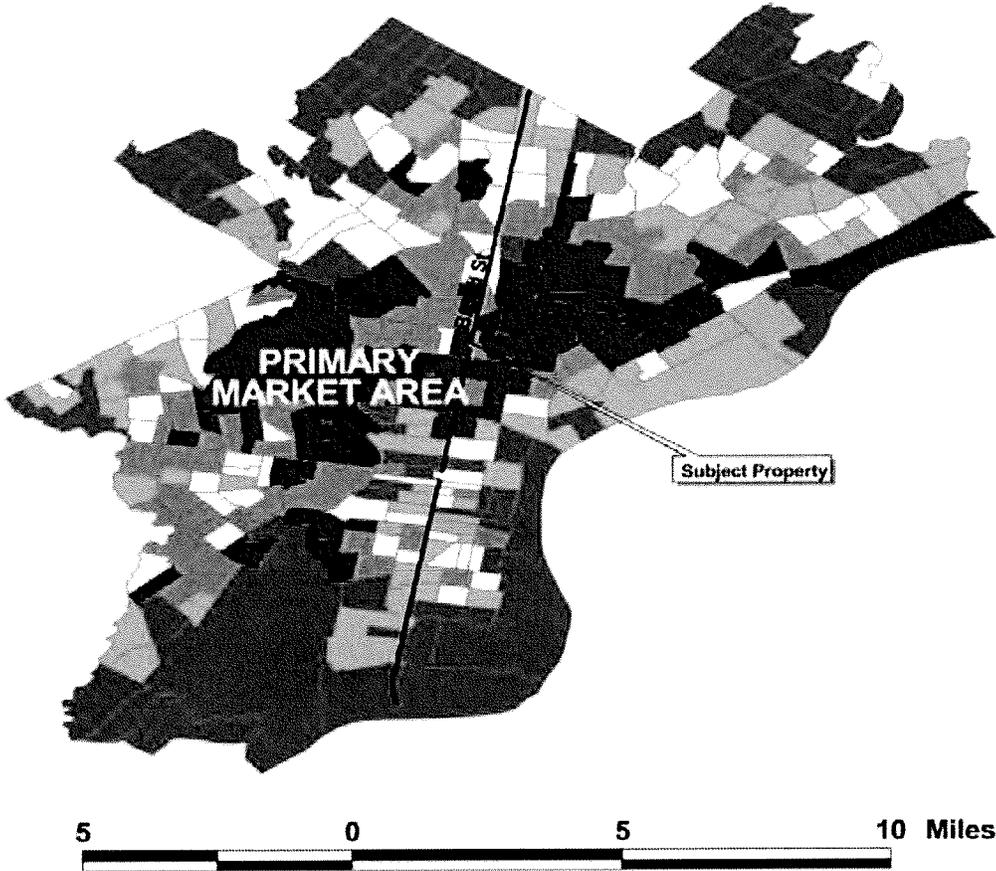
Occupancy/Tenure	2010	2015	2020	Change 2010-2015	Change 2015-2020
Occupied	530,199	537,841	545,371	1.4%	1.4%
Owner-occupied	279,491	267,826	258,846	-4.2%	-3.4%
Renter-occupied	250,708	270,015	286,526	7.7%	6.1%
Vacant	66,659	65,324	64,275	-2.0%	-1.6%
<b>Total</b>	<b>596,858</b>	<b>603,165</b>	<b>609,646</b>	<b>1.1%</b>	<b>1.1%</b>

SOURCE: 2010 data are from U.S. Census Bureau; 2015 estimates and 2020 projections by Ludwig Corporation.

Between 2010 and 2015, the poverty rate (percent of the population below the poverty line) for the PMA increased slightly from 26.3 percent to 26.4 percent, and it is projected to be 27.8 percent by 2020. Poverty has been highest for children under 18 years of age and lowest for seniors 65 years or older. See accompanying map of poverty rate by census tract.

The continued departure of jobs from the city as well as the higher educational requirements for occupations in the growing sectors of the economy have made it increasingly difficult for city residents from low-income communities to obtain stable, well-paying jobs. Measures that connect people to the labor force, support the creation of small businesses and encourage entrepreneurship among low-income residents are necessary to improve the economic prospects of the city's residents and to alleviate poverty. In conclusion, the proposed new construction addresses the need for quality affordable rental housing for the target population(s), as many low-income renter households are forced to pay housing costs which exceed the established affordability threshold and/or living in properties that do not meet their current and future needs. However, there are substantially fewer owner-occupied households that have a severe housing cost burden compared to renter households.

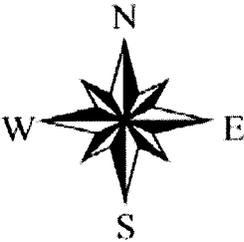
**2413-29 North Broad Street  
2010 Poverty Rate by Census Tract  
in the Primary Market Area**



**LEGEND**

Poverty Rate (%)

	0 - 11.8
	11.8 - 20.9
	20.9 - 29.7
	29.7 - 39.4
	39.4 - 83.8



11. Discuss the short and long-term impact that the subject development may have on existing and/or proposed affordable market rate, Tax Credit, and subsidized housing located within the primary market area including the information provided in the PHFA Housing Inventory Request Form. List the properties and identify the current occupancy and number of persons on the waiting list for these properties.

We do not believe there will be any negative impact on affordable, tax credit or subsidized housing in the primary market area currently or in the future. There currently exists a demand and need for rental housing for low-income households in the primary and secondary market areas. The *Year 40 Consolidated Plan for 2015* indicated there are a large number of low-income households in the city of Philadelphia. These studies concluded those households with low-incomes are in the most need of assistance.

Exhibited in the following table is a list of competing subsidized housing developments for general occupancy and special-needs population in the PMA as received from PHFA. **The occupancy and waiting lists are also exhibited when available.** There did not appear to be any significant deviation in the occupancy levels or size of the waiting lists as all complexes surveyed exhibited 95%-100% occupancy with waiting lists.

Property Name	Address	Phone	Total Units	EFF	SRO	1 BR	2 BR	3 BR	4 BR	Census	Occu-pancy	Wait List
Mid-City YWCA Apartments	2025-2029 Chestnut St.	856-662-1730	60		48	12				7	N/A	N/A
Connelly House	1212 Ludlow St.	215-688-4030	79	55	24					5	100%	0
Powelton Heights	4113-43 Warren St.	215-557-8414	48			48				106	100%	Open
Washington Square West	Scattered Sites	215-639-1279	131			99	27	4	1	11	N/A	N/A
810 Arch Street	810 Arch St.	215-235-3110	94	94						5	100%	Open
Bethesda at Spruce St.	1110 Spruce St.	215-625-2658	17		16		1			11	88	1
Rowan Homes Phase II	Scattered Sites	215-232-7229	31				16	15		152	98%	6
Fairmount Gardens	1415 Fairmount Ave.	215-232-7272	55	47		8				133	96%	15
Monument Mews	4101 Edgely Rd.	215-557-8484	60			27	8	20	5	122	100%	9
Villanueva Townhouse	Scattered Sites	215-627-5550	77				25	40	12	175	100%	20
Impact Veterans & Family Hsg.	1952 E. Allegheny Ave.	267-322-5600	26			1	18	7		178	100%	Open
Neighborhood Restoration XI	Scattered Sites	267-284-1400	27			1	9	14	3	190	100%	5
Kates Place	1929 Sansom St.	215-232-7229	144		144					7	93%	Open
Jannie's Place	Scattered Sites	267-777-5832	29			2	19	8		108	95%	Open
Interim House West	4108-20 Parkside Ave.	215-985-2575	20		20					110	91%	0
Powelton Gardens	4050-4072 Powelton Ave.	856-435-3200	25			12	10	3		92	N/A	N/A
Imani Homes	Scattered Sites	215-382-7523	23			1	10	10	2	92	100%	Open
Spring Garden Apartments	3902-14 Spring Garden St.	215-382-7523	9				7	2		108	100%	Open
Hope Haven	2826-28 W. Diamond St.	215-232-7229	10		10					151	100%	Open
Rowan Homes I	2723-2733 W. Diamond St.	215-232-7229	8						8	1.51	100%	Open

<b>Table 6 – Competing Subsidized Properties - PMA</b>												
<b>Property Name</b>	<b>Address</b>	<b>Phone</b>	<b>Total Units</b>	<b>EFF</b>	<b>SRO</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>Census</b>	<b>Occu-pancy</b>	<b>Wait List</b>
Hope Haven II	2827-29 W. Diamond St.	215-232-7229	10		10					151	100%	Open
Dorothy Lovell	2114-16 N. Gratz St.	215-557-8484	25	1		15	8	1		152	100%	Open
St. Elizabeth's Recovery Res.	1850 N. Croskey St.	215-232-7229	24		24					152	100%	Open
Kairos House	1440 N. Broad St.	215-232-7229	36		36					140	99%	1
6th & Montgomery Sts.	Scattered Sites	267-252-9960	20				4	16		155	N/A	N/A
4th & Diamond Sts.	Diamond St, Orianna St, 4th St.	215-627-5550	32				14	14	4	156	98%	3
Fourth Street Access	1912-1930 N. 4th St.	215-557-8484	24			24				156	100%	4
Caton House	1239 Spring Garden St.	215-978-5191	20	20						126	100%	Open
Freedom Village	1618-1620 Poplar St.	267-322-5600	16				12	4		133	88%	43
Francisville/Rainbow Project	Scattered Sites	215-765-5335	20				13	5	2	133	94%	Open
Turning Point	1523 Fairmount Ave.	215-232-7229	6		6					133	100%	Open
1515 Fairmount Apts.	1515 Fairmount Ave.	215-232-7229	48		48					133	100%	Open
Woodcrest Housing	Haddington /Cobbs	215-748-8806	11					8	3	112	100%	Open
Help Philadelphia I	4900 Wyalusing Ave	215-473-6454	40					40		111	98%	16
Help Philadelphia II	4900 Wyalusing Ave	215-473-6454	50			50				104	100%	20
Evelyn Sanders Townhouse PH II	3000 Percy & Hutchinson Sts.	215-627-5550	31			15		10	6	175	100%	Open
Evelyn Sanders Townhouse PH I	3000 Percy St.	215-627-5550	40				16	12	12	175	100%	Open
Hogar De Esperanza	Scattered Sites	215-235-6070	20			12	8			155	60%	None
Proyecto Escalera	2353-55-57 Germantown Ave.	215-235-6070	24	24						164	75%	25
Hancock Manor	164 West Allegheny Avenue	215-425-4150	45			1	41	3		176.02	100%	None
KAN/KARP DEMO Project	Scattered Sites	215-557-8484	10				2	4		188	N/A	N/A
Ruby Housing	Scattered Sites	215-748-8806	11					8	3	102	100%	Open
PCAH/ Haddington Development	Scattered Sites	215-748-8806	21				6	14	1	94	100%	Open
Gaudenzia Tioga Arms	1828-30 W. Tioga	610-239-9600	22				13	9		202	97%	8
Tioga Housing IV	1721 W. Tioga	215-651-1638	4				3		1	201	N/A	N/A
High Street Manor	81 E. High St.	215-951-0300	15			3	11	1		252	86%	Open
Germantown YMCA SRO	5722 Greene St.	215-848-9601	128		128					241	100%	Open
Avondale Housing	Scattered Sites	215-748-8806	18				3	11	3	114	100%	Open
Reed House	1320S. 32nd St.	215-755-6789	67		66	1				29	89%	62
Haddington II	Scattered Sites	215-748-8806	28				4	19	5	104	98%	Open
			<b>1,834</b>	<b>241</b>	<b>580</b>	<b>332</b>	<b>308</b>	<b>302</b>	<b>71</b>			

Updated by Ludwig Corporation November 2014.

12. List market rental comparables (no income restrictions) within the Primary Market Area. Do not use rent-subsidized developments. Attach a color photo of each comparable. A minimum of three comparables should be submitted. If comparables cannot be located, a thorough explanation must be provided and report what type of rental housing is available in the market. Attach a map identifying the location of the subject and comparables.

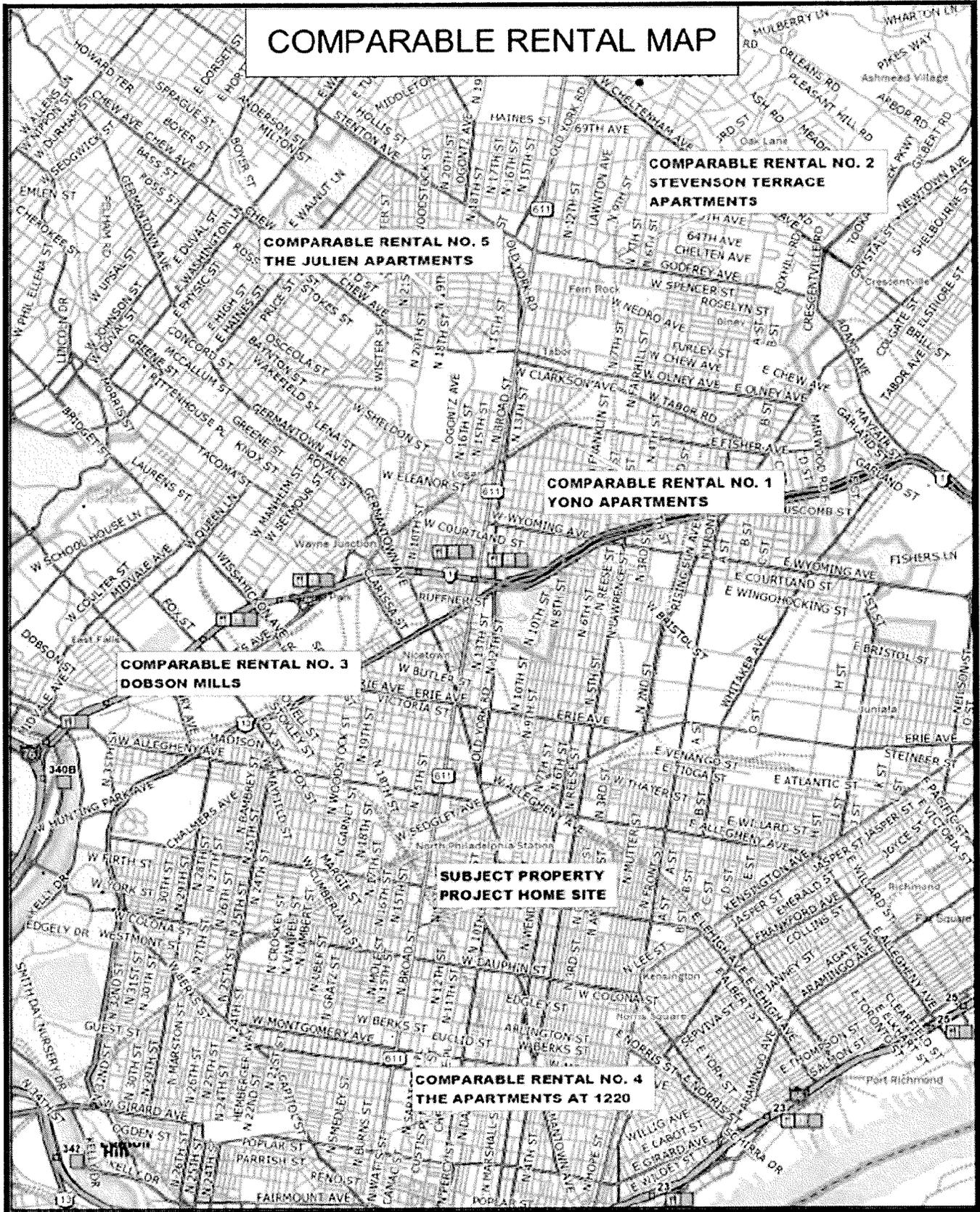
We conducted a study of the various market rate rental properties available to tenants in the PMA. It is an important aspect of feasibility to verify the relationship between unrestricted market rents in the area to the maximum allowable tax credit rents. There were numerous market-rate rental apartments in the PMA. These will be presented on our data comp forms which, although in a slightly different format than the PHFA form provided, discuss all of the necessary information and features of the comparables. For purposes of answering Question Nos. 13 and 14, the unadjusted market rent presented is the range of the comparables by unit type.

Listed below are the proposed rentals, utility allowances and rent subsidies and income levels for the subject property. It should be noted that (9) units or 10% are at 20% AMI. There will be (36) available to persons at or below 50% AMI and (43) units will be available to persons at or below 60% AMI. In addition all units are anticipated to have operating subsidies from the Philadelphia Housing Authority (PHA).

Unit Type	No. Units	Tenant Paid Rent	Utility Allowance	Rent Subsidy	Total Tenant Housing Expense	Total Housing Expense	Income Level
EFFICIENCY	9	\$12	\$38	\$765	\$50	\$815	20%
EFFICIENCY	36	\$12	\$38	\$765	\$50	\$815	50%
EFFICIENCY	43	\$12	\$38	\$765	\$50	\$815	60%
<b>88 Total Units</b>							

We used (5) comparables for the Efficiency unit types. We also included a location map and table identifying the distance of the comparables from the subject and if the comparable is located in the Primary Market Area (PMA).

Comparable Rentals--Distances to Subject				
Comp. No.	Name	Zip	Distance/Miles	PMA
1.	YoNo Apartments	19141	3.2	Yes
2.	Stevenson Terrace	19141	4.3	Yes
3.	Dobson Mills	19129	2.9	Yes
4.	The Apartments at 1220	19129	1.2	Yes
5.	The Julien Apartments	19140	3.8	Yes



**COMPARABLE RENTAL NO. 1**



**Property Identification**

Record ID 1342  
 Property Type Elevator/High Rise  
 Property Name YoNo Apartments (formerly Yorkhouse North)  
 Address 5325 Old York Road, Philadelphia, PA 19141  
 Location Olney  
 Tax ID 88-1150575  
 Management Lindy Property Management Co.  
 Verification Amber Johnson - Leasing Consultant; 215-329-0605  
 Distance from Subject: 4.2 Miles

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
Studio		415	\$770	\$1.86
1BR/1BA		605	\$995	\$1.64
2BR/2BA		1,065	\$1,455	\$1.37

Occupancy 97%  
 Total Units 212  
 Avg. Rent/Unit \$1,500

**Physical Data**

Construction Type Masonry/Steel  
 HVAC Gas Heat, Central A/C  
 Stories 12  
 Utilities with Rent Electricity, Water, Sewer, Trash Collection, Gas Cooking, Gas Heat, Internet, Cable  
 Unit Amenities Security System  
 Project Amenities Clubhouse, Laundry, Exercise/Fitness, Business Center, 24-hour security guard  
 Parking On-site  
 Year Built 1960/2005 renovated  
 Condition Good

**Remarks**

**Date of Survey: November 2014.** The property is situated in a good location in the Olney section of Philadelphia. Unit amenities include refrigerator/freezer, gas range/oven, garbage disposal, microwave, dishwasher and carpeting. The landlord is responsible for all utilities. There are no rent subsidies or tenant income restrictions.

**COMPARABLE RENTAL NO. 2**



**Property Identification**

Record ID 2378  
 Property Type Elevator  
 Property Name Stevenson Terrace  
 Apartments  
 Address 6201 N. 10th Street,  
 Philadelphia, PA 19141  
 Location East Oak Lane  
 Management Co. Altman Management  
 Company  
 Verification Sonya Sunkett - Property  
 Manager; 215-548-5737  
 Distance from 5.1 Miles  
 Subject:

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
Efficiency	4	513	\$690	\$1.35
1BR/1BA	62	536	\$760	\$1.42
2BR/1.5BA	73	730	\$885	\$1.21
3BR/2BA	9	936	\$1,130	\$1.21

Occupancy 96%  
 Total Units 148  
 Avg. Unit Size 655  
 Avg. Rent/Unit \$842  
 Avg. Rent/SF \$1.29  
 Net SF 96,998

**Physical Data**

Construction Type Masonry/Steel  
 HVAC Gas Heat; Central A/C  
 Stories 6  
 Utilities with Rent Sewer, Trash Collection, Cold Water  
 Project Amenities Laundry  
 Parking On-site  
 Year Built 1966  
 Condition Average  
 Census Tract 0270.002

**Remarks**

**Date of Survey: November 2014.** The property is situated in an average location in the East Oak Lane section of Philadelphia. Unit amenities include refrigerator/freezer, gas range/oven, garbage disposal, dishwasher (some) and carpet/hardwood floors. Tenant is responsible for all utilities including gas hot water and electric. There are no rent subsidies or tenant income restrictions.

**COMPARABLE RENTAL NO. 3**



**Property Identification**

Record ID 1838  
 Property Type Loft  
 Property Name Dobson Mills (formerly Chelsea Apartments)  
 Address 4055 Ridge Avenue, Philadelphia, PA 19129  
 Location East Falls  
 Tax ID 88-1137425  
 Management Co. Winther Investments  
 Verification Lolita Jones - Leasing Agent; 215-438-4888  
 Distance from Subject: 2.9 Miles

Unit Type	No. of Units	Size SF	Rent/Mo.	Mo. Rent/SF
Studio		634	\$940	\$1.48
1BR/1BA		747	\$1,195	\$1.60
1BR/1BA Loft		744	\$1,330	\$1.79
2BR/2BA		986	\$1,660	\$1.68
2BR/2BA		1,206	\$2,180	\$1.81
<b>New Construction:</b>				
1BR/1BA-Sunroom		750	\$1,495	\$1.99
1BR/1BA-Patio		903	\$1,495	\$1.66
2BR/1BA-Patio		985	\$1,795	\$1.82
2BR/2BA-Patio		1,291	\$1,995	\$1.55
2BR/2BA-Sunroom		1,338	\$1,995	\$1.49
3BR/2BA-Patio		1,620	\$2,495	\$1.54
3BR/2BA-Sunroom		1,515	\$2,595	\$1.71
2BR/2.5BA-TH		1,555	\$2,695	\$1.73
4BR/3BA-TH		2,381	\$3,529	\$1.48

Occupancy 93%  
 Total Units 285

**Physical Data**

Construction Type Masonry/Brick/Frame  
 HVAC Individual HVAC  
 Stories 4  
 Utilities with Rent Sewer, Cold Water  
 Unit Amenities Patios/Balconies  
 Project Amenities Outdoor Pool, Exercise/Fitness, 24-Hour Attendant. Business Center, Dog Park  
 Parking On-site & Covered parking  
 Year Built 1850/97 renovated with 2008 New Construction  
 Condition Good

**Remarks**

Date of Survey: **November 2014**. The property is situated east of Manayunk in the East Falls section of Philadelphia. The property is comprised of loft units built/renovated in the 1990's and newly constructed units. Unit amenities include refrigerator/freezer, electric range/oven, dishwasher, garbage disposal, washer/dryer in individual unit and carpeting. The tenant is responsible for all utilities including hot water and trash at \$10/month. There are no rent subsidies or tenant income restrictions.

**COMPARABLE RENTAL NO. 4**



**Property Identification**

**Record ID** 1341  
**Property Type** Elevator/High Rise  
**Property Name** The Apartments at 1220  
**Address** 1220-1246 North Broad Street, Philadelphia, PA 19121  
**Location** North Central Philadelphia  
**Tax ID** 88-1146000  
**Management Co.** Pintzuk Brown Realty Group  
**Verification** Lorrie Kim - Property Manager; 215-769-1122  
**Distance from Subject:** 2.5 Miles

Unit Type	No. of Units	Size SF	Rent/Mo.	Mo. Rent/SF
Efficiency	8	200	\$475	\$2.38
Studio - small	48	500	\$805	\$1.61
1BR/BA	173	600	\$870	\$1.45
2BR/1BA - Jr.	13	600	\$1,200	\$2.00
2BR/1BA	56	800	\$1,370	\$1.71

**Occupancy** 85%  
**Total Units** 298

**Physical Data**

**Construction Type** Masonry/Steel  
**HVAC** Gas Heat  
**Stories** 15  
**Utilities with Rent** Sewer, Trash Collection, Gas Heat, Gas Cooking, Gas Hot Water  
**Project Amenities** Laundry, Exercise/Fitness, Bus. Ctr., Comp. Lab, 24-hour Attendant Lounge  
**Parking** Garage/\$125  
**Year Built** 1952/2009 partial renovation  
**Condition** Average  
**Census Tract** 140, Block Group 1

**Remarks**

**Date of Survey:** November 2014. The property is situated in a good location in the city of Philadelphia. Unit amenities include refrigerator/freezer, gas range/oven, dishwasher, garbage disposal and hardwood flooring. Both furnished and unfurnished units are available. Rental rates are for unfurnished units. The tenant is responsible for electric. There are no rent subsidies or tenant income restrictions.

**COMPARABLE RENTAL NO. 5**



**Property Identification**

Record ID 726  
 Property Type Elevator/High Rise  
 Property Name The Julien Apartments  
 Address 5600 Ogontz Avenue,  
 Philadelphia, PA 19141  
 Location West Oak Lane  
 Tax ID 88-1074500  
 Management Co. Iron Stone Real Estate Company  
 Verification Ayana Miller - Property  
 Manager; 215-276-5600  
 Distance from 4.8 Miles  
 Subject:

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
Studio		442	\$550	\$1.24
1BR/1BA		560	\$675	\$1.21
2BR/1BA		706	\$775	\$1.10

Occupancy 98%  
 Total Units 205

**Physical Data**

No. of Buildings 3  
 Construction Type Masonry/Steel  
 HVAC Gas Heat, Wall A/C  
 Stories 8  
 Utilities with Rent Sewer, Trash Collection, Gas heat, Gas cooking, Gas hot and cold water  
 Project Amenities Laundry, Exercise/Fitness  
 Parking On Site/Garage Parking  
 Year Built 1960  
 Condition Fair / Average

**Remarks**

Date of Survey: November 2014. The property is situated in a good location in the West Oak Lane section of the city of Philadelphia. Unit amenities include refrigerator/freezer, gas range/oven and carpeting. Tenant is responsible for electric. There are no rent subsidies or tenant income restrictions.

13. Summarize the comparable unassisted market rent for each unit size.

Unit Size	Rent		Tenant-Paid Utilities		Adjusted Market Rent
<b>EFFICIENCY</b>	<b>\$475 - \$940</b>	+	<b>\$38</b>	=	<b>\$513 - \$978</b>
1BR/1BA	N/A	+	N/A	=	N/A
2BR/1BA	N/A	+	N/A	=	N/A
3BR/1.5BA	N/A	+	N/A	=	N/A

14. Compute the Pricing Advantage of the subject development's proposed rents to the Adjusted Market Rent.

Unit Size**	Subject Rent		Market Rent		Pricing Advantage*
<b>EFFICIENCY</b>	<b>\$50</b>	+	<b>\$513 - \$978</b>	=	<b>926% - 1,856%</b>
1BR/1BA		+		=	
2BR/1BA	N/A	+	N/A	=	N/A
3BR/1.5BA	N/A	+	N/A	=	N/A

\*Calculated by subtracting the Subject Rent from the Adjusted Rent and dividing the difference by the Subject Rent.

\*\*It should be noted that all units are anticipated to have HUD Project-based Section 8 rent subsidies.

15. For existing facilities applying for preservation funding provide evidence indicating that the development is or is not a likely candidate for converting to a market-rate rental development that may not be affordable to the existing residents. Factors to consider include, but are not limited to, demand for or waiting list of market-rate units within the primary market area, significant increases in rents at other market-rate properties, significant increases in median incomes and property values within the primary market area, and the development's location or proximity to new economic development which is creating higher than average new employment opportunities.

Not applicable.

16. Based on the aforementioned information, discuss your support for the proposed development or provide recommendations and/or suggest modifications. This should include your conclusion regarding the need and marketability of the proposed housing. Also, estimate the absorption period and ongoing vacancy rate for the proposed housing based upon comparables and/or housing experience.

We extensively studied the regional affordable housing sector, including specific analysis of Hartranft and surrounding neighborhoods. Based on our analysis, there currently exists a significant demand and need for rental housing for low-income and formerly homeless individuals in the primary market area of the city of Philadelphia. To assess local attitudes regarding the need for, and desirability of, this type of housing in this area, we spoke with a number of informed individuals who are involved, directly or indirectly, in housing and community services, including public agencies and community-based organizations. Other interviewees included providers of supportive services. Informed market participants contacted were unanimous in the opinion that there is a need to construct new attractive affordable housing for the target populations.

Among the more significant distinctions between the proposed subject units and the rental comparables presented are the following: 1) the subject units will address the specific special-needs population as well as low-income households; 2) the units will be new construction, whereas all the comparables are older structures, some of which have been rehabilitated; 3) the building will provide commercial space and professional staff for support services; and 4) the subject rental units will benefit by quality management. The following are some of the factors which formed our opinion of the level of need for and feasibility of the proposed housing:

- The proposed new construction is well conceived.
- The proposed subject will sustain and extend the stabilizing effect of rental-occupied housing by developing attractive new housing and community facilities, appropriately designed for the prevailing architectural context of the community.
- The (88) residential units will provide much-needed housing for low-income as well as special-needs households.
- The residents of the new housing will have access to individual case management that will facilitate and support economic self sufficiency and independence from welfare.
- There are over 223,000 low-, very low- and extremely low-income households in the city of Philadelphia. Nearly 58% of low- to extremely low-income households in Philadelphia experience housing problems.
- Relative to the level of need there has been limited affordable housing developed within the primary market area for the targeted population over the past 20 years.
- The necessary capture rate for the subject, based on our PUMS analysis was a mere 0.4%, which is very favorable, given the level of need.

There is little likelihood that there would be any adverse impact on occupancy levels at other existing or proposed affordable rental housing developments in the region as there is a significant need and demand. It should also be recognized that, in our opinion, the effective draw area may extend well beyond the defined primary market area. Another factor that is important in this market study is occupancy levels. The overall occupancy levels for the majority of the competing affordable rental housing were reported to be 95% - 100%, some with waiting lists. We anticipate a minimal annual vacancy rate for the subject.

In conclusion, poverty and homelessness is a pervasive problem for the city of Philadelphia, which varies by sections of the city. Philadelphia and the current administration recognize the need to move from managing homelessness to reducing homelessness. The *Year 40 Consolidated Plan for the City of Philadelphia* recognizes an acute problem for the target populations. Based on our research, there is a clear need for housing for the target population. The units are consistent with current industry standards for this type of housing, and the amenities provided as well as the support services programs add to the desirability of the subject development, especially in comparison to existing older subsidized developments in the PMA. Based on the plans provided by the developer, we have no recommendations for improving the proposed development. We estimate all units will be absorbed within 6 to 8 months from the completion of construction and certificate of occupancy.

November 19, 2014

**Date**

**SUBMITTED BY:**

Barry S. Ludwig, MAI, CRE, CPM

Gail F. Lubeck, MAI

President

Senior Staff Appraiser and  
Market Analyst - Affordable Housing

**Name / Title**

Ludwig Corporation

**Firm**

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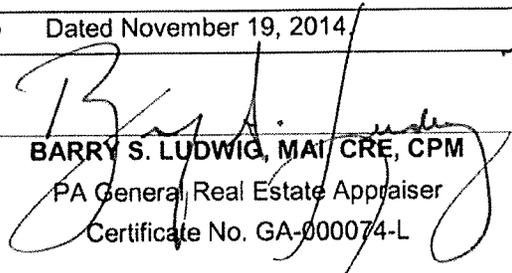
[barry@ludwigcorp.com](mailto:barry@ludwigcorp.com)

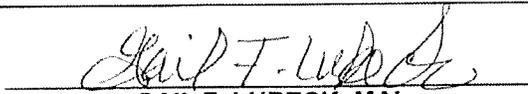
[gail@ludwigcorp.com](mailto:gail@ludwigcorp.com)

**Email**

**MARKET STUDY CERTIFICATION**

<b>We certify to the best of our knowledge and belief:</b>
<ul style="list-style-type: none"> <li>This market study has been prepared by Barry S. Ludwig, MAI, CRE, CPM and Gail F. Lubeck, MAI for the exclusive use of the client. To the best of our knowledge, all factors affecting marketability have been considered based on the assumptions in the body of the report.</li> </ul>
<ul style="list-style-type: none"> <li>Barry S. Ludwig and Gail F. Lubeck made a personal inspection of the property which is the subject of this market study. If applicable, any areas or inaccessible portions of the property or improvements not inspected are assumed to be as reported or similar to comparable portions which were inspected.</li> </ul>
<ul style="list-style-type: none"> <li>The statements of fact contained in this report are true and correct. Our analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the <i>Uniform Standards of Professional Appraisal Practice</i> ("USPAP"), as promulgated by the Appraisal Standards Board of The Appraisal Foundation. In addition, the report is in conformity with the requirements of the <i>Standards of Professional Appraisal Practice</i> and <i>Code of Professional Ethics</i> of the Appraisal Institute.</li> </ul>
<ul style="list-style-type: none"> <li>We have read, understood and satisfied the <i>Competency Provision</i> of the USPAP.</li> </ul>
<ul style="list-style-type: none"> <li>This market study has been prepared by Barry S. Ludwig and Gail F. Lubeck, members in good standing of the <i>National Council of Housing Market Analysts</i> ("NCHMA"). This study has been prepared in conformance with the standards adopted by NCHMA for the market analysts.</li> </ul>
<ul style="list-style-type: none"> <li>The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.</li> </ul>
<ul style="list-style-type: none"> <li>We have no present or prospective interest in the property which is the subject of this report, and we have no personal interest or bias with respect to the parties involved.</li> </ul>
<ul style="list-style-type: none"> <li>The analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and represents our personal, unbiased professional analyses, opinions and conclusions.</li> </ul>
<ul style="list-style-type: none"> <li>Our compensation is not contingent upon actions or events (such as the approval of a loan resulting from the analyses, opinions or conclusions).</li> </ul>
<ul style="list-style-type: none"> <li>As of the date of this report, Barry S. Ludwig, MAI, CRE, CPM and Gail F. Lubeck, MAI, have completed the requirements of the continuing education program of the Appraisal Institute.</li> </ul>
<ul style="list-style-type: none"> <li>Barry S. Ludwig and Gail F. Lubeck are duly qualified and experienced in providing market analysis for Affording Housing. The company's principals participate in the <i>National Council of Housing Market Analysts</i> ("NCHMA") educational and information-sharing programs to maintain the highest professional standards and state-of-the-art knowledge.</li> </ul>
<ul style="list-style-type: none"> <li>Greg Drevenstedt, PhD, and Mark E. Tekirian provided professional assistance in the preparation of this report by providing market research, demographic analysis, associated mapping and research.</li> </ul>
<ul style="list-style-type: none"> <li>Dated November 19, 2014</li> </ul>

  
**BARRY S. LUDWIG, MAI, CRE, CPM**  
 PA General Real Estate Appraiser  
 Certificate No. GA-000074-L

  
**GAIL F. LUBECK, MAI**  
 PA General Real Estate Appraiser  
 Certificate No. GA-000085-L

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### STANDARD ASSUMPTIONS AND LIMITING CONDITIONS

The standard assumptions and limiting conditions pertaining to this report are summarized below. If applicable, "special assumptions" are cited elsewhere in this report.

1. To the best of our knowledge and belief, the statements of fact contained in this report, upon which the analysis, opinions, and conclusion(s) expressed are based are true and correct. Information, estimates, and opinions furnished to us and contained in the report or utilized in the formation of the conclusion(s) were obtained from sources considered reliable and believed to be true and correct. However, no representation, liability, or warranty for the accuracy of such items is assumed by or imposed on us, and is subject to corrections, errors, omissions, and withdrawal without notice.
2. The legal description if exhibited in the report is assumed correct.
3. The report may not be used in conjunction with any other appraisal or study. The conclusion(s) stated in this report are based on the program of utilization described in the report, and may not be separated into parts. This report was prepared solely for the client named and for the purpose, function and party so identified in the report. The report may not be reproduced, in whole or in part, and the findings of the report may not be relied upon or utilized in any manner by a third party for any purpose, without the express written consent of Ludwig Corporation.
4. Any findings, estimates, assumptions, conclusions, and the like contained in the report shall be the professional opinion of Ludwig Corporation and the individual appraiser(s) / analysts who signed the report. Ludwig Corporation shall retain ownership of all reports and all original documentation, field notes, memoranda, data and the like made or assembled in or about the preparation of the report.
5. No change of any item in any of the report shall be made by anyone other than Ludwig Corporation, and we shall have no responsibility for any such unauthorized change.
6. The property is assumed to be free and clear of mortgages, liens, leases, and encumbrances, except as may be described in the report.
7. We are not required to give testimony or be in attendance at any court or administrative proceeding with reference to the property unless additional compensation has been agreed to or prior arrangements have been made.
8. The work papers for this engagement are being retained in our files and are available for your reference. We would be available to support our conclusion(s) should this be required. Those services would be performed for an additional fee.
9. Unless specifically stated, the conclusion(s) contained in the report applies to the real estate only, and does not include personal property, machinery and equipment, trade fixtures, business value, goodwill, or other non-realty items. Income tax considerations have not been included or valued unless so specified in the report.

10. Neither all nor any part of the contents of the report (especially any value conclusion(s), the identity of the appraiser(s)/analysts or the firm with which they are affiliated, or any reference to the professional organizations or designations) shall be disseminated or referred to the public through advertising, public relations, news or sales media, or any other public means of communication or referenced in any publication, including any private or public offerings including but not limited to those filed with the Securities and Exchange Commission or other governmental agency, without the prior written consent and approval of and review by Ludwig Corporation.
11. In completing the report it is understood and agreed the report is not now intended to be, and will not be used in connection with, a real estate syndication. The report and any liability or obligation on the part of Ludwig Corporation or the preparers who signed the report is invalid if used in connection with a syndication.
12. A real estate syndication means a general or limited partnership, joint venture, unincorporated association, or similar organization formed for the purpose of, and engaged in, investment or gain from an interest in real property, including, but not limited to, the sale, exchange, trade, or development of such real property, on behalf of others, or which is required to be registered with the United States Securities and Exchange Commission or any state regulatory agency which regulates investment made as a public or private offering.
13. Good and marketable title is assumed. We are not qualified to render an *opinion of title*, and no responsibility is assumed or accepted for matters of a legal nature affecting the property being analyzed. No formal investigation of legal title was made, and we render no opinion as to ownership of the property or condition of its title.
14. Unless otherwise noted in the report, it is assumed there are no encroachments, zoning, building, fire or safety code violations, or restrictions of any type affecting the subject property. It is assumed if applicable the property is in full compliance with all applicable federal, state, local and private codes, laws, consents, licenses, and regulations, and all licenses, permits, certificates, approvals, franchises, etc. have been secured and can be freely renewed and/or transferred to a purchaser.
15. It is assumed the utilization of the land and any improvements are within the boundaries or property lines of the property described, and there are no encroachments, easements, trespass, etc., unless noted within the report. We have not made a survey of the property, and no responsibility is assumed in connection with any matter which may be disclosed by a property survey. If a subsequent survey should reflect a differing land area and/or frontages, we reserve the right to review the findings and render a different opinion.
16. All maps, plats, building diagrams, site plans, floor plans, photographs, etc. incorporated into this report are for illustrative purposes only, to assist the reader in visualizing the property, but are not guaranteed to be exact. Dimensions and descriptions are based on public records and/or information furnished by others and is not meant to be used as a reference in legal matters of survey.
17. Management is assumed to be competent, and the ownership to be in responsible hands. The quality of property management can have a direct effect on a property's economic viability and value. The prospective financial analyses if contained in this report assumes both responsible ownership and competent management unless noted otherwise. Any variance from this assumption could have a significant impact on the final value estimate(s).

18. We assume there are no hidden or unapparent conditions of the property's soil, subsoil or structure(s) which would render them more or less valuable. No responsibility is assumed for such conditions, or for engineering which might be required to discover such factors. Detailed soil studies were not made available to us, so statements regarding soil qualities, if made in the report, are not conclusive but have been considered consistent with information available to us and provided by others. In addition, unless stated otherwise in this report, the land and soils under the property appear firm and solid, but the preparers of this report do not warrant this condition.
19. This report covers surface rights only, and does not include any inherent subsurface or mineral rights.
20. This report is not intended nor is it to be construed as an engineering report. We are not qualified as structural or environmental engineers; therefore, we are not qualified to judge the structural or environmental integrity of the improvements, if any. Consequently, no warranty, representations, or liability are assumed for the structural soundness, quality, adequacy, or capacities of said improvements and utility services, including the construction materials, particularly the roof, foundations, and equipment, including the HVAC systems. Should there be any question concerning same, it is strongly recommended an engineering, construction, and/or environmental inspection be obtained. Unless noted otherwise, our opinions are predicated on the assumption that all improvements, equipment, and building services, if any, are structurally sound and suffer no concealed or latent defects or inadequacies other than those noted in the report.
21. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value or use of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of the ADA.
22. Any proposed construction or rehabilitation referred to in the report is assumed to be completed within a reasonable time and in a workmanlike manner according to or exceeding currently accepted standards of design and methods of construction.
23. Any areas or inaccessible portions of the property or improvements not inspected are assumed to be as reported or similar to the areas which were inspected.
24. Unless specifically stated in the report, we found no obvious evidence of insect infestation or damage, dry or wet rot. Since a thorough inspection by a competent inspector was not performed for us, the subject improvements, if any, are assumed to be free of existing insect infestation, wet rot, dry rot and any structural damage which may have been caused by pre-existing infestation or rot which was subsequently treated.

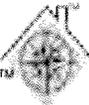
25. The existence of potentially hazardous material used in the construction, maintenance, or servicing of the improvements, such as the presence of urea-formaldehyde foam insulation, asbestos, lead paint, toxic waste, underground tanks, radon, and/or any other prohibited material or chemical which may or may not be present on, in, or nearby the subject property, was, unless specifically indicated in the report, not observed by us, nor do we have any knowledge of the existence of such materials on or in the property. We, however, are not qualified to detect such substances. The existence of these potentially hazardous materials may have a significant effect on the value of the property. The client is urged to retain an expert in this field, if desired. Our conclusion(s) assumes the property is *clean* and free of any of these adverse conditions unless we have been notified to the contrary in writing.
26. Unless otherwise stated, no effort has been made to determine the possible effect, if any, on the subject property of energy shortages or future federal or state ecological matters or interpretations thereof.
27. We take no responsibility for any events, conditions or circumstances affecting the subject property or its value which take place subsequent to either the effective date of this report or the date of our field inspection, whichever occurs first.
28. The conclusions presented apply only to the effective date of the report. The property is affected by many related and unrelated economic conditions within a local, regional, national and/or worldwide context, which might necessarily affect the prospective value of the subject property. We assume no liability for an unforeseen precipitous change in the economy, the subject property or, if applicable, the project, or the inability to find a buyer.

## **ADDENDUM**

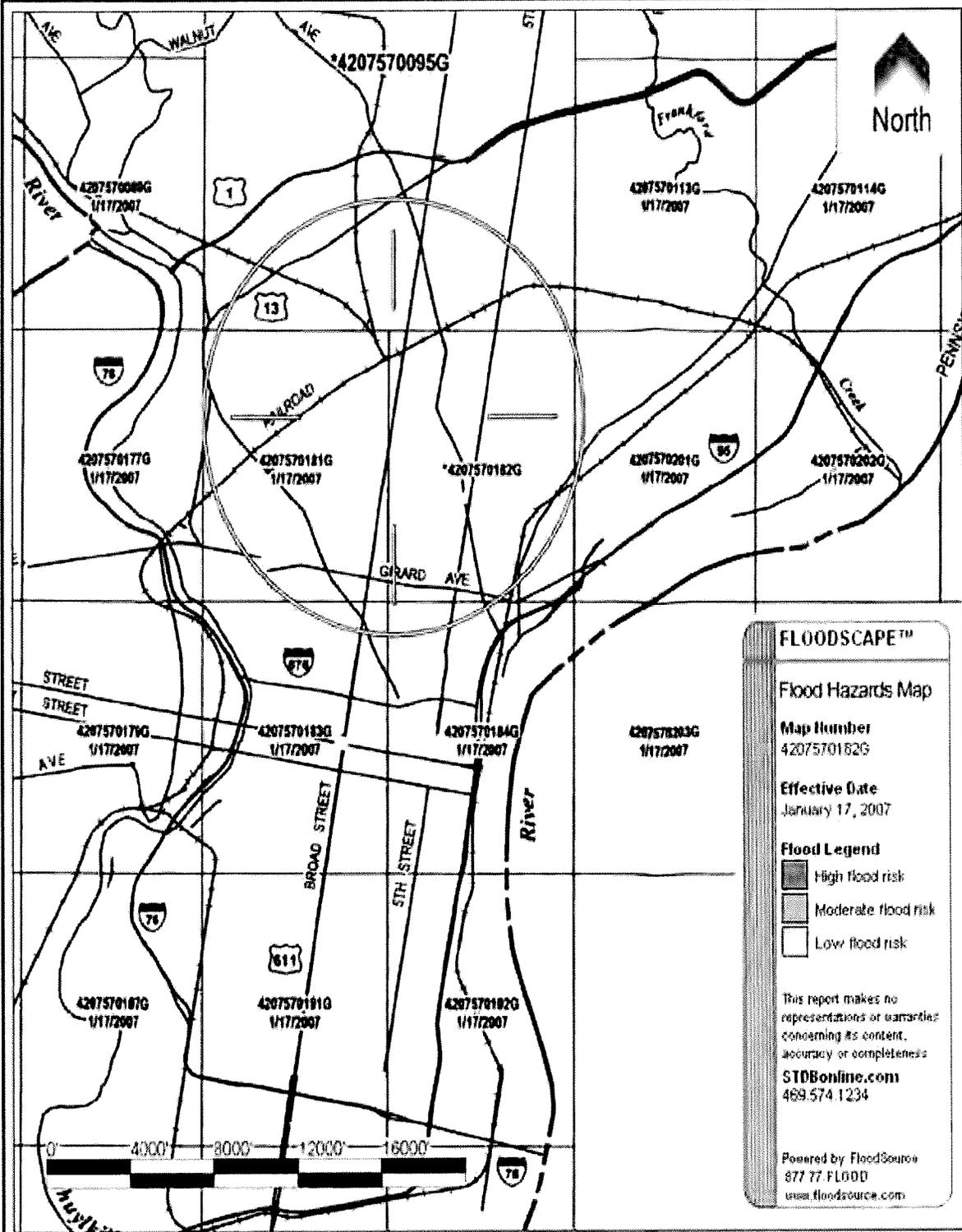
- ❖ Flood Map
- ❖ Neighborhood Asset Photographs
  - ❖ Homeless Data
- ❖ Letter to Philadelphia Housing Authority
- ❖ PHFA Housing Providers Needs Assessment Form
  - ❖ PHFA Inventory Request Form
  - ❖ Letters of Support
- ❖ Qualifications of the Market Analysts
  - ❖ Inventory Request Forms



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**FLOOD MAP**



**FERN ROCK TRANSPORTATION CENTER**



**CITY HALL FACING SOUTH**



**PIAZZA AT SCHMIDT'S**



**FREE LIBRARY OF PHILADELPHIA**



**TEMPLE UNIVERSITY HOSPITAL**



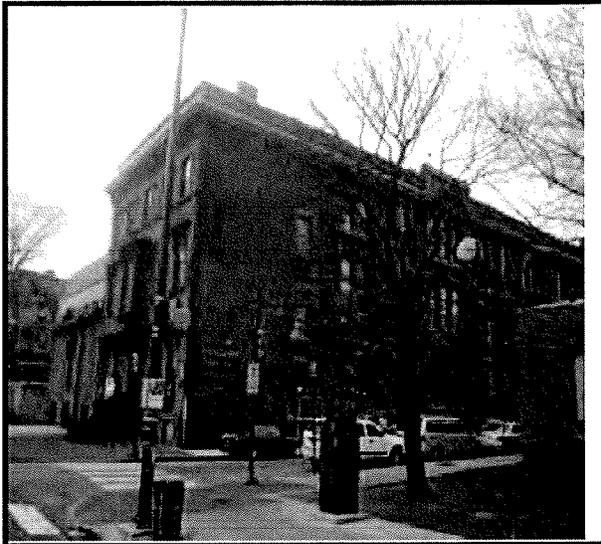
**SHOPS AT AVENUE NORTH**



**TEMPLE REGIONAL RAIL STATION**



**GATES AT TEMPLE UNIVERSITY**



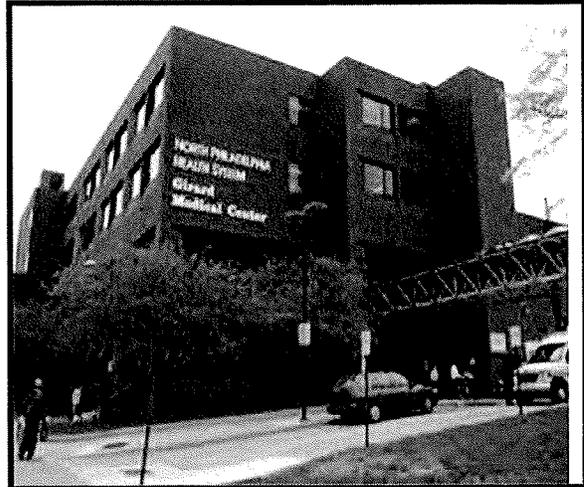
**FREEDOM THEATRE**



**PROGRESS PLAZA**



**GIRARD COLLEGE**



**GIRARD MEDICAL CENTER**



**FERN ROCK TRANSPORTATION CENTER**



**CITY HALL FACING SOUTH**



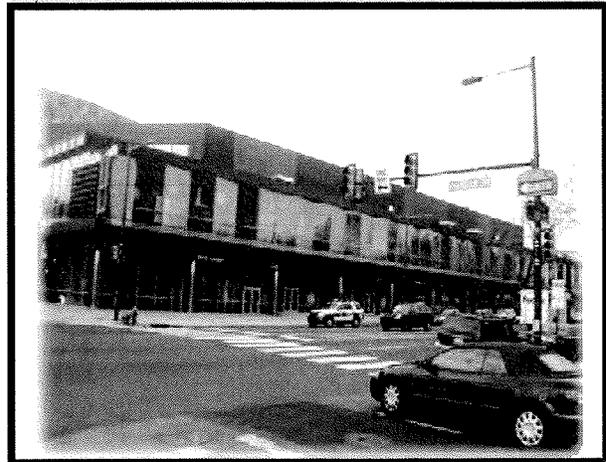
**PIAZZA AT SCHMIDT'S**



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**SHOPS AT AVENUE NORTH**



STATION CENTER SHOPPING CENTER



STATION CENTER SHOPPING CENTER

## Homeless Needs

### Nature and Extent of Homelessness

The City of Philadelphia's Office of Supportive Housing (OSH) is the agency charged with the policy, planning, and coordination of the city's response to homelessness. It is the sole public entity in Philadelphia dedicated to providing services to individuals and families who are experiencing homelessness. Initially established in the late 1980s as the Office of Services to the Homeless and Adults, OSH now resides under the Office of the Deputy Mayor for Health and Opportunity as a result of the reorganization of city services initiated by Mayor Michael A. Nutter in January 2008.

The mission of the Office of Supportive Housing is to plan for and assist individuals and families in moving towards independent living and self-sufficiency. The agency operates the city's centralized emergency housing intake centers and offers a wide-array of services and housing programs: homelessness prevention, diversion and rapid re-housing; relocation; short-term emergency housing; case management; referrals to alternative housing options; and adult protective services.

In addition to the services and housing programs offered by providers contracted with OSH, the Philadelphia Continuum of Care (CoC) is composed of numerous nonprofit providers of homeless assistance programs that receive private funding and funding directly from the U.S. Department of Housing and Development.

### Estimates of the Number of Homeless in Philadelphia

The following section presents a profile of the homeless population that utilizes the emergency housing system in Philadelphia. The reported statistics are primarily derived from the 2012 Annual Homeless Assessment Report (AHAR) that the OSH submitted to HUD for the 2012 reporting year (October 1, 2011-September 30, 2012). AHAR data are collected through the city's Homeless Management Information System (HMIS) and include data from 33 emergency housing providers that contract with OSH, as well as 19 programs that participate in HMIS but do not have contracts with OSH. Eighty percent of family emergency housing programs participate in HMIS, while 68 percent of emergency housing programs for individuals (and adult couples) participate. For a detailed listing of the housing programs in the Philadelphia Continuum of Care, please refer to the Inventory of Facilities and Services for the Homeless and Persons Threatened with Homelessness beginning on page Appendix 97. Information featured in *Consolidated Plans* prior to Year 37 utilized a different data source to calculate estimates of the homeless population, thus, one cannot compare statistics in this report to those in the *Consolidated Plan* prior to Year 37.

---

## Sheltered Homeless

The Office of Supportive Housing (OSH) gathers and reports data from the centralized emergency housing intake sites and participating CoC housing assistance programs through the online Homeless Management Information System (HMIS). This system contains information dating back to 1989, which supports every facet of Philadelphia's continuum of care of homeless services. Due to the comprehensive nature of the data found in HMIS, the Philadelphia CoC is better able to coordinate and target the available housing resources and services.

During the 2012 federal reporting period, 11,366 homeless persons entered emergency housing in Philadelphia. This count includes 6,587 single adults without children and 1,634 families with 4,779 adults and children. Further demographics and other characteristics of the sheltered homeless are provided in the following section.

---

## Characteristics of the Homeless Population

While both single adults and families experience homelessness, the household characteristics and the circumstances contributing to their circumstances vary significantly. To highlight these important differences, descriptive statistics for these distinct populations are presented separately. The featured statistics for both groups were reported in the 2012 AHAR (reflecting the time period between October 1, 2011 and September 30, 2012), which includes data from providers who participate in the HMIS and may or may not contract directly with the Office of Supportive Housing.

### Individual Homelessness

Of the 6,587 individual adults in emergency housing during the federal reporting year, over 99 percent were single adult households, and less than 1 percent of adults were in two-person households without children. This population largely consisted of men between the ages of 31 to 50.

**Table 4: Gender Distribution of Individual Adults in Emergency Housing**

<u>Gender</u>	<u>Percent</u>
Male	67%
Female	32%
Unknown	1%
<b>Total-Individual Adults</b>	<b>6,587</b>

**Table 5: Age Distribution of Individual Adults in Emergency Housing**

<u>Age Range</u>	<u>Percent</u>
18 to 30	25%
31 to 50	47%
51 to 61	23%
62 or older	5%
<b>Total-Individual Adults</b>	<b>6,587</b>

### Family Homelessness

Emergency housing programs are utilized not only by single adults, but also by families with children. Among the 4,779 individuals in families who entered the emergency housing system in the 2012 federal reporting year, 34 percent were in two-person households, 31 percent in three-person households, 17 percent in four-person households, and 18 percent in households with five or more people. The majority of families that enter the emergency housing system are headed by single females between the ages of 18-30. The children in Philadelphia's homeless families are predominantly between the ages of 1 and 12 years old, and approximately evenly distributed in terms of gender.

**Table 6: Gender Distribution of Adults in Families in Emergency Housing**

<u>Gender</u>	<u>Percent</u>
Male	6%
Female	94%
<b>Total-Adults in Families</b>	<b>1,704</b>

**Table 7: Age Distribution of Adults in Families in Emergency Housing**

<u>Age of Adults</u>	<u>Percent</u>
18 to 30	66%
31 to 50	32%
51 to 61	2%
62 or older	<1%
<b>Total-Adults in Families</b>	<b>1,704</b>

**Table 8: Age Distribution of Children in Families in Emergency Housing**

<u>Age of Children</u>	<u>Percent</u>
Under 1	13%
1 to 5	46%
6 to 12	31%
13 to 17	10%
<b>Total-Children in Families</b>	<b>3,075</b>

### **Nature and Extent of Homelessness by Racial/Ethnic Group**

The black or African-American population is disproportionately represented in emergency housing. Per the U.S. Census Bureau's 2006-2010 American Community Survey, 44 percent of all Philadelphia residents are black or African-American. However, 54 percent of all single adults in emergency housing in the 2012 federal reporting year were black or African-American. As demonstrated in the following tables, this racial disparity exists at approximately equal rates among homeless single adults and families. These figures may underestimate the racial disparities, as 24 percent of clients did not provide this information. The over-representation of black or African-American individuals in emergency housing has been a long-standing trend in both Philadelphia and in the nation as a whole.

**Table 9: Racial Distribution of Individuals and Families in Emergency Housing**

	Individual Adults (n= 6,587)	Persons in Families (n= 4,779)
Black/African-American	62%	67%
White	15%	6%
Asian	<1%	<1%
Multiple Races	<1%	<1%
Unknown	22%	26%

Philadelphia’s emergency housing system is more representative of the overall city in terms of ethnic composition than it is race. According to the 2006-2010 American Community Survey, 12 percent of the population identifies as being Hispanic or Latino, while 88 percent is not Hispanic or Latino. Although programs did not report ethnic information for all clients, it is clear that the majority of individuals (84 percent) and families (80 percent) in emergency housing are not Hispanic. Such statistics follow nationwide trends, as national data featured in the 2011 AHAR found that 84 percent of homeless clients served throughout the country were non-Hispanic and 16 percent were Hispanic.

**Table 10: Ethnic Distribution of Individuals and Families in Emergency Housing**

	Individual Adults (n= 6,587)	Persons in Families (n= 4,779)
Non-Hispanic/Non-Latino	84%	80%
Hispanic/Latino	6%	6%
Unknown	8%	13%

**Unsheltered Homeless**

Although many of the city’s homeless utilize the emergency housing system, a population of single adults and couples (without children) sleeps in locations unintended for habitation (i.e. on the streets) rather than in emergency housing facilities. Such unsheltered homeless adults are often vulnerable and in need of supportive services that they either do not have access to or refuse to utilize. In an attempt to reach this population, Project HOME – a nonprofit homeless services and supportive housing provider – operates the Outreach Coordination Center (OCC). The OCC coordinates and oversees the activities of a network of street outreach teams run by several nonprofit organizations in the city funded through the Department of Behavioral Health and Intellectual disAbility Services, including Hall Mercer, Horizon House, Inc., Mental Health Association, Project HOME, and SELF Inc. The main goal of street outreach is to engage people living on the street in an effort to help them receive services and ultimately seek appropriate supportive housing opportunities. In addition to the teams coordinated by the OCC, several agencies independently provide street outreach to target homeless populations, including Covenant House Pennsylvania, Youth Service, Inc., Youth Health Empowerment Project, the Philadelphia VA Medical Center, and Prevention Point Philadelphia.



Health & Opportunity  
 Quarterly Point in Time Homeless Count  
 Internal Report  
 (SPRING 2013)

**STREET:**

**Date of Point in Time Count:**

**Date of Previous Year's Point in Time Count:**

**Special Conditions:**

Code Blue  
 Code Red

**Special Conditions Previous Year:**

Code Blue  
 Code Red

**Precipitation:**

Yes  No

**Precipitation Previous Year:**

Yes  No

Temperature	Current Count	Previous Year's Count
High Temp	78	82
Low Temp	62	64

Location	Current Count	Previous Year's Count
Center City	302	397
Selected Areas Outside of Center City	172	164*
Airport	20	13
<b>Total – All Locations</b>	<b>494</b>	<b>574</b>

Are the street counts reported above, for the previous year, the same as those contained in the previous year's Street Count report?

Yes  No

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**Philadelphia**  
**100,000 Homes Philly**  
**Outreach Week Fact Sheet**  
**By Common Ground for the Community**  
**May 15-20, 2011**

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**Organization**

The goal of Philadelphia's Outreach Week (May 15-20) is to create a by-name registry of people living on our streets and shelters, so we can prioritize those who have been out there the longest and who are the most vulnerable. What we learned together during this week will help us create and implement a long-term strategy to reduce chronic homelessness in Philadelphia.

During the week of May 15-20, between the hours of 4:00 and 6:00 AM, 44 teams made up of 250 community volunteers canvassed the streets of Philadelphia. The volunteer teams used a survey called the **Vulnerability Index** to create a by-name database of individuals experiencing street homelessness who are most at risk of premature death.

In addition to systematically gathering the names, pictures and dates of birth of individuals sleeping on the streets, the teams also captured data on their health status, institutional history (jail, prison, hospital and military), length of homelessness, patterns of shelter use, and previous housing situation. These data were collected on a 34-item questionnaire. The Vulnerability Index was used to identify those who have been homeless the longest and are the most vulnerable. This list will be used to target new and available housing and service resources to the most vulnerable in an effort to reduce chronic homelessness within Philadelphia.

The Vulnerability Index, created by Common Ground, based on research by Dr. Jim O'Connell, which shows certain medical conditions place a homeless individual at a higher risk for dying if they remain on the streets.

**Results**

- 528 individuals experiencing street homelessness were surveyed in Philadelphia, including parks and SEPTA concourses (more than 200 refused to participate or were unable to wake)
- 268 (51%) reported health conditions associated with a high mortality risk (detailed information is available on request).
- More than 250 community volunteers helped administer the surveys.

### At-Risk Indicators

Indicator	Number
Tri-Morbid	165 people (31%)
ER or Hospitalized More than 3 Times	140 people (27%)
ER more than 3 Times	113 people (21%)
Age Over 60	55 people (10%)
HIV/AIDS	35 people (7%)
Cirrhosis	39 people (7%)
Kidney Disease	21 people (4%)
Cold/Wet Weather Injury	67 people (18%)

### Years Homeless

- The average years homeless for the vulnerable population is 8.5 years.
- The average years homeless for the non-vulnerable population is 3.9 years.

### Demographic information

- Female 18%; male 81%; transgender less than 1%.
- 67% African-American; 21% white; 5% Latino; 3% multi-racial.
- Average age of the non-vulnerable individuals is 43 years.
- Average age of the vulnerable population is 49 years.
- 15 people (3%) were more than 65 years old.
- The oldest respondent was 79 years old.

### Service Needs (Total Surveyed)

- **466 people (88%) reported some behavioral health disorder**
- **37 people (7%) reported a mental health disorder ONLY**
- **183 people (35%) reported an addiction disorder ONLY**
- 246 people (47%) reported a dual diagnosis of mental illness and substance abuse.
- 430 people (81%) reported a history of substance abuse. These persons are included in those with Addiction Disorder only and Dual Diagnosis samples.
- 283 people (54%) reported signs or symptoms of mental illness. These persons are included in those with mental health disorder ONLY and the Dual Diagnosis samples.
- 116 or (22%) report suffering from a brain injury.

### Intersection between Vulnerability and Behavioral Health

- **268 people (51%) were deemed vulnerable.**
- **466 people (88%) reported some behavioral health disorder**
- **Of those determined to be vulnerable, 247 people or 92% of the vulnerable also had a BH disorder.**
- **18 people were determined to be vulnerable and Mental Health Disorders ONLY, which is 3% of the total sample but 7% of those who were determined to be vulnerable**
- **60 people were determined to be vulnerable and had Addiction Disorders ONLY, which is 11% of the total sample but 22% of those determined to be vulnerable**

- 169 people were determined to be vulnerable and MH and Addiction Disorders, which is 32% of the total sample but 63% of the persons who were determined to be vulnerable.

#### Intersection between HIV and Behavioral Health

- 35 people (7%) have HIV/AIDS
- 466 people (88%) reported some behavioral health disorder
- Of those with HIV/AIDS, 97% also had a BH disorder.
- None had HIV and MH ONLY.
- 14 people had HIV and Addiction ONLY, which is 3% of the total sample but 39% of those with HIV AIDS
- 21 people had HIV, MH and Addiction Disorders, which is 4% of the total sample but 59% of the persons with HIV.

#### Intersection between Serious Health Conditions and Behavioral Health

- 306 people (58%) have a Serious Health Condition
- 466 people (88%) reported some behavioral health disorder
- Of those with a Serious Health Condition, 281 people or 92% also had a BH disorder.
- 17 people had a Serious Health Condition and Mental Health Disorder ONLY, which is 3% of the total sample but 5% of those with a Serious Health Condition
- 99 people had a Serious Health Condition and Addiction ONLY, which is 3% of the total sample but 32% of those with a Serious Health Condition
- 165 people had a Serious Health Condition, a Mental Health Disorder and Addiction Disorders, which is 31% of the total sample but 54% of the persons with a Serious Health Condition.

#### Veterans (Total surveyed)

- 70 persons (13%) surveyed were Veterans.
- 44 of the Veterans met criteria for "Vulnerable" (16%).
- 33 of the vulnerable veterans were honorably discharged.

#### Youth & Foster Care (Total surveyed)

- 95 people (18%) respondents report having a history of foster care.
- 18 respondents were under 25 years old (3%).
- The youngest respondent was 19 years old.
- 12 respondents under the age of 25 have increased mortality risks specific to that age group.  
(Youth risk factors are HIV/AIDS, drink alcohol everyday for past 30 days, injection drug use.)

#### Health savings for frequent users of health services

- Research has shown an \$18,000 annual savings for homeless people who receive housing and primary care.
- In Philadelphia, this would result in annual savings of \$3,150,000.

#### Emergency Room Visits (Total surveyed)

- A total of 1,057 ER visits were reported by all respondents in the last 3 months for an annual cost of \$1,265 (2008 costs) for a cost of at least \$1.3 million.
- Inpatient and ER costs combined total over \$X annually for X people.

#### Health System Impacts (Total surveyed)

- 165 people (31%) report having no insurance.
- The most frequently used hospital is Hahnemann.

#### Violence

- 189 people (36%) report being a victim of a violent attack since becoming homeless.

#### Length of time homeless

- Non-vulnerable is 3.9 years
- Vulnerable: 8.5 years
- 134 individuals reported being homeless longer than 10 years.
- The longest reported length of homelessness was over 50 years.
- 412 people (78%) were chronically homeless

#### **Common Ground**

The mission of Common Ground is to end homelessness by transforming people, buildings, and communities. Founded in 1990, Common Ground rapidly grew to become the largest developer and manager of supportive housing in New York City, and has pioneered a new approach to outreach called Street to Home that is being replicated in cities across the country. Common Ground is currently organizing change agents to find and house the 100,000 most vulnerable homeless individuals in America as part of its 100,000 Homes Campaign.

#### **100K Homes Philly**

With a commitment to house the 50 most vulnerable people identified during Outreach Week by the end of the calendar year, 100K Homes Philly aims to identify and help house the most vulnerable people who are street homeless in Philadelphia. The first person identified as vulnerable has already moved in. Using existing housing and resources, and with a commitment to develop new resources, Philadelphia is on the forefront of a national campaign to end homelessness.

#### **Contact Information:**

Becky Kanis  
Director of Innovations, Common Ground  
917.957.7104  
[bkanis@commonground.org](mailto:bkanis@commonground.org)

Linda Kaufman  
Eastern US Field Organizer, Common Ground  
202-425-0611  
[lkaufman@commonground.org](mailto:lkaufman@commonground.org)

Roberta Cancellier

Deputy Director, Policy and Planning, Office of Supportive Housing, City of Philadelphia  
215-686-7105  
[Roberta.Cancellier@phila.gov](mailto:Roberta.Cancellier@phila.gov)

Marcella Maguire  
Director of Homeless Services, Department of Behavioral Health, City of Philadelphia  
215-685-5419  
[Marcella.Maguire@phila.gov](mailto:Marcella.Maguire@phila.gov)

**LUDWIG CORPORATION**

*Real Estate Advisory Services*

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PENNSYLVANIA • NEW JERSEY • DELAWARE  
ESTABLISHED 1913

August 18, 2014

**VIA FedEx**

Mr. Kelvin A. Jeremiah, M.A., M.P.A.  
President and CEO  
Philadelphia Housing Authority  
12 South 23<sup>rd</sup> Street, 5<sup>th</sup> Floor  
Philadelphia, PA 19103

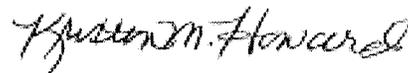
RE: **2413-29 North Broad Street**  
**Philadelphia, PA 19132**

Dear Mr. Jeremiah:

Enclosed please find the housing Provider Needs Assessment form to be included in our Market Study / Housing Needs Assessment for the above captioned development. This form is a requirement of Pennsylvania Housing Finance Agency (PHFA) and needs to be completed by the county and/or local housing authority. Please return the completed signed form to my office within five (5) business days.

Thank you for your anticipated help in this matter.

Sincerely,  
**FOR LUDWIG CORPORATION**



Kristen M. Howard  
Office Administrator

kmb  
Enclosure: Housing Provider Needs Assessment Form

925 FAYETTE STREET CONSHOHOCKEN, PA 19428 610.828.9000 FAX 610.626.9440

**PHFA HOUSING INVENTORY REQUEST FORM**

Date: 8/19/14

Person Requesting Information Kristen M. Howard

Company Name Ludwig Corporation

Address 925 Fayette Street

City Conshohocken

State PA Zip Code 19428

Telephone 610-828-9000 FAX 610-828-9440

E-mail Address Kristen@ludwigcorp.com

How would you like your request returned? FAX  E-MAIL

Development Name (if known) 2413-29 North Broad Street

Exact Site Location/Address 2413-29 North Broad Street  
Philadelphia, PA 19132

**Requesting Information For**

Exact Site Municipality Philadelphia

County Philadelphia

Zip Code(s):

<u>19102-19113</u>	<u>19119-19153</u>	<u>          </u>	<u>          </u>	<u>          </u>
<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

Census Tract(s):

<u>1-217</u>	<u>235-256</u>	<u>258-326</u>	<u>329-342</u>	<u>366-367</u>
<u>369</u>	<u>372-373</u>	<u>375-383</u>	<u>386</u>	<u>388-390</u>
<u>9800</u>	<u>9804-9807</u>	<u>9809</u>	<u>          </u>	<u>          </u>

Additional Information and/or Comments

Proposed new construction of (88) efficiency units for homeless and disabled individuals and general occupancy. Incomes will not exceed 60% of Area Median Income (AMI). Supportive services will be provided.

Submit your request by fax 717-780-1811 or by e-mail [lutz@phfa.org](mailto:lutz@phfa.org).

*The above information describes the location of the proposed site and additional details to be utilized by the Agency in response to the PHFA Housing Inventory request. The inventory is for information purposes only.*

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**HOUSING PROVIDERS NEEDS ASSESSMENT**

*The attached form is to be completed by the County and/or Local Housing Authority and/or other public housing agencies serving the market area of the proposed development and returned within 5 days to the market analyst.*

*The first section of the form describing the proposed development is to be completed by the market analyst and submitted to the housing authority with the attached form.*

The following proposed development intends to apply to the Pennsylvania Housing Finance Agency (PHFA) for funding and/or Low Income Housing Tax Credits.

Development Name: 2413-29 North Broad Street  
 Location: 2413-29 North Broad Street  
Philadelphia, PA 19132

The primary market area is defined by the following census tract(s) and/or zip code(s).

19102-19113      19119-19153      \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Census Tract(s):

<u>1-217</u>	<u>235-256</u>	<u>258-326</u>	<u>329-342</u>	<u>366-367</u>
<u>369</u>	<u>372-373</u>	<u>375-383</u>	<u>386</u>	<u>388-390</u>
<u>9800</u>	<u>9804-9807</u>	<u>9809</u>	_____	_____

Occupancy Type: Elderly \_\_\_\_\_ General X

Unit Type(s):	Bdrm Type	Quantity	Sq. Ft.	Rent
	SRO			
	EFF	88	550-590	\$650
	1 Bdrm			
	2 Bdrm			
	3 Bdrm			
	4 Bdrm			
	5 Bdrm			

Expected date of completion: 2014

Resident's Income Range: (66) units formerly homeless, (22) units general occupancy for a total of (88) units with income limits up to 60% AMI. All units are anticipated to receive operating subsidies from PHA.

PENNSYLVANIA HOUSING FINANCE AGENCY (2015 APPLICATION)

To assist the market analyst and PHFA in evaluating the need for this proposal, please answer the following questions.

1. Please provide your waiting list, if more than one, by program and how many applicants on each.

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2. How many different individuals are on your total waiting list?

Elderly, age 62+ \_\_\_\_\_ Non-elderly \_\_\_\_\_ Persons needing accessible units \_\_\_\_\_

3. How frequently do you purge the waiting list? \_\_\_\_\_

4. When was the last time you purged the waiting list? \_\_\_\_\_

5. How many of the individuals on the waiting list are within the income range of the proposed development?

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6. How many of the individuals on the waiting list are seeking unit types similar to the proposed development?

---

7. What was your average utilization rate of the Section 8 voucher program at the end of last year?

---

8. Are you aware of any subsidized housing or programs in the area that would be at a competitive disadvantage by the proposed housing? (If yes, please include the name of the development, address and reason why)

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9. How many of the individuals on the waiting list currently reside within the primary market area (as defined by the market analyst) of the proposed development?

---

10. Is the type of housing being proposed being considered a priority/preference under voucher certification program?

\_\_\_\_\_

11. Is your Public Housing waiting list currently open? \_\_\_\_\_  
(If no, how long has it been closed?) \_\_\_\_\_

PENNSYLVANIA HOUSING FINANCE AGENCY (2015 APPLICATION)

12. Is your Section 8 waiting list currently open? \_\_\_\_\_  
(If no, how long has it been closed?) \_\_\_\_\_

13. When do you qualify applications for eligibility? a. when application was made \_\_\_\_\_  
or b. after nearing top of the list \_\_\_\_\_

14. Would you recommend, and/or do you feel there is a need/sufficient demand to develop this housing? (please explain)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

15. Please provide any additional information regarding the housing proposal that would assist PHFA in evaluating the need for the housing.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Completed by:

\_\_\_\_\_ Date

\_\_\_\_\_ Name (Type or Print)

\_\_\_\_\_ Executive Director Signature

\_\_\_\_\_ Name of Public Housing Authority

Rev. 7/01/05

# L U D W I G C O R P O R A T I O N

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**BARRY S. LUDWIG, MAI, CRE, CPM, CCIM**

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## QUALIFICATIONS

### BUSINESS EXPERIENCE

*Owner/President*

**Ludwig Corporation**

**Real Estate Advisory Services**

**Conshohocken, PA**

*Firm specializing in real estate appraisals, brokerage, appraisal/portfolio reviews, market/feasibility studies, and advisory/consulting services. Appraisal assignments encompass all types of real estate with significant experience in appraising multi-family, retail, industrial and affordable housing properties. Consulting services include portfolio analysis; bank asset reviews; bankruptcy; liquidation, and workouts; estate and gift tax; property tax analysis; and allocation of purchase price.*

*July 1977 to Present*

**First Federal Savings & Location Association of Philadelphia**

**(Now known as Firstrust Savings Bank)**

**Philadelphia, PA**

*Specialized in review of mortgage submissions and appraising a full range of commercial and residential properties. Responsibilities included directing First Urban Development Company, a wholly-owned service corporation of this savings association.*

*March 1973 to June 1977*

*Real Estate Specialist*

**Redevelopment Authority of the City of Philadelphia**

**Philadelphia, PA**

*1972 to 1973*

*Associate Broker*

**Edward Ludwig, Inc.**

**Philadelphia, PA**

*Real estate brokerage, management and appraising. 1971*

**PROFESSIONAL AFFILIATIONS**

- MAI -- Member, Appraisal Institute, Certificate No. 8519*
- CRE -- Counselor in Real Estate, Formerly known as the American Society of Real Estate Counselors, an affiliate of the National Association of Realtors, Certificate No. 1411*
- CPM -- Certified Property Manager Institute of Real Estate Management, an affiliate of the National Association of Realtors, Certificate No. 4881*
- CCIM -- Certified Commercial-Investment Member of the Commercial-Investment Real Estate Institute, an affiliate of the National Association of Realtors, Certificate No. 2744*

***Certified General Appraiser***

<b><i>State</i></b>	<b><i>Certificate No.</i></b>
<i>Pennsylvania</i>	<i>GA-000074-L</i>
<i>Delaware</i>	<i>X1-0000105</i>
<i>New Jersey</i>	<i>RG 01507</i>
<i>New York</i>	<i>46000039786</i>
<i>Maryland</i>	<i>12636</i>
<i>Washington, D.C.</i>	<i>GA-11682</i>

*Pennsylvania Real Estate Broker's License, Certificate No. RM024157A*

*New Jersey Real Estate Broker's License, Certificate No. RB8610312*

**PROFESSIONAL ORGANIZATIONS**

*National Association of Realtors*

*Pennsylvania Association of Realtors*

*Tri-State C & I Real Estate Association*

*National Council of Affordable Housing Market Analysts (NCAHMA)*

**PROFESSIONAL ACTIVITIES**

*Chairman, 1995, Delaware Valley Counselors of Real Estate*

*President, 1981-1982, Institute of Real Estate Management  
Delaware Valley Chapter No. 3*

**EDUCATIONAL BACKGROUND**

**Temple University**

*Philadelphia, Pennsylvania - 1964-1970*

*Bachelor of Science - 1968*

*Bachelor of Business Administration - 1970*

**American Institute of Real Estate Appraisers**

*Courses I, IA, IB, IA-1, IA-2, II, VI, VIII, 2-1 and 2-2*

**Society of Real Estate Appraisers**

*Courses 201 and 202*

**Realtors National Marketing Institute**

*Commercial-Industrial (CI) Courses 101, 102, 103, 104 and 105*

**Institute of Real Estate Management**

*Courses I, II, VI and 701*

*License preparatory courses in real estate practice, including title insurance, law, finance and appraisal. Attended numerous seminars in appraisal, counseling and management techniques, and professional practice, sponsored by the Appraisal Institute and its predecessor, the American Society of Real Estate Counselors, now known as the Counselors of Real Estate, and the Institute of Real Estate Management, as well as various seminars and conferences concerning investment, brokerage, capital markets and related topics, sponsored by a variety of real estate organizations.*

**COURT TESTIMONY**

Philadelphia Board of Revision of Taxes

Philadelphia Court of Common Pleas

Montgomery County Board of Assessment Appeals

Montgomery County Court of Common Pleas

Delaware County Board of Assessment

Delaware County Court of Common Pleas

United States Bankruptcy Court

Eastern District of PA, Camden, NJ and Wilmington, DE

Bucks County Board of Assessment Appeals

Bucks County Court of Common Pleas

Chester County Department of Assessment

Chester County Court of Common Pleas

Atlantic County Board of Taxation

Federal Courts – Third Circuit

## TEACHING ASSIGNMENTS

### *Instructor*

**Real Estate Institute - Temple University**  
**(Approved instructor by Commonwealth of Pennsylvania's**  
**Real Estate Licensing Commission)**  
**1975 to Present**

*Course 001 -- Basic Principles and Practices*  
*Course 002 -- Real Estate Concepts*  
*Course 007 -- Real Estate Property Management*  
*Course 009 -- Residential Real Estate Appraisal*

### *Staff Instructor*

**Pennsylvania State University - Ogontz Campus**  
**1973 - 19124**

*Course 1001-- Residential Real Estate Appraisal Practices*  
*Course 1004-- Principles of Real Estate Management*  
*Course 1009-- Income Property Valuation*

## PROFESSIONAL RECERTIFICATION

*The Appraisal Institute conducts a voluntary program of continuing education for its designated members. Those who meet the minimum standards of this program are awarded periodic educational certification. I am currently certified under this program.*

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## GAIL F. LUBECK, MAI

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### QUALIFICATIONS

#### BUSINESS EXPERIENCE

**Senior Staff Appraiser  
Ludwig Corporation  
Real Estate Advisory Services  
Conshohocken, PA**

*Firm specializing in real estate appraisals, brokerage, appraisal/portfolio reviews, market/feasibility studies, and advisory/consulting services. Appraisal assignments encompass all types of real estate with significant experience in appraising multi-family, retail, industrial and affordable housing properties. Consulting services include portfolio analysis; bank asset reviews; bankruptcy; liquidation, and workouts; estate and gift tax; property tax analysis; and allocation of purchase price.*

*1983 to present*

**Joseph Friedman Associates  
Benson Manor Apartments  
Jenkintown, PA**

*Multi-family property management.*

*19124 to 1983*

#### PROFESSIONAL AFFILIATIONS

*MAI -- Member, Appraisal Institute, Certificate No. 9289*

***Certified General Appraiser***

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<i>State</i>	<i>Certificate No.</i>
Pennsylvania	GA-000085-L
Delaware	X1-0000319
New Jersey	RG 01486

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*Pennsylvania Real Estate Broker's License, Certificate No. RB-046828-L*

**PROFESSIONAL ORGANIZATIONS**

*Pennsylvania Association of Realtors*

*National Council of Affordable Housing Market Analysts (NCAHMA)*

**EDUCATIONAL BACKGROUND**

**Temple University**

*Philadelphia, Pennsylvania - 1961-1965*

*Bachelor of Science*

**Temple University Real Estate Institute**

*Course 001 - Real Estate Fundamental*

*Course 002 - Real Estate Practices*

*Course 003 - Real Estate Finance*

*Course 004 - Real Estate Construction*

*Course 008 - Real Estate Law*

**Pennsylvania State University**

*Courses 005*

**American Institute of Real Estate Appraisers**

*Course 1A-1 - Real Estate Appraisal Principals*

*Course 1A-2 - Basic Valuation Procedures*

*Course 1B-A - Capitalization Theory & Techniques - Part A*

*Course 1B-B - Capitalization Theory & Techniques - Part B*

*Course 2-1 - Case Studies in Real Estate Valuation*

*Course 2-2 - Report Writing and Valuation Analysis*

Attended numerous seminars in appraisal techniques and professional practice sponsored by the Appraisal Institute and its predecessor, the American Institute of Real Estate Appraisers, as well as various seminars concerning investment and brokerage, sponsored by a variety of real estate organizations.

**PROFESSIONAL RECERTIFICATION**

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. Those who meet the minimum standards of this program are awarded periodic educational certification. I am currently certified under this program.

**MID-CITY YWCA APARTMENTS**

2025-2029 CHESTNUT ST  
 PHILADELPHIA, PA 19103-3307

*Development Owner Name:* Mid-City Residential Associates LP

*Development Status:* Occupied

*Political or Legislative Information*

*County:* PHILADELPHIA County

*Congressional District:* 2

*Municipality:* City of PHILADELPHIA

*Senate District:* 1

*Census Tract:* 7      *Census Block:* 0

*House District:* 182

**Apartment Information**

*Unit Distribution*

*Total Units:* 60  
*Subsidized Units:* 0  
*Low Income Units:* 60  
*Market Rate Units:* 0  
*Manager Units:* 0

**Building Information**

*Buildings:* 1      *Story(s):* 0  
*Building Type:* MID RISE -  
*Construction Type:* REHAB - MODERATE -  
*Occupancy Type:* HOMELESS -

*Application Date:* 1/31/1997

*Closing Date:* 0/0/0

*Occupancy Date:* 12/2/1998

<i>Apartment Distribution</i>	<i>Total</i>	<i>SRO</i>	<i>SRO+</i>	<i>EFF</i>	<i>EFF+</i>	<i>1BR</i>	<i>1BR+</i>	<i>2BR</i>	<i>2BR+</i>	<i>3BR</i>	<i>3BR+</i>	<i>4BR</i>	<i>4BR+</i>	<i>5BR</i>	<i>6BR</i>
	60	48				12									

**Owner Representative**

Ingerman Affordable Housing Inc  
 725 Cuthbert Blvd  
 Cherry Hill, NJ 08002-3417

\* Mr M Brad Ingerman; President  
 Tel.: (856) 662-1730 X 0  
 Fax.: (856) 662-0597  
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**Management Agent**

Ingerman Management Company  
 725 Cuthbert Blvd  
 Cherry Hill, NJ 08002-3417

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 Fax.: (856) 662-0597  
 Email: bingerman@ingerman.com

Ms Christine Ramsay; Director of Compliance  
 Tel.: (856) 662-1730 X 126  
 Fax.: (856) 662-0597  
 Email: cramsay@ingerman.com

<i>Bldg#</i>	<i>Bldg Address</i>	<i>Total Units</i>
1	2025 Chestnut St Philadelphia, PA 19103-3301	60

96

**KATES PLACE**

1929 SANSOM ST  
PHILADELPHIA, PA 19103-4624

**Development Owner Name:** 1929 Sansom Limited Partnership

**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County  
**Municipality:** City of PHILADELPHIA  
**Census Tract:** 7      **Census Block:** 2002

**Congressional District:** 2  
**Senate District:** 1  
**House District:** 182

**Apartment Information**

**Unit Distribution**

**Total Units:** 144  
**Subsidized Units:** 0  
**Low Income Units:** 130  
**Market Rate Units:** 14  
**Manager Units:** 0

**Building Information**

**Buildings:** 1      **Story(s):** 11  
**Building Type:** HIGH RISE -  
**Construction Type:** REHAB - SUBSTANTIAL - HISTORIC  
**Occupancy Type:** HOMELESS - SRO

**Application Date:** 3/1/2002  
**Closing Date:** 7/23/2003  
**Occupancy Date:** 2/8/2005

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	144	144													

**Owner Representative**

Project HOME  
1929 Sansom St  
Philadelphia, PA 19103-0000

\* Ms Cheryl Davis; Chief Operating Officer

**Tel.:** (215) 568-0304 X 0

**Fax.:** (215) 232-7277

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Project HOME Admin Offices  
1415 Fairmount Ave  
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Ms Joan Dawson-McConnon;  
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**Management Agent**

Project HOME Admin Offices  
1415 Fairmount Ave  
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\* Mr Richard J Kingston; Dir of Prop Mgmt

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**Fax.:** (215) 568-0314

**Email:** richardkingston@projecthome.org

Bldg#	Bldg Address	Total Units
1	1929 Sansom St Philadelphia, PA 19103-4624	144

**JANNIE'S PLACE**

SCATTERED SITES  
 PHILADELPHIA, PA 19104-0000

**Development Owner Name: Big Daisy Corp**

**Development Status: Occupied**

**Political or Legislative Information**

**County:** PHILADELPHIA County  
**Municipality:** City of PHILADELPHIA  
**Census Tract:** 108      **Census Block:** 0

**Congressional District:** 2  
**Senate District:** 7  
**House District:** 195

**Apartment Information**

**Unit Distribution**

**Total Units:** 29  
**Subsidized Units:** 0  
**Low Income Units:** 29  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 5      **Story(s):** 3  
**Building Type:** TOWNHOUSE - LOW RISE -  
**Construction Type:** NEW CONSTRUCTION -REHAB -  
 MODERATE - SUBSTANTIAL -  
**Occupancy Type:** GENERAL - HOMELESS -

**Application Date:** 10/3/2008  
**Closing Date:** 5/3/2010  
**Occupancy Date:** 1/7/2011

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	29					2		19		8					

**Owner Representative**

Guard Associates Inc  
 325 N 39th St  
 Philadelphia, PA 19104-4656

\* Ms Anne Parsons; VP of Asset & Prop Mgt  
**Tel.:** (215) 382-7522 X 316  
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**Management Agent**

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Ms Elaine Titus; Leasing Compl Spec  
**Tel.:** (215) 888-6086 X 0  
**Fax.:** ( ) - 0  
**Email:** etitus@pec-cares.org

Bldg#	Bldg Address				Total Units
1	3902 Spring Garden St	3rd Fl	Philadelphia, PA	19104-4655	9
2	611 N 40th St		Philadelphia, PA	19104-1851	17
3	3951 Mt Vernon St		Philadelphia, PA	19104-1842	1
4	3962 Mt Vernon St		Philadelphia, PA	19104-1841	1
5	3964 Mt Vernon St		Philadelphia, PA	19104-1841	1

**INTERIM HOUSE WEST**

4108-4120 PARKSIDE AVE  
 4109-4121 VIOLA ST  
 PHILADELPHIA, PA 19104-1020

**Development Owner Name:** INTERIM HOUSE WEST FACILITIES, INC.

**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County  
**Municipality:** City of PHILADELPHIA  
**Census Tract:** 110      **Census Block:** 0

**Congressional District:** 2  
**Senate District:** 7  
**House District:** 195

**Apartment Information**

**Unit Distribution**

**Total Units:** 20  
**Subsidized Units:** 0  
**Low Income Units:** 0  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 1      **Story(s):** 3  
**Building Type:** LOW RISE -  
**Construction Type:** NEW CONSTRUCTION -  
**Occupancy Type:** GENERAL - SRO

**Application Date:** 3/1/2000  
**Closing Date:** 9/19/2001  
**Occupancy Date:** 10/14/2002

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	20	20													

**Owner Representative**

Public Health Management Corp  
 260 S Broad St #1800  
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**Management Agent**

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 Fax.: (215) 985-2550  
**Email:**

Bldg#	Bldg Address	Philadelphia, PA 19104-1020	Total Units
1	4108-4120 Parkside Ave		20

**POWELTON HEIGHTS**

4113-43 WARREN ST  
 PHILADELPHIA, PA 19104-1718

*Development Owner Name:* 2004 Columbus, L.P.

*Development Status:* Occupied

*Political or Legislative Information*

*County:* PHILADELPHIA County  
*Municipality:* City of PHILADELPHIA  
*Census Tract:* 106      *Census Block:* 2001

*Congressional District:* 2  
*Senate District:* 7  
*House District:* 195

**Apartment Information**

**Unit Distribution**

*Total Units:* 48  
*Subsidized Units:* 0  
*Low Income Units:* 48  
*Market Rate Units:* 0  
*Manager Units:* 0

**Building Information**

*Buildings:* 1      *Story(s):* 4  
*Building Type:* MID RISE -  
*Construction Type:* NEW CONSTRUCTION -  
*Occupancy Type:* GENERAL - MENTALLY DISABLED -

*Application Date:* 10/8/2004  
*Closing Date:* 0/0/0  
*Occupancy Date:* 9/14/2006

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	48														

**Owner Representative**

Mission First Housing Group  
 2042-2048 Arch St 2nd Fl  
 Philadelphia, PA 19103-1412

\* Mr Robert Labman; Executive Director  
 Tel.: (215) 557-8484 X 0  
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**Management Agent**

Mission First Housing Group  
 2042-2048 Arch St 2nd Fl  
 Philadelphia, PA 19103-1412

\* Ms Cecilia Loose; CFO  
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 Fax.: (215) 557-8447  
 Email: cloose@missionfirshousing.org

Bldg#	Bldg Address	Total Units
1	4143 Warren St Philadelphia, PA 19104-1718	48

**POWELTON GARDENS**

4050-4072 POWELTON AVE  
 36 N PRESTON ST  
 PHILADELPHIA, PA 19104-2259

*Development Owner Name:* Powelton Gardens Assoc.

*Development Status:* Occupied

**Political or Legislative Information**

*County:* PHILADELPHIA County

*Congressional District:* 2

*Municipality:* City of PHILADELPHIA

*Senate District:* 7

*Census Tract:* 92      *Census Block:* 0

*House District:* 190

**Apartment Information**

*Unit Distribution*

*Total Units:* 25  
*Subsidized Units:* 0  
*Low Income Units:* 25  
*Market Rate Units:* 0  
*Manager Units:* 0

**Building Information**

*Buildings:* 5      *Story(s):* 3  
*Building Type:* WALKUP -  
*Construction Type:* REHAB - SUBSTANTIAL - CONVERSION -  
*Occupancy Type:* HOMELESS -

*Application Date:* 1/15/1988

*Closing Date:* 5/17/1989

*Occupancy Date:* 2/20/1990

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	25					12		10		3					

**Owner Representative**

Alan Klein Properties  
 4701 Pine St  
 Philadelphia, PA 19143-0000

\* Mr Frank Haaz  
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*Email:*

Mr Alan Klein; General Partner  
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**Management Agent**

Alan Klein Properties  
 4701 Pine St  
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\* Mr Gary Kirstein; Controller  
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*Email:* garyk0123@aol.com

Bldg#	Bldg Address	Philadelphia, PA	19104-2259	19104-2259	19104-2262	19104-2259	19104-2257	Total Units
1	4046-4050 R Powelton Ave	Philadelphia, PA	19104-2259					16
2	4050 Powelton Ave	Philadelphia, PA	19104-2259					2
3	4053 Powelton Ave	Philadelphia, PA	19104-2262					3
4	4072 Powelton Ave	Philadelphia, PA	19104-2259					2
5	36 N Preston St	Philadelphia, PA	19104-2257					2

**IMANI HOMES**  
 SCATTERED SITES  
 PHILADELPHIA, PA 19104-2266

**Development Owner Name:** Imani Homes LP  
**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County      **Congressional District:** 2  
**Municipality:** City of PHILADELPHIA      **Senate District:** 7  
**Census Tract:** 92      **Census Block:** 0      **House District:** 190

**Apartment Information**

**Unit Distribution**

**Total Units:** 23  
**Subsidized Units:** 0  
**Low Income Units:** 23  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 16      **Story(s):** 3  
**Building Type:** TOWNHOUSE - WALKUP -  
**Construction Type:** REHAB - SUBSTANTIAL -  
**Occupancy Type:** HOMELESS -

**Application Date:** 12/15/1993  
**Closing Date:** 12/19/1995  
**Occupancy Date:** 7/31/1996

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	23					1		10		10		2			

**Owner Representative**

Guard Associates Inc  
 325 N 39th St  
 Philadelphia, PA 19104-4656  
 \* Mr S Van Williams; Community Development Director  
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 Email:

**Management Agent**

Pennrose Management Company  
 One Brewery Park  
 1301 N 31st St  
 Philadelphia, PA 19121-4495  
 \* Ms Lyn Gavin  
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 Email: lgavin@pennrose.com

Mr Richard A Gower; Executive VP, CFO & Treasurer  
 Tel.: (267) 386-8600 X 0  
 Fax.: (570) 287-3528  
 Email: rgower@pennrose.com

Bldg#	Bldg Address	Philadelphia, PA	Total Units
1	4115 Baring St	19104-2266	1
2	4046 A & B Haverford Ave	19104-0000	2
3	4048 A & B Haverford Ave	19104-0000	2
4	314 N Holly St	19104-2247	1
5	320 Holly St	19104-2247	1
6	324 Holly St	19104-2247	1
7	428 N Holly St	19104-2225	1
8	444 N Holly St	19104-2225	1
9	301 A & B N 41st St	19104-0000	2
10	307 A & B N 41st St	19104-0000	2
11	311 A & B N 41st St	19104-0000	2
12	313 A & B N 41st St	19104-0000	2
13	445 N 42nd St	19104-2216	1
14	4072 A & B Spring Garden St	19104-0000	2
15	3857 Warren St	19104-5112	1
16	3859 Warren St	19104-5112	1

**SPRING GARDEN APARTMENTS**

3902-14 SPRING GARDEN ST  
 PHILADELPHIA, PA 19104-4607

*Development Owner Name:* RBM Associates

*Development Status:* Occupied

**Political or Legislative Information**

*County:* PHILADELPHIA County

*Congressional District:* 2

*Municipality:* City of PHILADELPHIA

*Senate District:* 7

*Census Tract:* 108      *Census Block:* 0

*House District:* 195

**Apartment Information**

*Unit Distribution*

*Total Units:* 9  
*Subsidized Units:* 0  
*Low Income Units:* 9  
*Market Rate Units:* 0  
*Manager Units:* 0

**Building Information**

*Buildings:* 1      *Story(s):* 3  
*Building Type:* LOW RISE -  
*Construction Type:* REHAB - SUBSTANTIAL - CONVERSION -  
*Occupancy Type:* HOMELESS -

*Application Date:* 1/15/1988

*Closing Date:* 9/13/1989

*Occupancy Date:* 11/20/1990

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	9							7		2					

**Owner Representative**

Guard Associates Inc  
 325 N 39th St  
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\* Ms Anne Parsons; VP of Asset & Prop Mgt

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**Management Agent**

Guard Associates Inc  
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\* Ms Dalia Rodriguez; Operations Manager

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Email: drodriguez@pec-cares.org

Bldg#	Bldg Address	Philadelphia, PA 19104-4607	Total Units
1	3902-14 Spring Garden St		9

**WASHINGTON SQUARE WEST**

SCATTERED SITES  
 PHILADELPHIA, PA 19107-0000

*Development Owner Name:* Washington Sq West Preservatio,L.P.

*Development Status:* Occupied

*Political or Legislative Information*

*County:* PHILADELPHIA County

*Congressional District:* 1

*Municipality:* City of PHILADELPHIA

*Senate District:* 1

*Census Tract:* 11 *Census Block:* 80

*House District:* 182

*Apartment Information*

*Unit Distribution*

*Total Units:* 131

*Subsidized Units:* 0

*Low Income Units:* 131

*Market Rate Units:* 0

*Manager Units:* 1

*Building Information*

*Buildings:* 10 *Story(s):* 7

*Building Type:* TOWNHOUSE - WALKUP - LOW RISE - HIGH RISE -

*Construction Type:* REHAB - MODERATE -

*Occupancy Type:* GENERAL - MENTALLY DISABLED -

*Application Date:* 10/15/2003

*Closing Date:* 0/0/0

*Occupancy Date:* 11/23/1984

<i>Apartment Distribution</i>	<i>Total</i>	<i>SRO</i>	<i>SRO+</i>	<i>EFF</i>	<i>EFF+</i>	<i>1BR</i>	<i>1BR+</i>	<i>2BR</i>	<i>2BR+</i>	<i>3BR</i>	<i>3BR+</i>	<i>4BR</i>	<i>4BR+</i>	<i>5BR</i>	<i>6BR</i>
	131					99		27		4		1			

*Owner Representative*

NHPMN Management LLC  
 80 International Dr Ste 130  
 PO Box 1089  
 Greenville, SC 29615-0000

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*Management Agent*

NHPMN Management LLC  
 3331 Street Rd Ste 450  
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<i>Bldg#</i>	<i>Bldg Address</i>	<i>Philadelphia, PA</i>	<i>19107-XXXX</i>	<i>Total Units</i>
1	233 S 13th St	Philadelphia, PA	19107-5663	5
2	237-247 S 13th St	Philadelphia, PA	19107-5640	31
3	308 S 10th St	Philadelphia, PA	19107-6134	6
4	318 S 10th St	Philadelphia, PA	19107-6142	4
5	523-527 S 9th St	Philadelphia, PA	19147-1331	12
6	1100 Locust St	Philadelphia, PA	19107-6716	9
7	1122-1124,1128-1130 Pine St	Philadelphia, PA	19107-000	11
8	1204,1208,1212 Locust St	Philadelphia, PA	19107-000	9
9	220 S 11th St	Philadelphia, PA	19107-5544	42
10	252 S 11th St	Philadelphia, PA	19107-6761	2

**810 ARCH STREET**  
 810 ARCH ST  
 PHILADELPHIA, PA 19107-3120

**Development Owner Name:** 810 Arch Limited Partnership  
**Development Status:** Feasibility

**Political or Legislative Information**

**County:** PHILADELPHIA County  
**Municipality:** City of PHILADELPHIA  
**Census Tract:** 5      **Census Block:** 1001

**Congressional District:** 1  
**Senate District:** 1  
**House District:** 175

**Apartment Information**

**Unit Distribution**

**Total Units:** 94  
**Subsidized Units:** 0  
**Low Income Units:** 94  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 1      **Story(s):** 9  
**Building Type:** HIGH RISE -  
**Construction Type:** NEW CONSTRUCTION -  
**Occupancy Type:** GENERAL - HOMELESS -

**Application Date:** 11/7/2012  
**Closing Date:** 0/0/0  
**Occupancy Date:** 0/0/0

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	94														

**Owner Representative**

810 Arch Limited Partnership  
 1515 Fairmount Ave  
 Philadelphia, PA 19130-0000

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**Management Agent**

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Bldg#	Bldg Address	Total Units
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**ST JOHN THE EVANGELIST HOUSE**

1212 LUDLOW ST  
 PHILADELPHIA, PA 19107-3171

**Development Owner Name:** 1212 Ludlow Limited Partnership

**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County  
**Municipality:** City of PHILADELPHIA  
**Census Tract:** 5      **Census Block:** 3011

**Congressional District:** 1  
**Senate District:** 1  
**House District:** 182

**Apartment Information**

**Unit Distribution**

**Total Units:** 79  
**Subsidized Units:** 0  
**Low Income Units:** 79  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 1      **Story(s):** 8  
**Building Type:** HIGH RISE -  
**Construction Type:** NEW CONSTRUCTION -  
**Occupancy Type:** HOMELESS - PHYSICALLY DISABLED -

**Application Date:** 12/19/2007  
**Closing Date:** 4/23/2009  
**Occupancy Date:** 12/14/2010

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	79	24		55											

**Owner Representative**

Bethesda Project  
 1630 South St  
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**Management Agent**

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Mr Paul Sassani; VP of Asset & Prop Mgmt  
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Ms Crystal Johnson; Program Coordinator  
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 Email:

Bldg#	Bldg Address	Total Units
1	1212 Ludlow St Philadelphia, PA 19107-3171	79

106

**BETHESDA AT SPRUCE STREET**

1110 SPRUCE ST  
 1111 CYPRESS ST  
 PHILADELPHIA, PA 19107-6008

**Development Owner Name:** Bethesda Spruce St Development Corp

**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County

**Congressional District:** 1

**Municipality:** City of PHILADELPHIA

**Senate District:** 1

**Census Tract:** 11

**Census Block:** 7

**House District:** 182

**Apartment Information**

**Unit Distribution**

**Total Units:** 17  
**Subsidized Units:** 0  
**Low Income Units:** 16  
**Market Rate Units:** 0  
**Manager Units:** 1

**Building Information**

**Buildings:** 2 **Story(s):** 3  
**Building Type:** TOWNHOUSE -  
**Construction Type:** REHAB - MODERATE -  
**Occupancy Type:** SRO

**Application Date:** 12/14/2000

**Closing Date:** 8/22/2002

**Occupancy Date:** 1/13/2003

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	17	16									1				

**Owner Representative**

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Bldg#	Bldg Address	Philadelphia, PA 19107	Philadelphia, PA 19107-6008	Total Units
1	1111 Cypress Ave			14
2	1110 Spruce St			2

**ROWAN HOMES PHASE II**

SCATTERED SITES  
 PHILADELPHIA, PA 19121-0000

**Development Owner Name:** 1900 N Judson LP

**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County

**Congressional District:** 2

**Municipality:** City of PHILADELPHIA

**Senate District:** 3

**Census Tract:** 152      **Census Block:** 6005

**House District:** 195

**Apartment Information**

**Unit Distribution**

**Total Units:** 31  
**Subsidized Units:** 0  
**Low Income Units:** 31  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 2      **Story(s):** 0  
**Building Type:**  
**Construction Type:** NEW CONSTRUCTION -REHAB -  
 MODERATE -  
**Occupancy Type:** GENERAL - PHYSICALLY DISABLED -  
 MENTALLY DISABLED -

**Application Date:** 1/15/1998

**Closing Date:** 0/0/0

**Occupancy Date:** 6/5/2000

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	31					0		16		15					

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Guard Associates Inc  
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Bldg#	Bldg Address	Total Units
1	1901-1927 N Judson St Philadelphia, PA 19121-2028	24
2	1900-1906 N Judson St Philadelphia, PA 19121-2029	7

**HOPE HAVEN**  
 2826-28 W DIAMOND ST  
 PHILADELPHIA, PA 19121-1208

**Development Owner Name:** Project Home Community Dev Corp  
**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County      **Congressional District:** 2  
**Municipality:** City of PHILADELPHIA      **Senate District:** 7  
**Census Tract:** 151      **Census Block:** 0      **House District:** 195

**Apartment Information**

**Unit Distribution**

**Total Units:** 10  
**Subsidized Units:** 10  
**Low Income Units:** 10  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 1      **Story(s):** 3  
**Building Type:** WALKUP -  
**Construction Type:** REHAB - SUBSTANTIAL - CONVERSION -  
**Occupancy Type:** HOMELESS - SRO

**Application Date:** 5/1/1992  
**Closing Date:** 7/2/1993  
**Occupancy Date:** 10/7/1993

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	10	10													

**Owner Representative**

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 Mgr  
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Bldg#	Bldg Address	Total Units
1	2826-28 Diamond St Philadelphia, PA 19121-1208	10

**ROWAN HOMES I**  
 2723-2733 W DIAMOND ST  
 PHILADELPHIA, PA 19121-1237

**Development Owner Name:** 2700 Diamond Development Corporatio  
**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County      **Congressional District:** 2  
**Municipality:** City of PHILADELPHIA      **Senate District:** 7  
**Census Tract:** 1.51      **Census Block:** 0.01      **House District:** 195

**Apartment Information**

**Unit Distribution**

**Total Units:** 8  
**Subsidized Units:** 8  
**Low Income Units:** 8  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 6      **Story(s):** 3  
**Building Type:** WALKUP -  
**Construction Type:** REHAB - SUBSTANTIAL -  
**Occupancy Type:** HOMELESS - RECOVERING SUB.ABU

**Application Date:** 2/14/1997  
**Closing Date:** 5/31/2000  
**Occupancy Date:** 10/18/2001

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	8														

**Owner Representative**

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Bldg#	Bldg Address	Philadelphia, PA 19121-1237	Total Units
1	2723 Diamond St	Philadelphia, PA 19121-1237	2
2	2725 Diamond St	Philadelphia, PA 19121-1237	1
3	2727 Diamond St	Philadelphia, PA 19121-1237	1
4	2729 Diamond St	Philadelphia, PA 19121-1237	1
5	2731 Diamond St	Philadelphia, PA 19121-1237	1
6	2733 Diamond St	Philadelphia, PA 19121-1237	2

**HOPE HAVEN II**  
 2827-29 W DIAMOND ST  
 PHILADELPHIA, PA 19121-1238

**Development Owner Name:** 2827-29 Diamond LP  
**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County      **Congressional District:** 2  
**Municipality:** City of PHILADELPHIA      **Senate District:** 7  
**Census Tract:** 151      **Census Block:** 506      **House District:** 195

**Apartment Information**

**Unit Distribution**

**Total Units:** 10  
**Subsidized Units:** 10  
**Low Income Units:** 10  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 2      **Story(s):** 3  
**Building Type:** WALKUP -  
**Construction Type:** REHAB - MODERATE -  
**Occupancy Type:** HOMELESS - SRO

**Application Date:** 3/8/1994  
**Closing Date:** 8/1/1995  
**Occupancy Date:** 3/28/1996

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	10	10													

**Owner Representative**

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Bldg#	Bldg Address	Total Units
1	2827-29 Diamond Street Philadelphia, PA 19121-1238	10

**DOROTHY LOVELL**

2114-16 N GRATZ ST &  
1823 W DIAMOND ST  
PHILADELPHIA, PA 19121-1534

**Development Owner Name:** 1260 Housing Development Corp

**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County

**Congressional District:** 2

**Municipality:** City of PHILADELPHIA

**Senate District:** 3

**Census Tract:** 152      **Census Block:** 0

**House District:** 195

**Apartment Information**

**Unit Distribution**

**Total Units:** 25  
**Subsidized Units:** 0  
**Low Income Units:** 25  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 2      **Story(s):** 3  
**Building Type:** WALKUP -  
**Construction Type:** REHAB - SUBSTANTIAL - CONVERSION -  
**Occupancy Type:** HOMELESS -

**Application Date:** 1/11/1988

**Closing Date:** 11/29/1990

**Occupancy Date:** 10/4/1991

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	25			1		15		8		1					

**Owner Representative**

Mission First Housing Group  
2042-2048 Arch St 2nd Fl  
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Bldg#	Bldg Address	Philadelphia, PA 19121-1500	Philadelphia, PA 19121-1534	Total Units
1	1823 W Diamond St			8
2	2114 N Gratz St			17

**ST ELIZABETHS RECOVERY RESIDNC**

1850 N CROSKEY ST  
 PHILADELPHIA, PA 19121-2035

**Development Owner Name:** 1850 N CROSKEY DEVELOPMENT CORPORAT

**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County

**Congressional District:** 2

**Municipality:** City of PHILADELPHIA

**Senate District:** 3

**Census Tract:** 152      **Census Block:** 4004

**House District:** 195

**Apartment Information**

**Unit Distribution**

**Total Units:** 24  
**Subsidized Units:** 0  
**Low Income Units:** 24  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 1      **Story(s):** 4  
**Building Type:** MID RISE -  
**Construction Type:** REHAB - SUBSTANTIAL -  
**Occupancy Type:** HOMELESS -

**Application Date:** 10/7/2005

**Closing Date:** 2/26/2008

**Occupancy Date:** 10/31/2008

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	24														

**Owner Representative**

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 Asset and Property Mgmt  
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**Email:**

Bldg#	Bldg Address	Total Units
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**KAIROS HOUSE**

1440 N BROAD ST  
 PHILADELPHIA, PA 19121-4326

**Development Owner Name:** 1440 North Broad LP

**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County  
**Municipality:** City of PHILADELPHIA  
**Census Tract:** 140      **Census Block:** 1000

**Congressional District:** 2  
**Senate District:** 3  
**House District:** 197

**Apartment Information**

**Unit Distribution**

**Total Units:** 36  
**Subsidized Units:** 36  
**Low Income Units:** 36  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 1      **Story(s):** 3  
**Building Type:** LOW RISE -  
**Construction Type:** REHAB - SUBSTANTIAL - CONVERSION -  
**Occupancy Type:** HOMELESS - SRO

**Application Date:** 5/1/1992  
**Closing Date:** 9/10/1993  
**Occupancy Date:** 7/12/1994

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	36	36													

**Owner Representative**

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Bldg#	Bldg Address
1	1440 N Broad St

Philadelphia, PA 19121-4326

**Total Units**  
36

**6TH & MONTGOMERY STREETS**

SCATTERED SITES  
 PHILADELPHIA, PA 19122-0000

**Development Owner Name:** TNI 2 LP

**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County

**Congressional District:** 1

**Municipality:** City of PHILADELPHIA

**Senate District:** 3

**Census Tract:** 155      **Census Block:** 0

**House District:** 181

**Apartment Information**

**Unit Distribution**

**Total Units:** 20  
**Subsidized Units:** 0  
**Low Income Units:** 20  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 5      **Story(s):** 0  
**Building Type:** TOWNHOUSE - WALKUP -  
**Construction Type:** NEW CONSTRUCTION -  
**Occupancy Type:** HOMELESS -

**Application Date:** 6/1/2000

**Closing Date:** 0/0/0

**Occupancy Date:** 4/2/2002

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	20							4			16				

**Owner Representative**

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Bldg#	Bldg Address	Total Units
1	1801-1805 Marshall St Philadelphia, PA 19122-2127	5
2	1817-1821 Marshall St Philadelphia, PA 19122-2127	5
3	607 Montgomery St Philadelphia, PA 19122-2925	2
4	601 Montgomery St Philadelphia, PA 19122-2925	2
5	1812-1818 N 6th St Philadelphia, PA 19122-2102	6

**4TH AND DIAMOND STREETS**

DIAMOND ST ORIANNA ST 4TH ST  
 PHILADELPHIA, PA 19122-0000

*Development Owner Name:* 4th and Diamond L.P.

*Development Status:* Occupied

*Political or Legislative Information*

*County:* PHILADELPHIA County

*Congressional District:* 1

*Municipality:* City of PHILADELPHIA

*Senate District:* 2

*Census Tract:* 156 *Census Block:* 0

*House District:* 180

*Apartment Information*

*Unit Distribution*

*Total Units:* 32  
*Subsidized Units:* 32  
*Low Income Units:* 32  
*Market Rate Units:* 0  
*Manager Units:* 0

*Building Information*

*Buildings:* 12 *Story(s):* 3  
*Building Type:* TOWNHOUSE -  
*Construction Type:* NEW CONSTRUCTION -  
*Occupancy Type:* HOMELESS - PHYSICALLY DISABLED -

*Application Date:* 10/16/2003

*Closing Date:* 0/0/0

*Occupancy Date:* 4/1/2005

<i>Apartment Distribution</i>	<i>Total</i>	<i>SRO</i>	<i>SRO+</i>	<i>EFF</i>	<i>EFF+</i>	<i>1BR</i>	<i>1BR+</i>	<i>2BR</i>	<i>2BR+</i>	<i>3BR</i>	<i>3BR+</i>	<i>4BR</i>	<i>4BR+</i>	<i>5BR</i>	<i>6BR</i>
	32							14		14		4			

*Owner Representative*

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<i>Bldg#</i>	<i>Bldg Address</i>	<i>Philadelphia, PA</i>	<i>19122-1509</i>	<i>19122-1508</i>	<i>19122-1522</i>	<i>19122-1513</i>	<i>19122-1531</i>	<i>19122-1524</i>	<i>19122-1524</i>	<i>19122-1524</i>	<i>19122-1510</i>	<i>19122-1510</i>	<i>Total Units</i>
1	2038-2040 N 4th St	Philadelphia, PA	19122-1509										2
2	2053-2055 N 4th St	Philadelphia, PA	19122-1508										2
3	2052-2054 N Orianna St	Philadelphia, PA	19122-1522										2
4	312-314 Diamond St	Philadelphia, PA	19122-1513										4
5	319-321 Diamond St	Philadelphia, PA	19122-1531										4
6	315-317 Diamond St	Philadelphia, PA	19122-1531										4
7	2108-2110 N Orianna St	Philadelphia, PA	19122-1524										2
8	2124-2128 N Orianna St	Philadelphia, PA	19122-1524										3
9	2134-2138 N Orianna St	Philadelphia, PA	19122-1524										3
10	2127-2131 N 4th St	Philadelphia, PA	19122-1510										3
11	2115-2119 N 4th St	Philadelphia, PA	19122-1510										3

**FOURTH STREET ACCESS**

1912-1930 N 4TH ST  
 PHILADELPHIA, PA 19122-2207

**Development Owner Name:** Fourth Street Access LP

**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County

**Congressional District:** 1

**Municipality:** City of PHILADELPHIA

**Senate District:** 2

**Census Tract:** 156      **Census Block:** 0

**House District:** 181

**Apartment Information**

**Unit Distribution**

**Total Units:** 24

**Subsidized Units:** 0

**Low Income Units:** 24

**Market Rate Units:** 0

**Manager Units:** 0

**Building Information**

**Buildings:** 1      **Story(s):** 2

**Building Type:** WALKUP -

**Construction Type:** NEW CONSTRUCTION -

**Occupancy Type:** HOMELESS - PHYSICALLY DISABLED -  
 MENTALLY DISABLED -

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	24														

**Application Date:** 7/1/1996

**Closing Date:** 0/0/0

**Occupancy Date:** 6/10/1998

**Owner Representative**

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\* Mr Walter Kubiak

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Bldg#	Bldg Address	Total Units
1	1912-1930 N 4th St Philadelphia, PA 19122-2207	24

**CATON HOUSE**  
 1239 SPRING GARDEN ST  
 PHILADELPHIA, PA 19123-3206

**Development Owner Name:** Caton House Real Estate LP  
**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County  
**Municipality:** City of PHILADELPHIA  
**Census Tract:** 126      **Census Block:** 0

**Congressional District:** 1  
**Senate District:** 1  
**House District:** 175

**Apartment Information**

**Unit Distribution**

**Total Units:** 20  
**Subsidized Units:** 0  
**Low Income Units:** 20  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 1      **Story(s):** 4  
**Building Type:** MID RISE -  
**Construction Type:** REHAB - MODERATE -  
**Occupancy Type:** HOMELESS -

**Application Date:** 10/15/1993  
**Closing Date:** 0/0/0  
**Occupancy Date:** 12/30/1994

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	20			20											

**Owner Representative**

Genesis II Inc  
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**Email:**

**Management Agent**

Genesis II Inc  
 1239 Spring Garden St Ste 300  
 Philadelphia, PA 19123-3206

\* Mr Michael B Gold  
**Tel.:** (215) 978-5191 X 0  
**Fax.:** (215) 978-8017  
**Email:**

Bldg#	Bldg Address	Total Units
1	1239 Spring Garden St Philadelphia, PA 19123-3206	20

**FREEDOM VILLAGE**

1618-1620 POPLAR ST  
 1627-1637 OGDEN ST  
 PHILADELPHIA, PA 19130-1621

**Development Owner Name:** Freedom Village, LP

**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County

**Congressional District:** 1

**Municipality:** City of PHILADELPHIA

**Senate District:** 1

**Census Tract:** 133      **Census Block:** 7

**House District:** 195

**Apartment Information**

**Unit Distribution**

**Total Units:** 16  
**Subsidized Units:** 0  
**Low Income Units:** 16  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 8      **Story(s):** 3  
**Building Type:** TOWNHOUSE - WALKUP -  
**Construction Type:** NEW CONSTRUCTION -  
**Occupancy Type:** GENERAL - HOMELESS -

**Application Date:** 10/10/2003

**Closing Date:** 5/1/2007

**Occupancy Date:** 1/31/2008

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	16							12		4					

**Owner Representative**

Trevors Campaign  
 761 W Sproul Rd  
 #123  
 Springfield, PA 19064

\* Mr David Buffum  
 Tel.: (610) 408-8500 X 0  
 Fax.: (610) 408-8504  
 Email: trevorscampaign@msn.com

Ms Kate Mullen  
 Tel.: (610) 408-8500 X 0  
 Fax.: (610) 408-8504  
 Email: trevorscampaign@msn.com

**Management Agent**

Multifamily Mgmt of Philadelphia  
 LLC  
 8 Penn Center  
 1628 John F Kennedy Blvd Ste  
 1600  
 Philadelphia, PA 19103-2135

\* Mr Chris McNerney; Asst VP -  
 Reg Prop Mgr  
 Tel.: (267) 322-5600 X 113  
 Fax.: (267) 322-5623  
 Email: cmcnemey@multifamilymgt.com

Bldg#	Bldg Address	Total Units
1	1618 Poplar St Philadelphia, PA 19130-1621	4
2	1627 Ogden St Philadelphia, PA 19130-2237	12

**FRANCISVILLE/RAINBOW PROJECT**

*Development Owner Name:* Francisville Rainbow Associates

SCATTERED SITES  
PHILADELPHIA, PA 19130-2107

*Development Status:* Occupied

*Political or Legislative Information*

*County:* PHILADELPHIA County

*Congressional District:* 1

*Municipality:* City of PHILADELPHIA

*Senate District:* 1

*Census Tract:* 133      *Census Block:* 0

*House District:* 195

**Apartment Information**

**Building Information**

**Unit Distribution**

*Total Units:* 20  
*Subsidized Units:* 0  
*Low Income Units:* 20  
*Market Rate Units:* 0  
*Manager Units:* 0

*Buildings:* 20      *Story(s):* 3  
*Building Type:* TOWNHOUSE - WALKUP -  
*Construction Type:* REHAB - SUBSTANTIAL - CONVERSION -  
*Occupancy Type:* HOMELESS -

*Application Date:* 1/15/1988

*Closing Date:* 11/19/1991

*Occupancy Date:* 9/27/1990

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	20							13		5		2			

**Owner Representative**

Community Ventures  
1501 Cherry St  
Philadelphia, PA 19102-0000

\* Mr Stephen J Kaufman; President

*Tel.:* (215) 564-6004 X 0

*Fax.:* (215) 564-1865

*Email:* skaufman@community-ventures.org

**Management Agent**

Community Ventures  
1501 Cherry St  
Philadelphia, PA 19102-0000

\* Mr David La Fontaine; Executive Director

*Tel.:* (215) 564-6004 X 0

*Fax.:* (215) 564-1865

*Email:* dlafontaine@community-ventures.org

Bldg#	Bldg Address	Total Units
1	1628 Swain St	1
2	1813 Vineyard St	1
3	1742 Vineyard St	1
4	1623 Olive St	1
5	1627 Olive St	1
6	164 Frances St	2
7	1624 Swain St	2
8	1752 Wylie St	2
9	1917 Poplar St	2
10	737 N 17th St	2
11	1622 Parrish St	2
12	1634 Parrish St	2
13	1631 Francis St	2
14	1633 Francis St	2
15	1635 Francis St	2
16	1640 Olive St	1
17	804 N 17th St	2
18	1732 Wylie St	2
19	1615 Olive St	1
20	1642 Olive St	1
21	826 Leland St	1
22	809 N 16th St	1

24	1725 Francis St	Philadelphia, PA	19130-2131	1
25	1806 Wylie St	Philadelphia, PA	19130-2127	1
26	1811 Wylie St	Philadelphia, PA	19130-2126	1
27	1808 Francis St	Philadelphia, PA	19130-2111	1
28	801 A Camerson St	Philadelphia, PA	19130-2101	1
29	1628 Parrish St	Philadelphia, PA	19130-2824	1
30	1809 Vineyard St	Philadelphia, PA	19130-2122	1
31	1814 Wylie St	Philadelphia, PA	19130-2127	1
32	1800 Wylie St	Philadelphia, PA	19130-2127	2
33	1802 Wylie St	Philadelphia, PA	19130-2127	2
34	1804 Wylie St	Philadelphia, PA	19130-2127	2
35	800 N 17th St	Philadelphia, PA	19130-2803	2
36	1617 Swain St	Philadelphia, PA	19130-2827	2
37	1518 Brown St	Philadelphia, PA	19130-2906	2

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**TURNING POINT**

1523 FAIRMONT AVE  
 PHILADELPHIA, PA 19130-2909

**Development Owner Name:** Project Home Community Dev Corp

**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County

**Congressional District:** 1

**Municipality:** City of PHILADELPHIA

**Senate District:** 1

**Census Tract:** 133      **Census Block:** 0

**House District:** 195

**Apartment Information**

**Unit Distribution**

**Total Units:** 6  
**Subsidized Units:** 6  
**Low Income Units:** 6  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 1      **Story(s):** 3  
**Building Type:** WALKUP -  
**Construction Type:** REHAB - SUBSTANTIAL - CONVERSION -  
**Occupancy Type:** HOMELESS - SRO

**Application Date:** 5/1/1992

**Closing Date:** 6/1/1994

**Occupancy Date:** 12/22/1993

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	6	6													

**Owner Representative**

Project HOME  
 1929 Sansom St  
 Philadelphia, PA 19103-0000

Sister Mary Scullion; Executive Director

**Tel.:** (215) 568-0304 X 0

**Fax.:** (215) 568-0314

**Email:**

Ms Cheryl Davis; Chief Operating Officer

**Tel.:** (215) 568-0304 X 0

**Fax.:** (215) 232-7277

**Email:**

**Management Agent**

Project HOME  
 1515 Market St #100  
 Philadelphia, PA 19103-0000

\* Ms Jewel Pitts-Earl; Compliance Mgr

**Tel.:** (215) 232-7272 X 5310

**Fax.:** (215) 568-0314

**Email:** jewelpitts-earl@projecthome.org

Project HOME Community Development Corp  
 1515 Fairmount Ave  
 Philadelphia, PA 19130-0000

\* Ms Joan Dawson-McConnon; President

**Tel.:** (215) 232-7229 X 4081

**Fax.:** ( ) - 0

**Email:** joanmccconnon@projecthome.org

Bldg#	Bldg Address	Total Units
1	1523 Fairmount Ave Philadelphia, PA 19130-2909	6

**FAIRMOUNT GARDENS**

1415 FAIRMOUNT AVES  
 PHILADELPHIA, PA 19130-2914

**Development Owner Name:** 1415 Fairmount Limited Partnership

**Development Status:** Feasibility

**Political or Legislative Information**

**County:** PHILADELPHIA County

**Congressional District:** 1

**Municipality:** City of PHILADELPHIA

**Senate District:** 1

**Census Tract:** 133      **Census Block:** 3

**House District:** 195

**Apartment Information**

**Unit Distribution**

**Total Units:** 55  
**Subsidized Units:** 0  
**Low Income Units:** 55  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 1      **Story(s):** 4  
**Building Type:** MID RISE -  
**Construction Type:** NEW CONSTRUCTION -  
**Occupancy Type:** GENERAL - HOMELESS -

**Application Date:** 10/12/2011

**Closing Date:** 0/0/0

**Occupancy Date:** 0/0/0

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	55			47		8									

**Owner Representative**

Project HOME  
 1845 N 23rd St  
 Philadelphia, PA 19121-2055

\* Mr Donald Billingsley  
**Tel.:** (215) 235-3110 X 0  
**Fax.:** (215) 235-4441  
**Email:** donaldbillingsley@projecthome.org

**Management Agent**

Project HOME  
 1929 Sansom St  
 Philadelphia, PA 19103-0000

\* Mr Paul Sassani, VP of Asset & Prop Mgmt  
**Tel.:** (215) 568-0304 X 0  
**Fax.:** (215) 568-0314  
**Email:** paulsassani@projecthome.org

Bldg#	Bldg Address	Total Units
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**1515 FAIRMOUNT APARTMENTS**

1515 FAIRMOUNT AVE  
 PHILADELPHIA, PA 19130-2936

*Development Owner Name:* 1515 Fairmount LP

*Development Status:* Occupied

*Political or Legislative Information*

*County:* PHILADELPHIA County

*Congressional District:* 1

*Municipality:* City of PHILADELPHIA

*Senate District:* 1

*Census Tract:* 133      *Census Block:* 0

*House District:* 195

*Apartment Information*

*Unit Distribution*

*Total Units:* 48  
*Subsidized Units:* 0  
*Low Income Units:* 48  
*Market Rate Units:* 0  
*Manager Units:* 0

*Building Information*

*Buildings:* 1      *Story(s):* 4  
*Building Type:* MID RISE -  
*Construction Type:* REHAB - SUBSTANTIAL - CONVERSION -  
*Occupancy Type:* SRO

*Application Date:* 7/3/1990

*Closing Date:* 6/15/1995

*Occupancy Date:* 6/12/1996

<i>Apartment Distribution</i>	<i>Total</i>	<i>SRO</i>	<i>SRO+</i>	<i>EFF</i>	<i>EFF+</i>	<i>1BR</i>	<i>1BR+</i>	<i>2BR</i>	<i>2BR+</i>	<i>3BR</i>	<i>3BR+</i>	<i>4BR</i>	<i>4BR+</i>	<i>5BR</i>	<i>6BR</i>
	48														

*Owner Representative*

Project HOME  
 1929 Sansom St  
 Philadelphia, PA 19103-0000

Ms Cheryl Davis; Chief Operating Officer

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Project HOME Community Development Corp  
 1515 Fairmount Ave  
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*Tel.:* (215) 232-7229 X 4081

*Fax.:* ( ) - 0

*Email:* joanmccannon@projecthome.org

*Management Agent*

Project HOME  
 1929 Sansom St  
 Philadelphia, PA 19103-0000

\* Mr Richard J Kingston; Sr Director of Property Management

*Tel.:* (215) 568-0304 X 0

*Fax.:* (215) 568-0331

*Email:* richardkingston@projecthome.org

<i>Bldg#</i>	<i>Bldg Address</i>	<i>Total Units</i>
1	1515 Fairmount Ave Philadelphia, PA 19130-2936	48

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**WOODCREST HOUSING**

HADDINGTON/COBBS CREEK  
 PHILADELPHIA, PA 19131-0000

**Development Owner Name: Woodcrest Housing LP**

**Development Status: Occupied**

**Political or Legislative Information**

**County:** PHILADELPHIA County

**Congressional District:** 2

**Municipality:** City of PHILADELPHIA

**Senate District:** 8

**Census Tract:** 112      **Census Block:** 0

**House District:** 192

**Apartment Information**

**Unit Distribution**

**Total Units:** 11  
**Subsidized Units:** 0  
**Low Income Units:** 11  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 11      **Story(s):** 2  
**Building Type:** TOWNHOUSE -  
**Construction Type:** REHAB - MODERATE -  
**Occupancy Type:** GENERAL - HOMELESS -

**Application Date:** 4/14/2003

**Closing Date:** 0/0/0

**Occupancy Date:** 12/15/2004

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	11									8		3			

**Owner Representative**

AchieveAbility  
 35 N 60th St  
 Philadelphia, PA 19139-2349

\* Mr Gerard C Pescatore; Vice President of Real Estate

**Tel.:** (215) 748-8806 X 0

**Fax.:** (215) 474-2478

**Email:** gerard.pescatore@achieve-ability.org

**Management Agent**

AchieveAbility  
 35 N 60th St  
 Philadelphia, PA 19139-2349

\* Mr Gerard C Pescatore; Vice President of Real Estate

**Tel.:** (215) 748-8806 X 0

**Fax.:** (215) 474-2478

**Email:** gerard.pescatore@achieve-ability.org

Bldg#	Bldg Address	Philadelphia, PA	Total Units
1	104 S Cecil St	19139-3230	1
2	1219 N 58th St	19131-4108	1
3	1322 N Wanamaker St	19131-4121	1
4	252 S Hirst St	19139-3726	1
5	49 N Felton St	19139-2221	1
6	524 S Conestoga St	19131-0000	1
7	5430 Locust St	19139-4058	1
8	5547 Harmer St	19131-4834	1
9	5724 Cherry St	19139-2426	1
10	5844 Sansom St	19139-3147	1
11	5861 Delancey St	19143-1207	1

**MONUMENT MEWS**

4101 EDGELY RD  
 PHILADELPHIA, PA 19131-1656

**Development Owner Name:** Monument Mews, L.P.

**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County  
**Municipality:** City of PHILADELPHIA  
**Census Tract:** 122      **Census Block:** 3003

**Congressional District:** 2  
**Senate District:** 7  
**House District:** 194

**Apartment Information**

**Unit Distribution**

**Total Units:** 60  
**Subsidized Units:** 0  
**Low Income Units:** 60  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 5      **Story(s):** 3  
**Building Type:** TOWNHOUSE -  
**Construction Type:** NEW CONSTRUCTION -  
**Occupancy Type:** GENERAL - MENTALLY DISABLED -

**Application Date:** 3/1/2002  
**Closing Date:** 11/26/2003  
**Occupancy Date:** 9/21/2004

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	60					27		8		20		5			

**Owner Representative**

Mission First Housing Group  
 2042-2048 Arch St 2nd Fl  
 Philadelphia, PA 19103-1412

\* Ms Emilie Richey; Dev Finance Mgr  
**Tel.:** (215) 557-8484 X 3219  
**Fax.:** (215) 557-8449  
**Email:** erichey@1260hdc.org

**Management Agent**

Columbus Property Management & Dev Inc  
 2042-48 Arch St 2nd Fl  
 Philadelphia, PA 19103-1412

\* Mr Robert Labman; Executive Director  
**Tel.:** (215) 557-8484 X 3216  
**Fax.:** (215) 557-8447  
**Email:** rlabman@columbuspm.org

Ms Susan Cohen; Property Manager  
**Tel.:** (215) 557-8484 X 3272  
**Fax.:** (215) 557-8449  
**Email:** scohen@columbuspm.org

Ms Candy Leonbruno; Director of Property Mgmt  
**Tel.:** (215) 557-8484 X 0  
**Fax.:** (215) 557-8449  
**Email:** cleonbruno@1260hdc.org

Ms Clare Oestreicher; Director of Compliance  
**Tel.:** (215) 557-8484 X 3211  
**Fax.:** (215) 557-8447  
**Email:** coestreicher@columbuspm.org

Bldg#	Bldg Address	Philadelphia, PA 19131-1656	Total Units
1	4101 Edgely Rd	Philadelphia, PA 19131-1656	10
2	4101 Edgely Rd	Philadelphia, PA 19131-1656	16
3	4101 Edgely Rd	Philadelphia, PA 19131-1656	11
4	4101 Edgely Rd	Philadelphia, PA 19131-1656	12
5	4101 Edgely Rd	Philadelphia, PA 19131-1656	11

**HELP PHILADELPHIA I**

4900 WYALUSING AVE  
 PHILADELPHIA, PA 19131-5127

**Development Owner Name:** HELP Philadelphia I Associates LP

**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County  
**Municipality:** City of PHILADELPHIA  
**Census Tract:** 111      **Census Block:** 0

**Congressional District:** 2  
**Senate District:** 7  
**House District:** 190

**Apartment Information**

**Unit Distribution**

**Total Units:** 40  
**Subsidized Units:** 0  
**Low Income Units:** 40  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 4      **Story(s):** 0  
**Building Type:**  
**Construction Type:** NEW CONSTRUCTION -  
**Occupancy Type:** HOMELESS - PHYSICALLY DISABLED -

**Application Date:** 7/1/1996  
**Closing Date:** 0/0/0  
**Occupancy Date:** 11/20/1998

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	40														

**Owner Representative**

HELP USA, Inc.  
 5 Hanover Sq 18th Fl  
 New York, NY 10004-0000

\* Mr Cesar Fontanez; Controller  
 Tel.: (212) 400-7043 X 0  
 Fax: ( ) - 0  
**Email:**

**Management Agent**

HELP Social Service Corporation  
 4910 Wyalusing Ave  
 Philadelphia, PA 19131-0000

\* Mr Donnis Honeycutt  
 Tel.: (215) 473-6454 X 0  
 Fax.: (215) 473-6457  
**Email:**

Bldg#	Bldg Address	Total Units
1	4810 Wyalusing Ave Philadelphia, PA 19131-5115	12
2	4820 Wyalusing Ave Philadelphia, PA 19131-5126	8
3	4830 Wyalusing Ave Philadelphia, PA 19131-5131	12
4	4840 Wyalusing Ave Philadelphia, PA 19131-5132	8

**HELP PHILADELPHIA II**

4900 WYALUSING AVE  
 PHILADELPHIA, PA 19131-5127

**Development Owner Name:** HELP Philadelphia II Assocs LP

**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County  
**Municipality:** City of PHILADELPHIA  
**Census Tract:** 104      **Census Block:** 1001

**Congressional District:** 2  
**Senate District:** 7  
**House District:** 190

**Apartment Information**

**Unit Distribution**  
**Total Units:** 50  
**Subsidized Units:** 0  
**Low Income Units:** 50  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 1      **Story(s):** 0  
**Building Type:**  
**Construction Type:** NEW CONSTRUCTION -  
**Occupancy Type:** HOMELESS - PHYSICALLY DISABLED -  
 HIV/AIDS -

**Application Date:** 1/15/1998  
**Closing Date:** 0/0/0  
**Occupancy Date:** 7/16/1999

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	50														

**Owner Representative**

HELP USA, Inc.  
 5 Hanover Sq 18th Fl  
 New York, NY 10004-0000  
 \* Mr Cesar Fontanez; Controller  
**Tel.:** (212) 400-7043 X 0  
**Fax.:** ( ) - 0  
**Email:**

**Management Agent**

HELP Social Service Corporation  
 4910 Wyalusing Ave  
 Philadelphia, PA 19131-0000  
 \* Mr Donnis Honeycutt  
**Tel.:** (215) 473-6454 X 0  
**Fax.:** (215) 473-6457  
**Email:**

Bldg#	Bldg Address		Philadelphia, PA 19131-5133	Total Units
1	4910 Wyalusing Ave	aka 4900 Wyalusing Ave		50

**VILLANUEVA TOWNHOUSE**

SCATTERED SITES  
 PHILADELPHIA, PA 19133-0000

**Development Owner Name:** Tillmon Villanueva Limited Partners

**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County

**Congressional District:** 1

**Municipality:** City of PHILADELPHIA

**Senate District:** 2

**Census Tract:** 175      **Census Block:** 3003

**House District:** 181

**Apartment Information**

**Unit Distribution**

**Total Units:** 77  
**Subsidized Units:** 0  
**Low Income Units:** 77  
  
**Market Rate Units:** 0  
**Manager Units:** 3

**Building Information**

**Buildings:** 11      **Story(s):** 2  
**Building Type:** TOWNHOUSE -  
**Construction Type:** REHAB - MODERATE -  
**Occupancy Type:** GENERAL - HOMELESS - PHYSICALLY  
 DISABLED -

**Application Date:** 11/8/2010

**Closing Date:** 5/8/2012

**Occupancy Date:** 5/8/2012

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	77							25		40		12			

**Owner Representative**

Womens Community Revitalization  
 Project  
 100 W Oxford St #E-2300  
 Philadelphia, PA 19122-0000

**Management Agent**

Womens Community Revitalization  
 Project  
 100 W Oxford St #E-2300  
 Philadelphia, PA 19122-0000

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Ms Christine Paul  
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\* Ms Nora Lichtash; Director  
**Tel.:** (215) 627-5550 X 215  
**Fax.:** (215) 627-6766  
**Email:** nlichtash@wcrpphila.com

Bldg#	Bldg Address	Total Units
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**EVELYN SANDERS TOWNHOUSES PH I**

3000 PERCY ST  
 PHILADELPHIA, PA 19133-1829

**Development Owner Name:** Evelyn Sanders LP

**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County

**Congressional District:** 2

**Municipality:** City of PHILADELPHIA

**Senate District:** 2

**Census Tract:** 175      **Census Block:** 7005

**House District:** 181

**Apartment Information**

**Unit Distribution**

**Total Units:** 40  
**Subsidized Units:** 0  
**Low Income Units:** 40  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 7      **Story(s):** 3  
**Building Type:** TOWNHOUSE - WALKUP -  
**Construction Type:** NEW CONSTRUCTION -  
**Occupancy Type:** HOMELESS - PHYSICALLY DISABLED -

**Application Date:** 10/20/2006

**Closing Date:** 5/28/2008

**Occupancy Date:** 5/29/2009

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	40							16		12		12			

**Owner Representative**

Womens Community Revitalization Project  
 100 W Oxford St #E-2300  
 Philadelphia, PA 19122-0000

\* Ms Nora Lichtash; Director  
**Tel.:** (215) 627-5550 X 215  
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**Email:** nlichtash@wcrpphila.com

Ms Carrie Dupree; Director of Finance  
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**Fax.:** (215) 627-6766  
**Email:** cdupree@wcrpphila.com

**Management Agent**

Womens Community Revitalization Project  
 100 W Oxford St #E-2300  
 Philadelphia, PA 19122-0000

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**Email:** nlichtash@wcrpphila.com

**Tel.:** (215) 684-5730 X 0  
**Fax.:** ( ) - 0  
**Email:**

Bldg#	Bldg Address	Total Units
1	927-929 W Indiana St Philadelphia, PA 19133-1828	4
2	3018-3030 N Hutchinson St Philadelphia, PA 19133-1822	7
3	3041-3043 N Hutchinson St Philadelphia, PA 19133-1823	4
4	3019-3029 N Hutchinson St Philadelphia, PA 19133-1823	8
5	917-923 W Indiana St Philadelphia, PA 19133-1827	6
6	3018-3028 N Percy St Philadelphia, PA 19133-1829	6
7	3009-3017 N Percy St Philadelphia, PA 19133-1830	5

**EVELYN SANDERS TOWNHOUSE PH II**

3000 PERCY & HUTCHINSON STS  
 PHILADELPHIA, PA 19133-0000

**Development Owner Name:** Evelyn Sanders 2 LP

**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County  
**Municipality:** City of PHILADELPHIA  
**Census Tract:** 175      **Census Block:** 7

**Congressional District:** 2  
**Senate District:** 2  
**House District:** 181

**Apartment Information**

**Unit Distribution**

**Total Units:** 31  
**Subsidized Units:** 0  
**Low Income Units:** 31  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 8      **Story(s):** 3  
**Building Type:** TOWNHOUSE - WALKUP -  
**Construction Type:** NEW CONSTRUCTION -  
**Occupancy Type:** GENERAL - HOMELESS - PHYSICALLY  
 DISABLED -

**Application Date:** 10/3/2008  
**Closing Date:** 1/26/2010  
**Occupancy Date:** 1/28/2011

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	31							16		9		6			

**Owner Representative**

Womens Community Revitalization  
 Project  
 100 W Oxford St #E-2300  
 Philadelphia, PA 19122-0000

\* Ms Nora Lichtash; Director  
**Tel.:** (215) 627-5550 X 215  
**Fax.:** (215) 627-6766  
**Email:** nlichtash@wcrpphila.com

**Management Agent**

Womens Community Revitalization  
 Project  
 100 W Oxford St #E-2300  
 Philadelphia, PA 19122-0000

\* Ms Nora Lichtash; Director  
**Tel.:** (215) 627-5550 X 215      **Tel.:** (215) 684-5730 X 0  
**Fax.:** (215) 627-6766      **Fax.:** ( ) - 0  
**Email:** nlichtash@wcrpphila.com      **Email:**

Bldg#	Bldg Address	Philadelphia, PA	Total Units
1	909 W Indiana Ave	19133-1826	1
2	913 W Indiana Ave	19133-1826	2
3	3029-3039 N Percy St	19133-1830	6
4	3054-3062 N Percy St	19133-1829	5
5	3063-3065 N Percy St	19133-1830	3
6	3045-3055 N Percy St	19133-1830	6
7	3063-3065 N Hutchinson St	19133-1823	4
8	3060-3066 N Hutchinson St	19133-1822	4

**HOGAR DE ESPERANZA**

SCATTERED SITES  
 PHILADELPHIA, PA 19133-2110

**Development Owner Name:** Refugio de Amor LP

**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County

**Congressional District:** 2

**Municipality:** City of PHILADELPHIA

**Senate District:** 3

**Census Tract:** 155      **Census Block:** 6003

**House District:** 181

**Apartment Information**

**Unit Distribution**

**Total Units:** 20  
**Subsidized Units:** 0  
**Low Income Units:** 20  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 1      **Story(s):** 0  
**Building Type:**  
**Construction Type:** REHAB - SUBSTANTIAL -  
**Occupancy Type:** GENERAL - SPECIAL NEEDS

**Application Date:** 7/1/1996

**Closing Date:** 0/0/0

**Occupancy Date:** 7/3/1998

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	20					12		8							

**Owner Representative**

APM Inc  
 4301 Rising Sun Ave  
 Philadelphia, PA 19140-2719

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 Housing Community Dev

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**Management Agent**

APM Inc  
 4301 Rising Sun Ave  
 Philadelphia, PA 19140-2719

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Mr Rasak Azeez; CFO

**Tel.:** (267) 296-7200 X 0

**Fax.:** (215) 259-3751

**Email:** rasak.azeez@apmphila.org

**Bldg# Bldg Address**  
 1 2203 Germantown Ave

Philadelphia, PA 19133-2100

**Total Units**  
 20

**PROYECTO ESCALERA**

2355 GERMANTOWN AVE  
 PHILADELPHIA, PA 19133-2113

**Development Owner Name:** Escalera Associates

**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County

**Municipality:** City of PHILADELPHIA

**Census Tract:** 164

**Census Block:** 3005

**Congressional District:** 2

**Senate District:** 3

**House District:** 181

**Apartment Information**

**Unit Distribution**

**Total Units:** 24

**Subsidized Units:** 0

**Low Income Units:** 24

**Market Rate Units:** 0

**Manager Units:** 0

**Building Information**

**Buildings:** 1 **Story(s):** 0

**Building Type:** WALKUP -

**Construction Type:** REHAB - MODERATE -

**Occupancy Type:** HOMELESS - PHYSICALLY DISABLED -  
 MENTALLY DISABLED -

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	24														

**Application Date:** 2/1/1994

**Closing Date:** 0/0/0

**Occupancy Date:** 6/30/1995

**Owner Representative**

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 Philadelphia, PA 19140-2719

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Mr Rasak Azeez; CFO  
**Tel.:** (267) 296-7200 X 0  
**Fax.:** (215) 259-3751  
**Email:** rasak.azeez@apmphila.org

Bldg#	Bldg Address	Total Units
1	2355 Germantown Ave Philadelphia, PA 19133-2113	24

**HANCOCK MANOR**  
 164 W ALLEGHENY AVE  
 PHILADELPHIA, PA 19133-3918

**Development Owner Name:** Hancock Manor Corporation  
**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County  
**Municipality:** City of PHILADELPHIA  
**Census Tract:** 176.02 **Census Block:** 4001  
**Congressional District:** 1  
**Senate District:** 2  
**House District:** 180

**Apartment Information**

**Unit Distribution**

**Total Units:** 45  
**Subsidized Units:** 0  
**Low Income Units:** 45  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 1 **Story(s):** 6  
**Building Type:** MID RISE -  
**Construction Type:** REHAB - SUBSTANTIAL -  
**Occupancy Type:** GENERAL - HOMELESS -

**Application Date:** 1/3/2008  
**Closing Date:** 10/8/2009  
**Occupancy Date:** 5/31/2010

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	45					1		41		3					

**Owner Representative**

Impact Services Corporation  
 1952 East Allegheny Avenue  
 Philadelphia, PA 19134

\* Mr John MacDonald; President and CEO  
**Tel.:** (215) 423-3645 X 0  
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Mr Edward Blaney; Controller and CFO  
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**Fax.:** ( ) - 0  
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Mr Steve Culbertson; Director of Housing Development  
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**Management Agent**

Multifamily Mgmt of Philadelphia LLC  
 8 Penn Center  
 1628 John F Kennedy Blvd Ste 1600  
 Philadelphia, PA 19103-2135

\* Mr Chris McNerney; Asst VP - Reg Prop Mgr  
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**Fax.:** (267) 322-5623  
**Email:** cmcnerney@multifamilymgmt.com

Bldg#	Bldg Address	Total Units
1	174 W Allegheny Ave Philadelphia, PA 19133-3933	45

**IMPACT VETERANS AND FAMILY HSG**

1952 E ALLEGHENY AVE  
 PHILADELPHIA, PA 19134-3122

*Development Owner Name:* 1952 Allegheny Associates Limited P

*Development Status:* Feasibility

**Political or Legislative Information**

*County:* PHILADELPHIA County

*Congressional District:* 1

*Municipality:* City of PHILADELPHIA

*Senate District:* 1

*Census Tract:* 178 *Census Block:* 1007

*House District:* 175

**Apartment Information**

*Unit Distribution*

*Total Units:* 26  
*Subsidized Units:* 0  
*Low Income Units:* 26  
  
*Market Rate Units:* 0  
*Manager Units:* 1

**Building Information**

*Buildings:* 1 *Story(s):* 3  
*Building Type:* LOW RISE -  
*Construction Type:* REHAB - SUBSTANTIAL - CONVERSION -  
*Occupancy Type:* GENERAL - HOMELESS - PHYSICALLY  
 DISABLED - MENTALLY DISABLED - VETS

*Application Date:* 11/7/2012

*Closing Date:* 0/0/0

*Occupancy Date:* 0/0/0

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	SBR	6BR
	26					1		18		7					

**Owner Representative**

Impact Services Corporation  
 1952 East Allegheny Avenue  
 Philadelphia, PA 19134

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*Email:* sculbertson@impactservices.org

**Management Agent**

Multifamily Mgmt of Philadelphia  
 LLC

8 Penn Center  
 1628 John F Kennedy Blvd Ste  
 1600

Philadelphia, PA 19103-2135

\* Mr Chris McNemey; Asst VP -  
 Reg Prop Mgr

*Tel.:* (267) 322-5600 X 113

*Fax.:* (267) 322-5623

*Email:* cmcnemey@multifamilymgmt.com

Bldg#	Bldg Address	Total Units
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**RUBY HOUSING**

SCATTERED SITES  
 PHILADELPHIA, PA 19139-0000

**Development Owner Name: Ruby Housing LP**

**Development Status: Occupied**

**Political or Legislative Information**

**County:** PHILADELPHIA County  
**Municipality:** City of PHILADELPHIA  
**Census Tract:** 102      **Census Block:** 8006

**Congressional District:** 2  
**Senate District:** 7  
**House District:** 192

**Apartment Information**

**Unit Distribution**

**Total Units:** 11  
**Subsidized Units:** 0  
**Low Income Units:** 11  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 11      **Story(s):** 0  
**Building Type:** TOWNHOUSE -  
**Construction Type:** REHAB - MODERATE -  
**Occupancy Type:** HOMELESS - SUBSTANCE ABUSE

**Application Date:** 3/1/2002  
**Closing Date:** 0/0/0  
**Occupancy Date:** 11/28/2003

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	11									8		3			

**Owner Representative**

AchieveAbility  
 35 N 60th St  
 Philadelphia, PA 19139-2349  
 \* Mr Gerard C Pescatore; Vice  
 President of Real Estate  
**Tel.:** (215) 748-8806 X 0  
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**Management Agent**

AchieveAbility  
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 ability.org

Bldg#	Bldg Address	Philadelphia, PA	Total Units
1	129 N Ruby St	19139-2632	1
2	131 N Peach St	19139-2627	1
3	522 N Vodges St	19131-4905	1
4	429 N Robinson St	19151-4342	1
5	5936 Summer St	19139-1232	1
6	5937 Summer St	19139-1233	1
7	47 N Felton St	19139-2221	1
8	6019 Pine St	19143-1125	1
9	6041 Spruce St	19139-3739	1
10	5341 Chancellor St	19139-4049	1
11	5332 Chestnut St	19139-3335	1

**PCAH/HADDINGTON DEVELOPMENT**

**Development Owner Name:** Haddington Partners LP

SCATTERED SITES  
PHILADELPHIA, PA 19139-2038

**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County      **Congressional District:** 2  
**Municipality:** City of PHILADELPHIA      **Senate District:** 7  
**Census Tract:** 94      **Census Block:** 0      **House District:** 190

**Apartment Information**

**Unit Distribution**  
**Total Units:** 21  
**Subsidized Units:** 0  
**Low Income Units:** 21  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 21      **Story(s):** 3  
**Building Type:** TOWNHOUSE -  
**Construction Type:** NEW CONSTRUCTION -REHAB -  
 SUBSTANTIAL -  
**Occupancy Type:** HOMELESS -

**Application Date:** 3/10/1994  
**Closing Date:** 7/8/1996  
**Occupancy Date:** 4/4/1997

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	21							6		14		1			

**Owner Representative**

AchieveAbility  
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Ms My Tran  
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Mr Marcus Allen; CEO  
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Bldg#	Bldg Address	Philadelphia, PA 19139-2038	Total Units
1	5414 Summer St	Philadelphia, PA 19139-2038	1
2	5416 Summer St	Philadelphia, PA 19139-2038	1
3	5446 Summer St	Philadelphia, PA 19139-2038	1
4	5452 Summer St	Philadelphia, PA 19139-2038	1
5	5454 Summer St	Philadelphia, PA 19139-2038	1
6	5460 Summer St	Philadelphia, PA 19139-2038	1
7	5405 Penngrove St	Philadelphia, PA 19139	1
8	5407 Penngrove St	Philadelphia, PA 19139	1
9	5409 Penngrove St	Philadelphia, PA 19139	1
10	5734 Vine St	Philadelphia, PA 19139-1235	1
11	5738 Vine St	Philadelphia, PA 19139-1235	1
12	5737A Summer St	Philadelphia, PA 19139-1251	1
13	5737B Summer St	Philadelphia, PA 19139-1251	1
14	5739A Summer St	Philadelphia, PA 19139-1251	1
15	5739B Summer St	Philadelphia, PA 19139-1251	1
16	5501 Pearl St	Philadelphia, PA 19139-2028	1
17	5503 Pearl St	Philadelphia, PA 19139-2028	1
18	332 N 55th St	Philadelphia, PA 19139-1425	1
19	334 N 55th St	Philadelphia, PA 19139-1425	1
20	323 N 55th St	Philadelphia, PA 19139-1424	1
21	325 N 55th St	Philadelphia, PA 19139-1424	1

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**GAUDENZIA TIOGA ARMS**

1828-30 W TIOGA  
 PHILADELPHIA, PA 19140-4939

*Development Owner Name:* Tioga Arms L.P.

*Development Status:* Occupied

*Political or Legislative Information*

*County:* PHILADELPHIA County

*Congressional District:* 2

*Municipality:* City of PHILADELPHIA

*Senate District:* 3

*Census Tract:* 202      *Census Block:* 4

*House District:* 197

*Apartment Information*

*Unit Distribution*

*Total Units:* 22  
*Subsidized Units:* 0  
*Low Income Units:* 22  
  
*Market Rate Units:* 0  
*Manager Units:* 0

*Building Information*

*Buildings:* 1      *Story(s):* 4  
*Building Type:* MID RISE -  
*Construction Type:* REHAB - SUBSTANTIAL -  
*Occupancy Type:* HOMELESS - PHYSICALLY DISABLED -  
 MENTALLY DISABLED - HF/SPECIAL NEEDS

*Application Date:* 10/20/2003

*Closing Date:* 0/0/0

*Occupancy Date:* 11/1/2006

<i>Apartment Distribution</i>	<i>Total</i>	<i>SRO</i>	<i>SRO+</i>	<i>EFF</i>	<i>EFF+</i>	<i>1BR</i>	<i>1BR+</i>	<i>2BR</i>	<i>2BR+</i>	<i>3BR</i>	<i>3BR+</i>	<i>4BR</i>	<i>4BR+</i>	<i>5BR</i>	<i>6BR</i>
	22							13		9					

*Owner Representative*

Gaudenzia Foundation Inc  
 106 W Main St  
 Norristown, PA 19401-0000

\* Mr Michael Harle; Executive Director  
 Tel.: (610) 239-9600 X 0  
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*Management Agent*

Gaudenzia Foundation Inc  
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 Norristown, PA 19401-0000

\* Mr Michael Harle; Executive Director  
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 Fax.: (610) 239-9324  
 Email: mharle@gaudenzia.org

<i>Bldg#</i>	<i>Bldg Address</i>	<i>Total Units</i>
1	1828-30 W Tioga St Philadelphia, PA 19140-4939	22

**TIOGA HOUSING IV**

1721 W TIOGA ST  
 PHILADELPHIA, PA 19140-4982

**Development Owner Name:** Aspen Affordable Housing LP

**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County  
**Municipality:** City of PHILADELPHIA  
**Census Tract:** 201      **Census Block:** 0

**Congressional District:** 2  
**Senate District:** 3  
**House District:** 197

**Apartment Information**

**Unit Distribution**

**Total Units:** 4  
**Subsidized Units:** 0  
**Low Income Units:** 4  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 1      **Story(s):** 3  
**Building Type:** WALKUP -  
**Construction Type:** REHAB - MODERATE - SUBSTANTIAL -  
**Occupancy Type:** GENERAL - HOMELESS -

**Application Date:** 3/1/2002  
**Closing Date:** 0/0/0  
**Occupancy Date:** 1/31/2002

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	4							3				1			

**Owner Representative**

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Bldg#	Bldg Address	Total Units
1	1721 W Tioga St Philadelphia, PA 19140-4982	4

**NEIGHBORHOOD RESTORATION XI**

SCATTERED SITES  
 PHILADELPHIA, PA 19143-0000

**Development Owner Name:** Neighborhood Restorations LP XI

**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County  
**Municipality:** City of PHILADELPHIA  
**Census Tract:** 190      **Census Block:** 0

**Congressional District:** 2  
**Senate District:** 8  
**House District:** 192

**Apartment Information**

**Unit Distribution**  
**Total Units:** 27  
**Subsidized Units:** 0  
**Low Income Units:** 27  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 26      **Story(s):** 3  
**Building Type:** TOWNHOUSE -  
**Construction Type:** NEW CONSTRUCTION -  
**Occupancy Type:** GENERAL - HOMELESS -

**Application Date:** 12/15/2000  
**Closing Date:** 0/0/0  
**Occupancy Date:** 12/1/2002

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	27					1		9		14		3			

**Owner Representative**

Neighborhood Restorations  
 PO Box 605  
 Dresher, PA 19025-0605

\* Mr James H Levin  
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**Management Agent**

Prime Property Management  
 5429 Chestnut St #M114  
 Philadelphia, PA 19139

\* Mr James H Levin  
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**Email:** jlevin@nrlp.net

Bldg#	Bldg Address	Philadelphia, PA	Total Units
1	5801 Osage Ave	Philadelphia, PA 19143-1213	1
2	5242 Rodman St	Philadelphia, PA 19143-1529	1
3	5234 Rodman St	Philadelphia, PA 19143-1529	1
4	5850 Norfolk St	Philadelphia, PA 19143-2403	1
5	16 S Sickels St	Philadelphia, PA 19139-3354	1
6	14 S Conestoga St	Philadelphia, PA 19139-3340	1
7	19 S Conestoga St	Philadelphia, PA 19139-3341	1
8	22 S Conestoga St	Philadelphia, PA 19139-3340	1
9	802 S 57th St	Philadelphia, PA 19143-2702	1
10	817 S 57th St	Philadelphia, PA 19143-2802	1
11	5002 Cedar St	Philadelphia, PA 19143-1653	1
12	6114 Delancey St	Philadelphia, PA 19143-1004	1
13	6125 Delancey St	Philadelphia, PA 19143-1003	1
14	4940 Walnut St	Philadelphia, PA 19139-4227	2
15	140 N Wanamaker St	Philadelphia, PA 19139-2443	1
16	1423 N Wanamaker	Philadelphia, PA 19131-3825	1
17	5647 Walton Ave	Philadelphia, PA 19143-2425	1
18	5303 Walton St	Philadelphia, PA 19143-2609	1
19	5629 Hunter St	Philadelphia, PA 19131-3402	1
20	5651 Washington St	Philadelphia, PA 19143-2813	1
21	5881 Woodcrest St	Philadelphia, PA 19131-2214	1
22	5775 Stewart St	Philadelphia, PA 19131-3419	1
23	1649 N 61st St	Philadelphia, PA 19151-3930	1

24	50 S 61st St	Philadelphia, PA 19139-3009	1
25	107 S 61st St	Philadelphia, PA 19139-3041	1
26	46 N Hobart St	Philadelphia, PA 19139-2451	1

**HIGH STREET MANOR**

81 E HIGH ST  
 PHILADELPHIA, PA 19144-2100

**Development Owner Name:** High Street Manor Associates LP

**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County  
**Municipality:** City of PHILADELPHIA  
**Census Tract:** 252      **Census Block:** 0

**Congressional District:** 2  
**Senate District:** 4  
**House District:** 201

**Apartment Information**

**Unit Distribution**

**Total Units:** 15  
**Subsidized Units:** 0  
**Low Income Units:** 15  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 1      **Story(s):** 0  
**Building Type:**  
**Construction Type:** REHAB - MODERATE -  
**Occupancy Type:** HOMELESS -

**Application Date:** 8/2/1993  
**Closing Date:** 0/0/0  
**Occupancy Date:** 12/31/1995

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	15					3		11		1					

**Owner Representative**

Resources for Human Development  
 Inc  
 4700 Wissahickon Ave Ste 126  
 Philadelphia, PA 19144-4248

\* Mr Paul McNeil, Budget Manager  
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 Email: paul@rhd.org

**Management Agent**

Bldg#	Bldg Address	Total Units
1	81 E High St Philadelphia, PA 19144-2100	15

**GERMANTOWN YMCA SRO**

5722 GREENE ST  
 PHILADELPHIA, PA 19144-2703

**Development Owner Name:** Germantown Y Residential Enterprise

**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County

**Congressional District:** 2

**Municipality:** City of PHILADELPHIA

**Senate District:** 3

**Census Tract:** 241 **Census Block:** 0

**House District:** 198

**Apartment Information**

**Unit Distribution**

**Total Units:** 128  
**Subsidized Units:** 0  
**Low Income Units:** 128  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 1 **Story(s):** 5  
**Building Type:** MID RISE -  
**Construction Type:** REHAB - SUBSTANTIAL -  
**Occupancy Type:** HOMELESS - SRO

**Application Date:** 2/6/1991

**Closing Date:** 4/4/1994

**Occupancy Date:** 12/29/1993

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	128	128													

**Owner Representative**

YMCA of Germantown  
 5722 Greene St  
 Philadelphia, PA 19144-0000

\* Rev Jesse W Brown; Pres of BOD

**Tel.:** (215) 848-7601 X 0

**Fax.:** ( ) - 0

**Email:** onyxbrown@gmail.com

**Management Agent**

YMCA of Germantown  
 5722 Greene St  
 Philadelphia, PA 19144-0000

\* Mr Maurice Walls; CEO

**Tel.:** (215) 844-3281 X 0

**Fax.:** ( ) - 0

**Email:** mwalls@glifecenter.org

Ms Lynn Kulber; Office Manager

**Tel.:** (215) 844-3281 X 0

**Fax.:** ( ) - 0

**Email:**

Bldg#	Bldg Address	Total Units
1	5722 Greene St Philadelphia, PA 19144-2703	128

**AVONDALE HOUSING**

SCATTERED SITES  
 PHILADELPHIA, PA 19146-1835

**Development Owner Name: Avondale Housing LP**

**Development Status: Occupied**

**Political or Legislative Information**

**County:** PHILADELPHIA County  
**Municipality:** City of PHILADELPHIA  
**Census Tract:** 114      **Census Block:** 0

**Congressional District:** 2  
**Senate District:** 7  
**House District:** 192

**Apartment Information**

**Unit Distribution**  
**Total Units:** 18  
**Subsidized Units:** 0  
**Low Income Units:** 18  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 18      **Story(s):** 2  
**Building Type:** TOWNHOUSE -  
**Construction Type:** REHAB - SUBSTANTIAL -  
**Occupancy Type:** HOMELESS -

**Application Date:** 12/15/2000  
**Closing Date:** 0/0/0  
**Occupancy Date:** 5/24/2002

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	18							3		11		3		1	

**Owner Representative**

AchieveAbility  
 35 N 60th St  
 Philadelphia, PA 19139-2349  
 \* Mr Gerard C Pescatore; Vice  
 President of Real Estate  
 Tel.: (215) 748-8806 X 0  
 Fax.: (215) 474-2478  
 Email: gerard.pescatore@achieve-  
 ability.org

**Management Agent**

Bldg#	Bldg Address	Total Units
1	1455 N 55th St	1
2	6121 Locust St	1
3	139 S Ruby St	1
4	140 S Peach St	1
5	110 N Peach St	1
6	5410 Summer St	1
7	5424 Summer St	1
8	5637 Appletree St	1
9	208 N Robinson St	1
10	21 N Dewey St	1
11	234 N Robinson St	1
12	548 S Conestoga St	1
13	512 S Redfield St	1
14	5841 Larchwood Ave	1
15	6234 Larchwood Ave	1
16	1220 N 59th St	1
17	5907 W Thompson St	1
18	1740 N Redfield St	1

**REED HOUSE**  
 1320 S 32ND ST  
 PHILADELPHIA, PA 19146-3428

**Development Owner Name:** Reed House Associates, SRO  
**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County  
**Municipality:** City of PHILADELPHIA  
**Census Tract:** 29      **Census Block:** 7.08  
**Congressional District:** 2  
**Senate District:** 8  
**House District:** 186

**Apartment Information**

**Unit Distribution**

**Total Units:** 66  
**Subsidized Units:** 66  
**Low Income Units:** 66  
**Market Rate Units:** 0  
**Manager Units:** 1

**Building Information**

**Buildings:** 1      **Story(s):** 2  
**Building Type:** LOW RISE -  
**Construction Type:** REHAB - SUBSTANTIAL -  
**Occupancy Type:** HOMELESS - SRO

**Application Date:** 2/28/1997  
**Closing Date:** 12/24/1998  
**Occupancy Date:** 7/15/1999

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	67	66				1									

**Owner Representative**

The Salvation Army  
 701 N Broad St  
 Philadelphia, PA 19123-0000

\* Ms Susan Brotherton; Dir of Phila Social Services Ministries  
**Tel.:** (215) 787-2978 X 0  
**Fax.:** (215) 787-2848  
**Email:** susan.brotherton@use.salvationarmy.org

Ms Donna Bielawiec; Controller  
**Tel.:** (215) 787-2800 X 0  
**Fax.:** (215) 787-2848  
**Email:** dbielawiec@use.salvationarmy.org

**Management Agent**

Salvation Army Reed House  
 1320 S 32nd St  
 Philadelphia, PA 19146-0000

\* Ms Tonya Penn-Harper; Housing & Project Coordinator  
**Tel.:** (215) 787-2821 X 0  
**Fax.:** ( ) - 0  
**Email:** tonya.penn-harper@use.salvationarmy.org

Bldg#	Bldg Address	Total Units
1	1320 S 32nd St Philadelphia, PA 19146-3428	66

**HADDINGTON II**

SCATTERED SITES  
PHILADELPHIA, PA 19151-0000

**Development Owner Name:** Haddington Partners II LP

**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County

**Congressional District:** 1

**Municipality:** City of PHILADELPHIA

**Senate District:** 7

**Census Tract:** 104      **Census Block:** 1001

**House District:** 192

**Apartment Information**

**Unit Distribution**

**Total Units:** 28  
**Subsidized Units:** 0  
**Low Income Units:** 28  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 28      **Story(s):** 0  
**Building Type:**  
**Construction Type:** NEW CONSTRUCTION -  
**Occupancy Type:** HOMELESS - PHYSICALLY DISABLED -

**Application Date:** 7/1/1996

**Closing Date:** 0/0/0

**Occupancy Date:** 10/14/1997

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	28							4		19		5			

**Owner Representative**

AchieveAbility  
35 N 60th St  
Philadelphia, PA 19139-2349

\* Mr Gerard C Pescatore; Vice  
President of Real Estate  
Tel.: (215) 748-8806 X 0

Fax.: (215) 474-2478

Email: gerard.pescatore@achieve-ability.org

**Management Agent**

AchieveAbility  
35 N 60th St  
Philadelphia, PA 19139-2349

\* Ms My Tran

Tel.: (215) 748-8806 X 0

Fax.: (215) 748-6969

Email: my.tran@achieve-ability.org

Bldg#	Bldg Address	Total Units
1	110 N Millick St	1
2	25 N 61st St	1
3	5543 Wyalusing Ave	1
4	18 N Felton St	1
5	58 N Felton St	1
6	229 N Avondale St	1
7	654 N 53rd St	1
8	118 N 55th St	1
9	6318 Haverford Ave	1
10	6147 Haverford Ave	1
11	6158 Haverford Ave	1
12	1541 N 56th St	1
13	1341 N Wanamaker St	1
14	5932 Pine St	1
15	1313 N Wanamaker St	1
16	512 N Allison St	1
17	1519 N Edgewood St	1
18	5844 Spruce St	1
19	6236 Ludlow St	1
20	114 N Ruby St	1
21	1445 N Hirst St	1
22	5414 Haverford Ave	1
23	5416 Haverford Ave	1

24	36 N Peach St	Philadelphia, PA	19139-2638	1
25	314 N 55th St	Philadelphia, PA	19139-1425	1
26	316 N 55th St	Philadelphia, PA	19139-1425	1
27	318 N 55th St	Philadelphia, PA	19139-1425	1
28	320 N 55th St	Philadelphia, PA	19139-1425	1

**KAN/KARP DEMO PROJECT**

SCATTERED SITES  
 PHILADELPHIA, PA 19134-3737

**Development Owner Name:** Frankford Avenue LP

**Development Status:** Occupied

**Political or Legislative Information**

**County:** PHILADELPHIA County

**Congressional District:** 1

**Municipality:** City of PHILADELPHIA

**Senate District:** 1

**Census Tract:** 188      **Census Block:** 0

**House District:** 175

**Apartment Information**

**Unit Distribution**

**Total Units:** 10  
**Subsidized Units:** 0  
**Low Income Units:** 10  
**Market Rate Units:** 0  
**Manager Units:** 0

**Building Information**

**Buildings:** 6      **Story(s):** 0  
**Building Type:** TOWNHOUSE -  
**Construction Type:** REHAB - MODERATE -  
**Occupancy Type:** HOMELESS - PHYSICALLY DISABLED -

**Application Date:** 8/2/1993

**Closing Date:** 0/0/0

**Occupancy Date:** 1/25/1995

Apartment Distribution	Total	SRO	SRO+	EFF	EFF+	1BR	1BR+	2BR	2BR+	3BR	3BR+	4BR	4BR+	5BR	6BR
	10							6		4					

**Owner Representative**

Columbus Property Management &  
 Dev Inc  
 2042-48 Arch St 2nd Fl  
 Philadelphia, PA 19103-1412

\* Ms Clare Oestreich; Director of  
 Compliance  
**Tel.:** (215) 557-8484 X 3211  
**Fax.:** (215) 557-8447  
**Email:** coestreich@columbuspm.org

**Management Agent**

Columbus Property Management &  
 Dev Inc  
 2042-48 Arch St 2nd Fl  
 Philadelphia, PA 19103-1412

\* Ms Clare Oestreich; Director of  
 Compliance  
**Tel.:** (215) 557-8484 X 3211  
**Fax.:** (215) 557-8447  
**Email:** coestreich@columbuspm.org

Mr Robert Labman; Executive  
 Director  
**Tel.:** (215) 557-8484 X 3216  
**Fax.:** (215) 557-8447  
**Email:** rlabman@columbuspm.org

Bldg#	Bldg Address	Philadelphia, PA	19134-3757	Total Units
1	3053 Braddock St	Philadelphia, PA	19134-3757	1
2	3072 Amber St	Philadelphia, PA	19134-3754	1
3	3036 Frankford Ave	Philadelphia, PA	19134-3737	2
4	3038 Frankford Ave	Philadelphia, PA	19134-3737	2
5	3040 Frankford Ave	Philadelphia, PA	19134-3737	2
6	3042 Frankford Ave	Philadelphia, PA	19134-3737	2

**5. Site/Layout**

a) Site map of the City indicating location of project: See **Attachment 2**

b) The completed project will contain one five-story, new construction 81,650 SF building with 88 efficiency apartments (average size of approximately 571 SF). The first floor will contain approximately 2,000 SF of retail / commercial space with frontage along Broad Street. Each apartment will have its own private kitchen and bathroom, as well as a living room, a separate sleeping area and large closets.

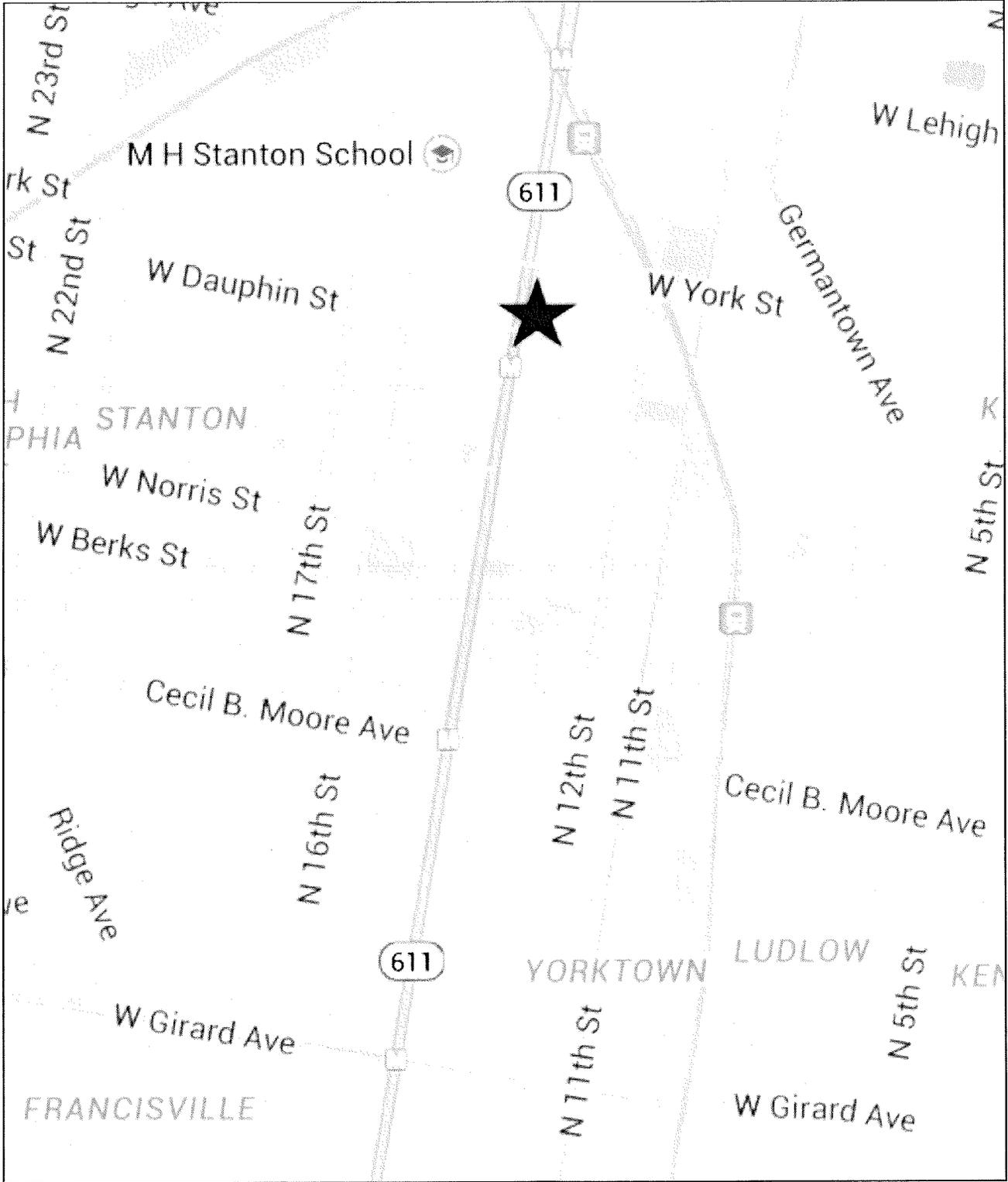
<b>Building Address</b>	<b>Structure Type</b>	<b>Construction Type</b>	<b>Building SF</b>	<b># of Units</b>	<b># of Efficiency Units</b>	<b>Unit SF</b>	<b># of Bathrooms Per Unit</b>
2415 North Broad Street	Elevator Apartment	New Construction	81,650	88	88	506-595 (Avg = 571)	1

c) Site and floor plans, as well as an exterior rendering, are included as **Attachment 3**.

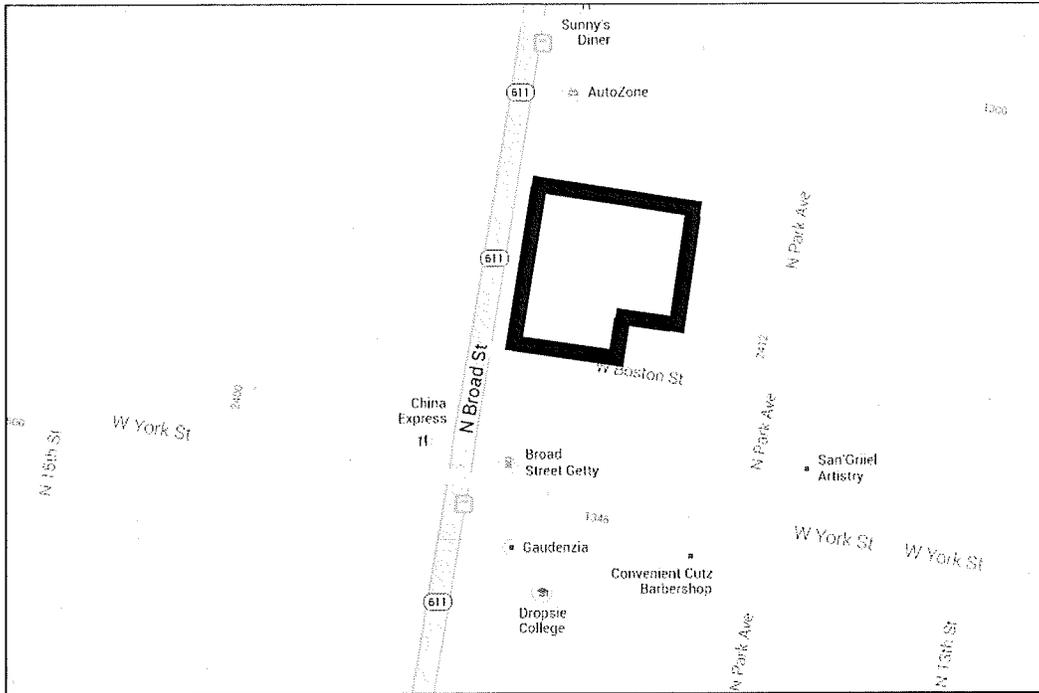
*Attachment 2*



City Map of 2415 North Broad Street



Locus Map of 2415 North Broad Street



Neighborhood Map of 2415 North Broad Street



Site Map of 2415 North Broad Street

*Attachment 3*





**Kitchen & Associates**  
 Architecture  
 Engineering  
 Planning  
 Interiors

Collingswood, NJ  
 27 Madison Avenue - 08105  
 Philadelphia, PA  
 1500 Locust Street - 19102  
 481-988-1111  
 www.kitchenandassociates.com

DATE:	11-16-14
JOB #:	13079
DRAWN:	
CHKD:	
REVISION:	
DATE:	

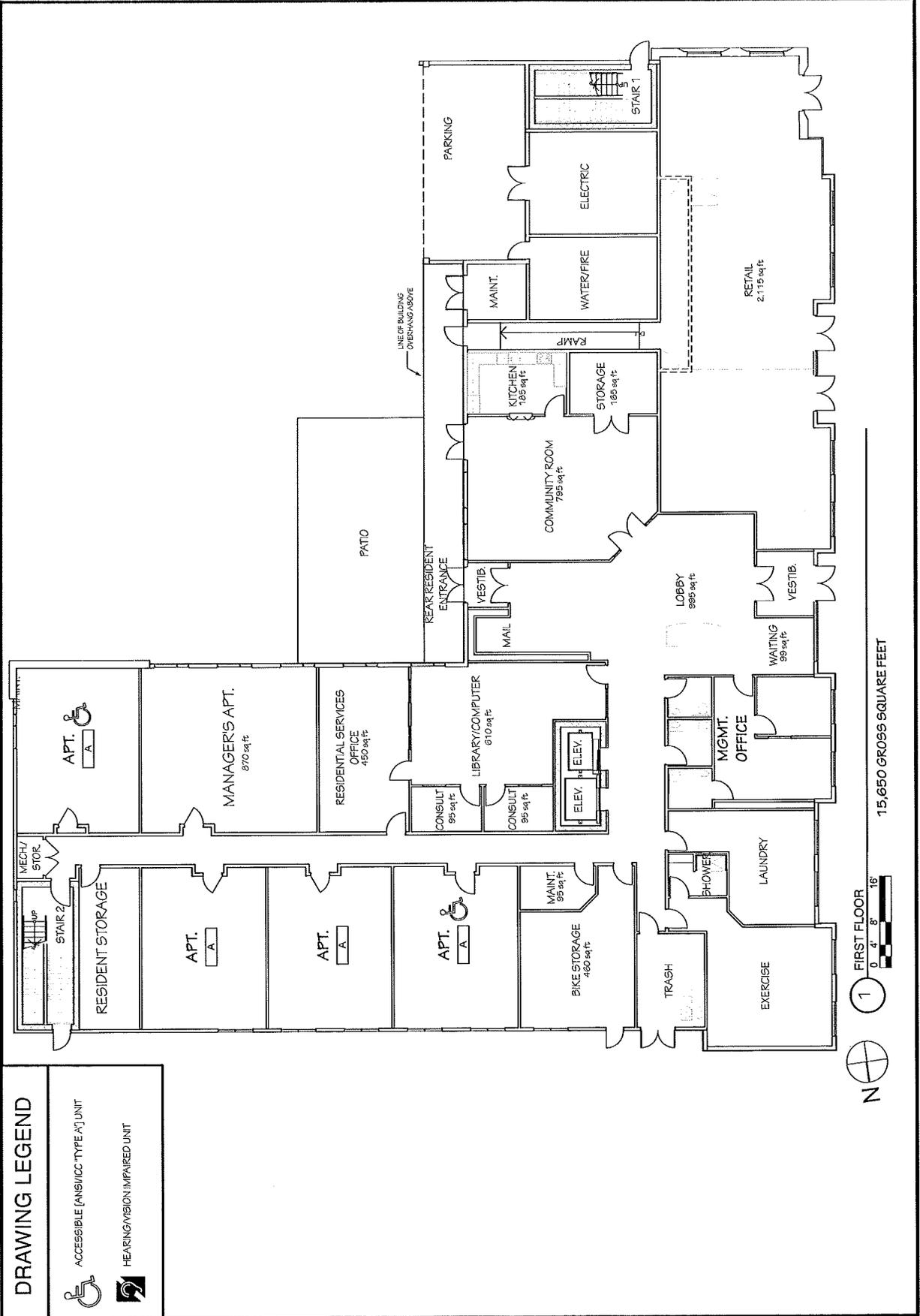
13079 - PHFA model pin

**HOME**  
 PHILADELPHIA HOUSING DEVELOPMENT

**PROJECT H.O.M.E.**  
 2415 North Broad Street  
 Philadelphia, PA 19132

**3**  
 FIRST FLOOR  
 PLAN

OHCD / PHA APPLICATION



**DRAWING LEGEND**

	ACCESSIBLE [ANSICC-TYPE A] UNIT
	HEARING/VISION IMPAIRED UNIT



Architecture  
Engineering  
Planning  
Interiors

Collingswood, NJ  
290 Madison Avenue - 28108  
Philadelphia, PA  
4th Floor  
30th Street, Room 400-14-02  
Tel: 215-261-1111  
On the Web:  
www.kitchenandassociates.com

**Kitchen & Associates**

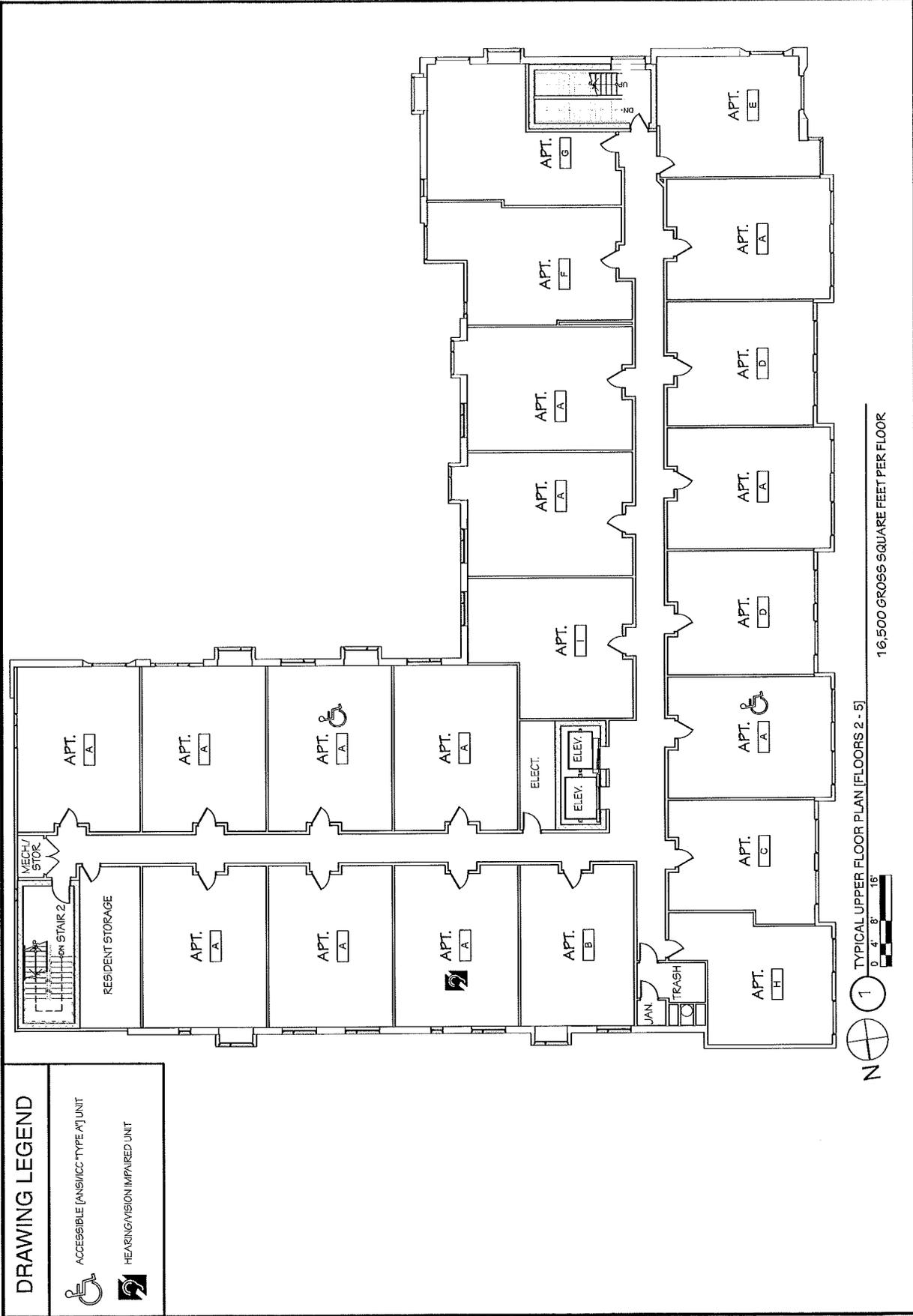
Date:	11-16-14
Job #:	13079
Drawn:	
Mng'r:	
Revision	
Date	
13079 - PHFA model plan	

**PROJECT H.O.M.E.**  
2415 North Broad Street  
Philadelphia, PA 19132

**HOHMT**  
Housing Opportunity Home Mortgage Trust

4  
TYPICAL UPPER  
FLOOR PLAN

PHD / PHA APPLICATION

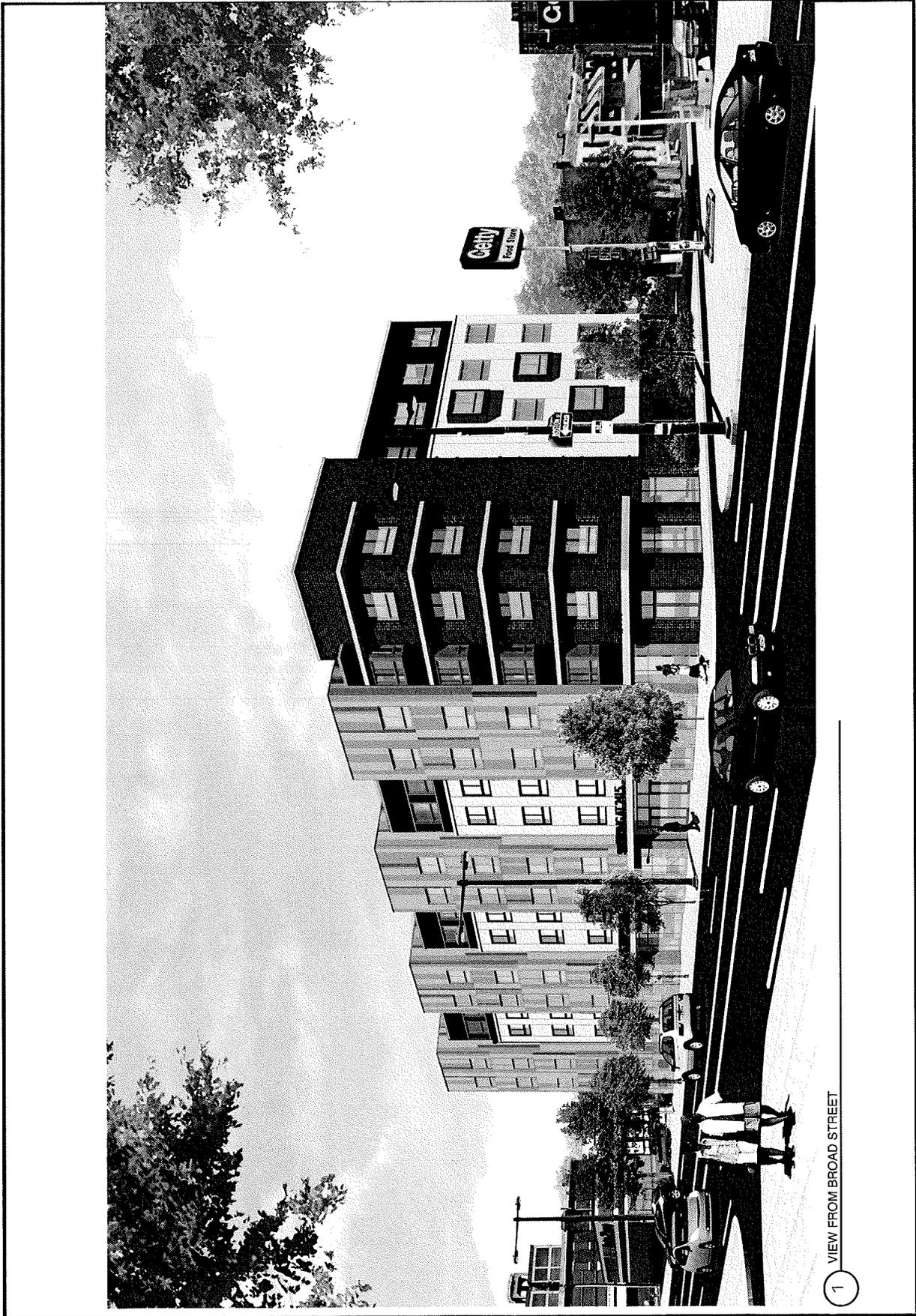


**DRAWING LEGEND**

ACCESSIBLE (ANSI/ICC TYPE A) UNIT

HEARING/VISION IMPAIRED UNIT

51



1 VIEW FROM BROAD STREET

1  
EXTERIOR  
RENDERING

PROJECT H.O.M.E.  
2415 North Broad Street  
Philadelphia, PA 19132

13079 - PHFA model.pln  
HOME  
PHILADELPHIA HOUSING PARTNERSHIP

Date:	11-14-14
Job #:	13079
Drawn:	
Revised:	
Revision	Date

**Kitchen & Associates**  
 Architecture  
 Engineering  
 Planning  
 Interiors

Collingswood, NJ  
 17000  
 Philadelphia, PA  
 19103  
 215-261-1000  
 www.kitchenandassociates.com



PHCD / PHA APPLICATION

## 6. Project Amenities/Services

PH works hard to be good neighbors – staffing each facility appropriately, ensuring cleanliness and attractiveness, and providing security cameras, good lighting, landscaping, and signage – and believes that the building itself will be an important amenity in the neighborhood. Additional amenities include a reception area, property management office, supportive services offices, a library/computer room, an exercise room, laundry facilities, a bicycle storage room, and a large community room. The community room will open out to outdoor green space. The ground level will also include service rooms for refuse collection and for electric, water, and fire protection systems.

Residents will have access to all support services available throughout PH, as described in greater detail below, in Section 10. The location of the building itself was selected in part due to its proximity to a variety of amenities within walking distance including supermarkets, recreational spaces, and transit nodes, as described in Section 2 above.

## 7. Developer Capacity and Qualification

a) Owner: The Owner is 2415 North Broad Limited Partnership, a Pennsylvania limited partnership whose purpose is to construct, hold, lease, manage, and operate a housing development on the property known as 2413-29 North Broad Street in Philadelphia. The partners and ownership interests are as follows: Limited Partner, Project HOME, 99.99%; General Partner, 2415 North Broad Development Corporation (2415NBDC), 00.01%.

Project HOME is a Pennsylvania nonprofit corporation whose mission is to empower adults, children, and families to break the cycle of homelessness and poverty, to alleviate the underlying causes of poverty, and to enable all of us to attain our fullest potential. PH addresses the root causes of homelessness through neighborhood-based affordable housing, economic development, and environmental enhancement programs, as well as through providing access to employment opportunities, adult and youth education, and health care. 2415 NBDC is a Pennsylvania nonprofit stock corporation whose purpose is to acquire, develop, and manage housing for low-income persons. Per the corporate bylaws of 2415 NBDC, PH or its corporate successor shall own one hundred percent (100%) of the stock of the corporation. Several staff members of Project HOME serve on the Board of Directors of the corporation. Upon receipt of federal Low Income Housing Tax Credits (LIHTC) for the project, PH will withdraw as the limited partner and be succeeded by the LIHTC equity investor. See **Attachment 4** for the following: Certificate of Limited Partnership, 2415 North Broad Limited Partnership; Agreement of Limited Partnership, 2415 North Broad Limited Partnership; Articles of Incorporation, PH; Bylaws, PH; Board of Trustees, PH; Articles of Incorporation, 2415 NBDC; Corporate Bylaws, 2415 NBDC; and, Board of Directors, 2415 NBDC.

b) Team Structure: PH will serve as Developer and Property Manager. The architect will be Kitchen & Associates. Regional Housing Legal Services will serve as attorney. The Contractor for the project has not yet been selected; the Contractor will be selected through a competitive bidding process. See **Attachment 5** for information about development team members.

c) Profile of Principals and Staff: PH (Developer and Property Manager): PH's real estate development team includes Joan McConnon, Associate Executive Director, Chief Financial Officer, and Co-Founder of PH; Janet Stearns, Vice President of Real Estate Development and Asset Management; and Matt McCarter, Director of Real Estate Development and Asset Management. Since PH's inception, Ms. McConnon has guided the creation of 546 units of affordable rental housing, 49 units of affordable homeownership, and two community centers that house after-school and teen programs, adult learning programs, and a nurse-managed health program. Prior to joining PH, Ms. Stearns served as Director of Real Estate and Corporate Counsel for a non-profit developer of LIHTC properties in Massachusetts; Mr. McCarter has 18 years of experience in affordable housing development, having worked for a non-profit developer in West Philadelphia and a regional LIHTC syndicator. PH manages 14 properties containing 571 units of supportive housing. PH has extensive management experience that includes LIHTC, Shelter Plus Care (Rental Assistance), Section 8, HOME, CDBG, Supportive Housing Program, Affordable Housing Program and PennHOMES compliance. Staff resumes are included as **Attachment 6**.

Kitchen & Associates (Architect): Since joining Kitchen & Associates in 1994, Mary Johannesen (principal) has worked diligently to develop and refine design philosophies and methodologies and project management techniques that ensure budget- and schedule-compliant construction. She is particularly experienced in developing projects that rely on LIHTCs and

other federal and state funding programs associated with affordable housing. Matt Bartner (project architect) brings both energy and experience to bear on projects of all sizes, and has successfully helped a number of institutions articulate and implement a vision for their built environment. Focused on sustainability, he designed the first LEED® Silver on-campus student residence project in New Jersey, and recently completed a LEED® Silver renovation to an 85-year-old apartment building for PH. Mr. Bartner was also the project architect for PH's JBJ Soul Homes, a 55-unit LIHTC project that includes 18,267 SF of retail and commercial space, was completed in December 2013 and earned an Urban Land Institute Award for Excellence. Please see company information included as **Attachment 7**.

Regional Housing Legal Services (Attorney): RHLS is a nonprofit law firm with unique expertise in affordable, sustainable housing and its related components – community and economic development, utility matters, and preservation of homeownership. RHLS provides innovative project and policy solutions that help create sustainable communities offering decent, safe, and affordable housing for lower-income Pennsylvanians.

With a staff of 15, including 13 attorneys, RHLS serves about 60 community-based organizations per year, and is engaged in numerous efforts to change and promote policies in its areas of focus. Headquartered in Glenside, and with offices in Harrisburg, Gettysburg, and Pittsburgh, RHLS has been involved in hundreds of millions of dollars of development projects since its inception in 1973. RHLS has served as legal counsel for PH on all 13 of its affordable housing projects, including multiple projects (Kate's Place, Connelly House, Ray Homes, and JBJ Soul Homes) of the size and type proposed here. RHLS is currently serving as legal counsel on PH's 810 Arch Street project, a 94-unit LIHTC project located in Philadelphia's Chinatown neighborhood. Construction on this project began in July 2014.

Executive director Mark Schwartz is a member of the Board of Directors of the Pennsylvania Housing Finance Agency and a co-founder and current President of the Board of the Housing Alliance of Pennsylvania. Chief counsel Mark Levin specializes in the development of low-income rental, owner, and cooperative housing using LIHTC, CDBG, HOME, PennHOMES, Supportive Housing Program, Shelter Plus Care and a variety of other federal, state, and local funding programs. Staff attorney Kim Dolan has experience closing projects involving a variety of financing, including LIHTC, CDBG, HOME, HUD 202, New Markets Tax Credits, Neighborhood Stabilization Program and other Pennsylvania Commonwealth and local loan and grant programs. Kim has expertise in nonprofit corporate formation and tax-exemption issues. Please see biographies included as **Attachment 8**.

*Attachment 4*

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF STATE  
BUREAU OF CORPORATIONS AND CHARITABLE ORGANIZATIONS  
401 NORTH STREET, ROOM 206  
P.O. BOX 8722  
HARRISBURG, PA 17105-8722  
WWW.CORPORATIONS.STATE.PA.US/CORP

2415 North Broad Limited Partnership

THE BUREAU OF CORPORATIONS AND CHARITABLE ORGANIZATIONS IS HAPPY TO SEND YOU YOUR FILED DOCUMENT. THE BUREAU IS HERE TO SERVE YOU AND WANTS TO THANK YOU FOR DOING BUSINESS IN PENNSYLVANIA.

IF YOU HAVE ANY QUESTIONS PERTAINING TO THE BUREAU, PLEASE VISIT OUR WEB SITE LOCATED AT WWW.CORPORATIONS.STATE.PA.US/CORP OR PLEASE CALL OUR MAIN INFORMATION TELEPHONE NUMBER (717)787-1057. FOR ADDITIONAL INFORMATION REGARDING BUSINESS AND / OR UCC FILINGS, PLEASE VISIT OUR ONLINE "SEARCHABLE DATABASE" LOCATED ON OUR WEB SITE.

ENTITY NUMBER: 4195660

Levin, Mark  
Regional Housing Legal Services, 2 South Easton Road  
Glenside, PA 19038

PENNSYLVANIA DEPARTMENT OF STATE  
CORPORATION BUREAU

Entity Number

Certificate of Limited Partnership  
(15 Pa.C.S. § 8511)

Name Mark Levin		
Address RHLS, 2 South Easton Road		
City Glenside	State PA	Zip Code 19038

Document will be returned to the name and address you enter to the left.



Fee: \$125

Filed in the Department of State on \_\_\_\_\_  
Commonwealth of Pennsylvania  
CERTIFICATE OF LIMITED PARTNERSHIP 2 Page(s)



T1317643039

In compliance with the requirements of 15 Pa.C.S. § 8511 (relating to certificate of limited partnership), the undersigned, desiring to form a limited partnership, hereby certifies that:

1. The name of the limited partnership (may contain the word "company", or "limited" or "limited partnership" or any abbreviation):

2415 North Broad Limited Partnership

2. The (a) address of the limited partnership's initial registered office in this Commonwealth or (b) name of its commercial registered office provider and the county of venue is:

(a) Number and Street 1515 Fairmount Avenue	City Philadelphia	State Pennsylvania	Zip 19130	County Philadelphia
(b) Name of Commercial Registered Office Provider c/o:				County

3. The name and business address of each general partner of the partnership is:

Name 2415 North Broad Development Corporation	Address 1515 Fairmount Avenue, Philadelphia, PA 19130
--	--

2013 JUN 18 PM 3: 06  
PA DEPT OF STATE

4. Check, and if appropriate complete, one of the following:

The formation of the limited partnership shall be effective upon filing this Certificate of Limited Partnership in the Department of State.

The formation of the limited partnership shall be effective on: \_\_\_\_\_ at \_\_\_\_\_.  
Date Hour

5. The specified effective date, if any is:

\_\_\_\_\_ month \_\_\_\_\_ date \_\_\_\_\_ year \_\_\_\_\_ hour, if any \_\_\_\_\_

IN TESTIMONY WHEREOF, the undersigned general partner(s) of the limited partnership has (have) executed this Certificate of Limited Partnership this

14<sup>th</sup> day of June, 2013.

2415 North Broad Development Corporation

*Mary Scullion*  
Signature

\_\_\_\_\_  
Signature

## AGREEMENT OF LIMITED PARTNERSHIP

THIS AGREEMENT OF LIMITED PARTNERSHIP ("Agreement") is made this 18th day of June, 2013 by and between 2415 North Broad Development Corporation, a Pennsylvania nonprofit corporation with its principal place of business at 1515 Fairmount Avenue, Philadelphia, Pennsylvania 19130 ("General Partner"), and Project H.O.M.E., with its principal place of business at 1515 Fairmount Avenue, Philadelphia, Pennsylvania 19130 ("Limited Partner") (General Partner and Limited Partner are collectively referred to herein as "Partners").

### WITNESSETH:

WHEREAS, the parties hereto desire to become partners to acquire a property designated as 2413-2429 North Broad Street, Philadelphia, Pennsylvania (the "Property") and construct, hold, lease, manage and operate a housing development on the Property; and

WHEREAS, each of the parties hereto shall contribute to said Partnership, as hereinafter set forth.

NOW, THEREFORE, with intent to be legally bound, the parties hereby form a Limited Partnership ("Partnership") under the laws of the Commonwealth of Pennsylvania, under the following terms and conditions:

1. Formation. The Partners hereby enter into a limited partnership under the provisions of the Pennsylvania Revised Uniform Limited Partnership Act (15 Pa. Cons. Stat. Ch. 85 – the "Act"), and the rights and liabilities of the Partners shall be as provided in the Act, except as herein otherwise expressly provided. The General Partner shall promptly file the Certificate and such other documents in such public offices in the State or elsewhere as shall be required under the laws of the State or such other place to give timely effect to the provisions of this Agreement and to preserve the character of the Partnership as a limited partnership.

2. Name and Place of Business. The name of the Partnership is 2415 North Broad Limited Partnership or such other name as the General Partner hereafter shall designate by written notice to the Limited Partner. All business, operations, and activities of the Partnership shall be conducted under such name. The principal place of business for the Partnership shall be 1515 Fairmount Avenue, Philadelphia, Pennsylvania 19130 or such other place or places as the General Partner hereafter shall designate by written notice to the Limited Partner.

3. Purpose of Partnership. The Partnership is organized for the purpose of purchasing, holding, rehabilitating, leasing, managing and operating of the Property and sharing the profits and losses therefrom. The General Partner may cause the Partnership to make other investments or to undertake other business activities if it deems so doing for the benefit of the Partnership.

4. Registered Agent. The name and address of the registered agent of the Partnership in the State upon whom process may be served, and the address of the registered office of the Partnership is 2415 North Broad Development Corporation, 1515 Fairmount Avenue,

Philadelphia, Pennsylvania 19130. The General Partner shall give notice to the Limited Partner of any change in the registered office of the Partnership.

5. Commencement; Term. The Partnership shall commence as of the date of execution and delivery of this Agreement and shall continue until October 1, 2063, unless sooner terminated in accordance with the provisions of this Agreement or as otherwise provided by the Act.

6. Additional Partners. Additional Limited or General Partners may be admitted by the General Partner without the consent of the Limited Partner.

7. Capital Contributions of the General Partners and Limited Partner. The General Partner and Limited Partner have contributed, or are hereby contributing to the capital of the Partnership the following:

General Partner: 2415 North Broad Development Corporation.....	\$1.00
Limited Partner: Project H.O.M.E. ....	\$1.00

8. Profits and Losses. The net profits and/or losses shall be divided among the General Partner and Limited Partner as follows:

General Partner: 2415 North Broad Development Corporation.....	.01%
Limited Partner: Project H.O.M.E. ....	99.99%

In determining the net profits or net losses of the Partnership, approved standard accounting practice shall be followed, and the net profit or loss of the Partnership shall be determined as soon as practicable after the close of each fiscal year of the Partnership. The Limited Partner shall not be personally liable for any of the debts of the Partnership or any of the losses thereof beyond the amount contributed by them to the capital of the Partnership, as aforesaid.

9. Loans by Partners. If funds are required to cover operating deficits or any other expenses of the Partnership, the Partnership may fund such obligations in any manner chosen by the General Partner in its sole discretion; provided however, that if in the opinion of the General Partner it is desirable to loan funds to the Partnership, any Partner may lend such funds to the Partnership on such terms and conditions, including the amortization and interest obligations of the Partnership, approved by the General Partner. If any Partner so lends funds to the Partnership, the amounts so lent shall not be deemed to be a Capital Contribution by such Partner.

10. Management of Partnership Business.

(a) Rights and Duties of the General Partner. The General Partner shall have full, exclusive, and complete discretion in the management, operation and control of the Partnership's business with all rights and powers generally conferred on general partners under the Act and all rights and powers necessary, advisable, or consistent with the purposes and powers of the Partnership. The General Partner shall have sole and exclusive authority to act on behalf of the

Partnership and the exercise of any power of the Partnership by the General Partner shall serve to bind, and constitute the act of, the Partnership.

(b) Borrowing. The General partner shall, on behalf of the Partnership, execute any deeds, bills of sale, mortgages, installment sale agreements, trust indentures, credit reimbursement agreements, leases, settlement papers and all other documents or commitments affecting the Property, and the financing thereof, and no other signatures shall be required.

11. Fiscal and Accounting Matters.

(a) Partnership Books. The Partnership books shall be maintained at the registered office of the Partnership and each Partner shall, at all times, have access thereto. All tax returns and financial statements shall be prepared by an accounting firm mutually agreed upon by the Partners.

(b) Financial Statements. The General Partner shall undertake to provide to the Limited Partners, as soon as practicable after the close of each fiscal quarter, unaudited statements of operations and, and within 60 days after the close of each fiscal year, unaudited financial statements and such annual statements as are required for tax purposes.

(c) Bank Accounts. All funds of the Partnership shall be deposited in checking or savings accounts in the name of the Partnership in banking institutions designated by the General Partner.

(d) Fiscal Year. The fiscal year of the Partnership shall be the calendar year.

12. Withdrawal of Partner. The General Partner or Limited Partner may withdraw from the Partnership by giving at least 30 days written notice to the other party. The withdrawal of a Partner by the giving of written notice shall be effective 30 days after either (i) the delivery of such notice to the remaining Partner(s) or (ii) the deposit of such notice in the United States mail certified or registered return receipt requested postage prepaid.

Within 90 days from the date of receipt of notice of withdrawal or the date of death, as the case may be, the remaining Partner(s) may elect to purchase the withdrawing or deceased Partner's interest either at an agreed price or at a price determined on the basis of a fair market value appraisal of the net assets of the Partnership, as of the effective date of the withdrawal; and, in the latter case, the remaining Partner election may be conditioned by a competent appraiser satisfactory to the remaining Partner(s) and to the withdrawing Partner or the personal representative of a deceased Partner. In the absence of agreement concerning the identity of such appraiser, each party shall appoint a competent appraiser. If the appraisers are unable to agree on the fair market value of the Partnership assets, they shall select a third competent appraiser whose decision shall be final. The remaining Partner(s) shall make a final decision about purchasing the withdrawing or deceased Partner's interest within 10 days after receipt of the final appraisal. If the remaining Partner(s) elect to purchase the withdrawing or deceased Partner's interest, such purchase shall be by cash or upon such other terms of payment as the parties shall agree; and such purchase shall be closed not more than 30 days after the election of purchase is

made by the remaining Partner(s). If the remaining Partner(s) fail or refuse to purchase the withdrawing or deceased Partner's interest, then all of the assets of the Partnership shall be liquidated and the net assets distributed on a pro rata basis according to the amount of each Partner's respective capital account. The costs of the appraisal shall be a Partnership expense. In the valuation of the assets of the Partnership, good will shall not be considered.

13. Rights of the Limited Partners.

(a) Limitation on the Limited Partners' Liabilities. The Limited Partner shall not be bound by, or be personally liable for, the expenses, liabilities or obligations of the Partnership or the General Partner, and the liability of each Limited Partner shall be limited solely to the amount of their required capital contribution.

(b) No Control of Business or Right to Act for Partnership. No Limited Partner shall take part in the management, conduct or control of the business of the Partnership and no Limited Partner shall have any right or authority to act for or bind the Partnership.

14. Transfer of Partnership Interest.

(a) The General Partner may sell, transfer, or otherwise assign its interest as General Partner or any part thereof to any person, without the approval of the Limited Partner.

(b) The Limited Partner may not assign part or all of its Partnership interest without the approval of the General Partner.

15. Amendment of Certificate. The Certificate shall be amended without the prior agreement of the Limited Partner whenever required by law or necessary to effect changes which do not adversely affect the rights or increase the obligations of the Limited Partner.

16. Indemnification. The General Partner shall not be liable, responsible, or accountable in damages or otherwise to the Partnership or the Limited Partner for any act or omission performed or omitted by them in good faith on behalf of the Partnership and in the best interests of the Partnership, unless it shall have been guilty of negligence or willful misconduct with respect to such acts or omissions. The General Partner shall be indemnified by the Partnership for any act performed by it within the scope or the authority conferred upon them by this Agreement. Any indemnity under this section shall be paid from, and only to the extent of, Partnership assets, and the Limited Partner shall have no personal liability on account thereof.

17. Miscellaneous.

(a) Severability. Each provision hereof is intended to be severable and the invalidity or illegality of any portion of this Agreement shall not affect the validity or legality of the remainder hereof.

(b) Captions. Paragraph captions contained in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit, extend, or describe the scope of this Agreement or the intent of any provision hereof.

(c) Binding Agreement. The terms and provisions of this Agreement shall be binding upon, and inure to the benefit of, the successors, assigns, personal representatives, estates, heirs and legatees of the respective Partners.

(d) Applicable Law. The parties expressly agree that all the terms and provisions hereof shall be construed under the laws of the Commonwealth of Pennsylvania.

(e) Modification. The parties hereto may amend or modify the provisions of this Agreement only in writing signed by all parties.

(f) Entire Agreement. This Agreement constitutes the entire agreement of the parties hereto with respect to the matters set forth herein and supersedes any prior understanding or agreement, oral or written, with respect thereto.

(g) Amendment. The Partners may amend or modify the provisions of this Agreement only in a writing signed by all Partners.

IN WITNESS WHEREOF, the parties hereunto have set their hands and seals on the day and year first above written,

WITNESS/ATTEST

  
\_\_\_\_\_

  
\_\_\_\_\_

GENERAL PARTNER  
2415 NORTH BROAD  
DEVELOPMENT CORPORATION

BY:   
S. Mary Scullion,  
President

LIMITED PARTNER  
PROJECT H.O.M.E.

BY:   
S. Mary Scullion,  
Executive Director

ARTICLES OF INCORPORATION  
DOMESTIC NON-PROFIT CORPORATION

FEE \$75.00

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF STATE  
HARRISBURG, 17120

1 NAME OF CORPORATION  
Night-Winter Coalition

ADDRESS OF REGISTERED OFFICE IN PENNSYLVANIA (P.O. BOX NUMBER NOT ACCEPTABLE)  
2039 Mt. Vernon Street

3 CITY COUNTY STATE ZIP CODE  
Philadelphia Philadelphia (51) Pennsylvania 19130

4 EXPLAIN THE PURPOSE OF THE CORPORATION  
To provide temporary services to homeless persons.

(ATTACH 8 1/2 x 11 SHEET IF NECESSARY)

5 THE CORPORATION DOES NOT CONTEMPLATE PECUNIARY BENEFIT OR GAIN INCIDENTAL OR OTHERWISE.  
Correct

6 (OPTIONAL) THE CORPORATION IS TO HAVE NO MEMBERS Correct.  
CHECK APPROPRIATE SECTION:  
 THE CORPORATION IS TO BE ORGANIZED ON A NON-STOCK BASIS  
 THE CORPORATION IS TO BE ORGANIZED ON A STOCK BASIS AS FOLLOWS:

7 Number and Class of Shares (if applicable)	Par Value Per Share, if Any	Total Authorized Capital	Term of Existence
Not applicable	Not applicable	Not applicable	Perpetual

8 Name and Address of Each Incorporator, and the Number and Class of Shares Subscribed to by each Incorporator

Name	Address (Street, City, State, Zip Code)	Number & Class of Shares
Joe Ferry	609 S. 15th St., Philadelphia, PA 19146	NA
Joan Dawson	1210 Lombard St., Philadelphia, PA 19147	NA
Mary Scullion	1210 Lombard St., Philadelphia, PA 19147	NA
Stephen F. Gold	2039 Mt. Vernon St., Philadelphia, PA 19130 (ATTACH 8 1/2 x 11 SHEET IF NECESSARY)	NA

IN TESTIMONY WHEREOF, THE INCORPORATORS HAVE SIGNED AND SEALED THE ARTICLES OF INCORPORATION  
THIS 6th DAY OF January 19 89.

*Joseph P. Ferry*  
*Joan E. Dawson*  
*Mary Scullion RSM*  
*Stephen F. Gold*

FOR OFFICE USE ONLY.

030 FILED JAN - 9 1989 <i>John J. [Signature]</i> Secretary of the Commonwealth	002 CODE	003 REV BOX	SEQUENTIAL NO.	100 MICROFILM NUMBER 8902 78	
	REVIEWED BY	004 SICC	AMOUNT	001 CORPORATION NUMBER 1074227	
	DATE APPROVED	CERTIFY TO <input type="checkbox"/> REV. <input checked="" type="checkbox"/> L & I	INPUT BY	LOG IN	LOG IN (REFILE)
	DATE REJECTED		VERIFIED BY	LOG OUT	LOG OUT (REFILE)
	MAILED BY DATE				

Filing Fee: \$40  
AN-11

89481267

Articles of  
Amendment—  
Domestic Nonprofit Corporation

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF STATE  
CORPORATION BUREAU

1074227-02

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF STATE



SECRETARY OF THE COMMONWEALTH

In compliance with the requirements of 15 Pa. S. § 7905 (relating to articles of amendment), the undersigned nonprofit corporation, desiring to amend its Articles, does hereby certify that:

1. The name of the corporation is:

NIGHT-WINTER COALITION

2. The address of its registered office in this Commonwealth is (the Department of State is hereby authorized to correct the following statement to conform to the records of the Department):

2039 Mt. Vernon Street

(NUMBER)

(STREET)

Philadelphia,

(CITY)

Pennsylvania

19130

(ZIP CODE)

3. The statute by or under which it was incorporated is:

15 Pa. C.S.A. § 7001 et seq.

4. The date of its incorporation is: January 9, 1989

5. (Check, and if appropriate, complete one of the following):

The amendment shall be effective upon filing these Articles of Amendment in the Department of State.

The amendment shall be effective on:

June 27 1989 at 4:00 p.m.

(DATE)

(HOUR)

6. (Check one of the following):

The amendment was adopted by the members pursuant to 15 Pa. S. § 7904(a).

The amendment was adopted by the board of directors pursuant to 15 Pa. S. § 7904(b).

7. The amendment adopted by the corporation, set forth in full, is as follows:

The name of the corporation is amended to: PROJECT H.O.M.E.

DSCB: 15-7905 (Rev. 11-72)-2

IN TESTIMONY WHEREOF, the undersigned corporation has caused these Articles of Amendment to be signed by a duly authorized officer and its corporate seal, duly attested by another such officer, to be hereunto affixed this 23rd day of June, 19 89.

PROJECT H.O.M.E.

(NAME OF CORPORATION)

By:

*[Handwritten Signature]*  
(SIGNATURE)

Secretary

(TITLE: PRESIDENT, VICE PRESIDENT, ETC.)

SWORN TO AND SUBSCRIBED  
BEFORE ME THIS 23rd DAY  
OF June, 1989.

Attest:

*[Handwritten Signature: Veronica Cobbs]*

NOTARY PUBLIC (SIGNATURE)

*[Handwritten Signature]*

(TITLE: SECRETARY, ASSISTANT SECRETARY, ETC.)

VERONICA CATHLEEN COBBS

Notary Public, Phila., Phila. Co.

My Commission Expires Sept. 28, 1989

(CORPORATE SEAL)

INSTRUCTIONS FOR COMPLETION OF FORM:

- A. Any necessary copies of Form DSCB: 17.2 (Consent to Appropriation of Name) or Form DSCB: 17.3 (Consent to Use of Similar Name) shall accompany Articles of Amendment effecting a change of name.
- B. Any necessary governmental approvals shall accompany this form.
- C. If the action was authorized by a body other than the board of directors Paragraph 6 should be modified accordingly.
- D. 15 Pa. S. § 7906(c) requires that the corporation shall advertise its intention to file or the filing of Articles of Amendment. Proofs of publication of such advertising should not be delivered to the Department, but should be filed with the minutes of the corporation.

DEPT. OF REVENUE  
AM 9:30 AM  
177

AUG 13 1992

Filed with the Department of State on

Microfilm Number

Entity Number 1074227

Secretary of the Commonwealth

### ARTICLES OF AMENDMENT-DOMESTIC NONPROFIT CORPORATION

DSCB:15-5915 (Rev 90)

In compliance with the requirements of 15 Pa.C.S. § 5915 (relating to articles of amendment), the undersigned nonprofit corporation, desiring to amend its articles, hereby states that:

1. The name of the corporation is: PROJECT H.O.M.E.

2. The (a) address of this corporation's current registered office in this Commonwealth or (b) name of its commercial registered office provider and the county of venue is (the Department is hereby authorized to correct the following information to conform to the records of the Department):

(a) <u>2039 Mt. Vernon St.,</u>	<u>Phila.</u>	<u>PA</u>	<u>19130</u>	<u>Phila.</u>
Number and Street	City	State	Zip	County

(b) c/o: \_\_\_\_\_  
Name of Commercial Registered Office Provider County

For a corporation represented by a commercial registered office provider, the county in (b) shall be deemed the county in which the corporation is located for venue and official publication purposes.

3. The statute by or under which it was incorporated is: 15 Pa.C.S.A. § 7001, et seq.

4. The date of its incorporation is: January 9, 1989

5. (Check, and if appropriate complete, one of the following):

The amendment shall be effective upon filing these Articles of Amendment in the Department of State.

The amendment shall be effective on: \_\_\_\_\_ at \_\_\_\_\_  
Date Hour

6. (Check one of the following):

The amendment was adopted by the members (or shareholders) pursuant to 15 Pa.C.S. § 5914(a).

The amendment was adopted by the board of directors pursuant to 15 Pa.C.S. § 5914(b).

7. (Check, and if appropriate complete, one of the following):

The amendment adopted by the corporation, set forth in full, is as follows:

One of the purposes of the Corporation is to foster and develop low-income housing.

The amendment adopted by the corporation is set forth in full in Exhibit A attached hereto and made a part hereof.

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The Corporation is incorporated under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania for all purposes exclusively charitable, scientific, literary and educational within the meaning of section 501(c)(3) of the Internal Revenue Code of 1954, as amended, including the following:

No substantial part of the Corporation's activities shall be the carrying on of propaganda or otherwise attempting to influence legislation, nor shall it participate, or otherwise intervene (including the publishing or distribution of statements) in any political campaign on behalf of any candidate for public office; provided, however, that the Corporation may elect to expend its funds to influence legislation in accordance with section 501(h) of the Internal Revenue Code of 1954, as amended.

Notwithstanding any other provision of these Articles, the Corporation shall not engage in any activities not permitted to be carried on by a corporation exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue law) or by a corporation, contributions to which are deductible under section 170(c) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue law).

The Corporation does not contemplate pecuniary gain or profit, incidental or otherwise. No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to, any of the Corporation's directors, officers, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article 3 hereof.

The term of the Corporation's existence is perpetual.

The Corporation is to be organized on a non-stock basis.

The Corporation shall have no members.

Terms and conditions of membership on the Board of Directors shall be determined by the By-Laws; the above Directors shall hold their offices until their successors are elected and qualified.

In the event of dissolution of the Corporation, after paying or making provision for the payment of all of the liabilities of the Corporation, the Board of Directors shall dispose of all of the assets of the Corporation exclusively for the purposes of the Corporation in such manner, or to such organization or organizations organized and operated exclusively for charitable, scientific, literary, or educational purposes as shall at the time qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code of 1954, as amended (or the corresponding provision of any future United States Internal Revenue law), as the Board of Directors shall determine. Any of such assets not so disposed of shall be disposed of by the Court of Common Pleas of the county in which the principal office of the Corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

8. (Check, if the amendment restates the Articles):

The restated Articles of Incorporation supersede the original Articles and all amendments thereto.

IN TESTIMONY WHEREOF, the undersigned corporation has caused these Articles of Amendment to be signed by a duly authorized officer thereof this 11th day of August, 19 92.

PROJECT H.O.M.E.

\_\_\_\_\_  
(Name of Corporation)

BY: Stephen F. Gold

STEPHEN F. GOLD (Signature)

TITLE: Vice President

**BY-LAWS  
Of  
PROJECT H.O.M.E**

**ARTICLE I: Name, Seal, Offices**

**Section 1. Name.** The name of this Corporation shall be PROJECT H.O.M.E. (hereinafter the "Corporation").

**Section 2. Seal.** The Board of Trustees of the Corporation (hereinafter the "Board") may, at its pleasure, obtain a seal for the Corporation which may be in whatever form is desired by the Board.

**Section 3. Offices.** The Corporation may have offices in such places as the Board may from time to time agree or the purposes of the Board may require.

**ARTICLE II: Membership**

The Corporation shall have no members.

**ARTICLE III: Board of Trustees**

**Section 1. Powers and Duties.** The Board shall manage and control the affairs and property of the Corporation. All corporate powers, except such as are otherwise provided for in the Certificate of Incorporation, by these By-Laws, or the laws of Pennsylvania, shall be and hereby are vested in and shall be exercised by the Board. The Board shall have full power to adopt rules and regulations governing all actions which it takes, except as otherwise provided by the laws of Pennsylvania, and shall have full authority with respect to the distribution and payment of moneys received by the Corporation from time to time; provided, however, that the fundamental and basic purposes and powers of the Corporation, and the limitations thereon, as expressed in the Certificate of Incorporation, shall not thereby be amended or changed. The Board may, except as otherwise provided by the laws of Pennsylvania, delegate to committees of its own number, or to officers of the Corporation, such powers as it may see fit.

**Section 2. Number, Election, Term of Office, and Removal.** The number of Trustees shall be fixed by the Board and may be varied by it at each annual meeting of the Board (or more often, if desired), but shall not be less than three (3), nor more than thirty (34). It is anticipated that membership will be consistent with the policy composed of a minimum of 20% of persons who are or have been chronically homeless, including people with alcohol and/or drug addiction. At the discretion of the Board of Trustees, the Executive Director and Associate Executive Director/Chief Financial Officer of the Corporation may also serve on the Board of