



Services & Development

- ▶ EDUCATION
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November 21, 2014

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

Re: Triumph's Victory Village
P-004440: Unit Based Operating Subsidy

Dear Sir or Madam:

On behalf of Universal Companies for Triumph's Victory Village, enclosed are one original and seven (7) copies in response to the Request for Proposals for Unit-Based Operating Subsidy.

If you have any questions or require additional information, please contact me.

Sincerely,

President/CEO

Acknowledgement of Amendments

The offeror hereby acknowledges the receipt of and obligation to perform pursuant to the following addenda to this RFP:

Addendum No.	<u>1</u>	dated	<u>October 7, 2014</u>
Addendum No.	<u>2</u>	dated	<u>November 12, 2014</u>
Addendum No.	<u> </u>	dated	<u> </u>

Triumph's Victory Village

Unit-Based Operating Subsidy Program

Submitted to Philadelphia Housing Authority



Submitted by Triumph's Victory Village, LP

November 21, 2014

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

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Tab 1 – Narrative Description of Project

Triumph's Victory Village is an affordable rental housing facility proposed to be developed through the new construction of 50 units in a three-story elevator building on a cleared site at 1801 W. Courtland Street in the Nicetown neighborhood. Additional descriptive characteristics include:

- Site Area: 55,000 sf
- Gross Building Area: 49,860 sf
- Parking: 25 surface spaces
- Unit Distribution:
 - 42 one-bedroom @650 sf
 - 8 two-bedroom @850 sf
- Structural Type: Wood Frame
- Veneer: Masonry
- Elevators: 2 Hydraulic
- HVAC: High-Efficiency Air-to- Air Heat Pumps

Since the project is to be financed, in part, with the use of Low-Income Housing Tax Credits (LIHTC), the owner will be a limited partnership. The owner partnership, Triumph's Victory Village Housing Partners, LP, has been organized as Pennsylvania Limited Partnership. The 'Sponsors' of the project are Triumph Baptist Church Community Development Corporation and Universal Community Homes, both tax-exempt, Pennsylvania Nonprofit Corporations, which have formed Triumph's Victory Village, LLC, a Pennsylvania Limited Liability Company, specifically to undertake this project and to act as General Partner of Triumph's Victory Village Housing Partners, LP, the owner. As General Partner, Triumph's Victory Village, LLC will be fully responsible for the day to day operation of the partnership and its sole asset, the project.

The financing of the capital requirements of the project is to be through debt and equity. The applicant, simultaneous with this submission, has made application to OHCD for publically-sourced debt financing in the amount of \$1,500,000. This loan will be serviced solely from cash-flow until maturity (30 years). Equity financing has been maximized with an expected allocation of LIHTC, an application for which will be made on January 30, 2015. Without benefit of the potential of increased revenues from Unit-Based Operating Subsidy, the projections of Operating Results (see application Budgets) do not support market-sourced debt financing. It should be noted that PHFA, which will have a significant role in the final formulation of the project budgets, requires trending of income @2% and expenses @3% (in contrast to PHA), and will tolerate no deficits in projected operating results at any time during the initial 15 year operating period (operating reserves cannot supply for projected deficits). Under these underwriting standards, and with maximum LIHTC rents, projected NOI decreases to zero in year 16. It should be noted, however that the Sources & Uses of Funds Statement incorporated into this application anticipates the need for Deferred Developer Fee in the amount of \$190,530. Ideally, this requirement would be supplanted with a market-sourced first mortgage loan, the servicing of which

P-004440: Unit-Based Operating Subsidy
Triumph's Victory Village

would be supported from increased income (and NOI) from PHA-supplied Unit Based Operating Subsidy through a Mixed-Finance Transaction with Triumph' Victory Village Housing Partners, LP.

Admission preferences have been established for two groupings of Special Needs households. The first is for mobility-impaired senior (62 or older) residents (individuals or family member); six fully accessible units will be reserved for their use. The second Special Needs group is the senior homeless; five units will be set-aside for their use, and placement will be solely through referral from the City's Permanent Supportive Housing Clearinghouse.

All residents will receive supportive services.

Tab 2. Community Resources

a) Proximity to Neighborhood Resources

The project is located directly across the street (18th St.) from Stenton Park, operated by the Parks & Recreation Department. The Stenton House Museum is adjacent to the Park.

Gratz Food Market, a convenience store, is located one block from the site. There are two full-service supermarkets. The new Shoprite in Bakers Square (Fox & Roberts) and Pathmark, located just over 1 mile from the site, which are easily accessible by public transportation.

Doctors' offices, located in the Nicetown Court I building at 4350 Germantown Avenue, and operated by Temple Physicians, Inc., is located 3 blocks from the site.

A map of Neighborhood Amenities is attached.

b) Access to Multi-Modal Transportation

The site is located one-quarter mile from Wayne Junction Station, through which five separate SEPTA Regional Rail Lines pass. This station is also served by three SEPTA bus lines, the 23, 53 & 75. The Bus Route #75 passes directly in front of the project site. This bus gives access to the Broad Street Subway at Wyoming Station which is only one-quarter mile from the site.

c) Conformity with City Plans

The proposed Triumph's Victory Village development is entirely consistent with the Nicetown Economic Development and Housing Strategy published in May 2012. The preparation of this plan was funded by the Philadelphia Department of Commerce, and was accepted by the Philadelphia City Planning Commission (PCPC) at its public meeting on May 12, 2012, through which action it recognizes and supports the goals, directions and major concepts expressed in the plan. This action is documented in a letter of October 22, 2012 from the Executive Director of PCPC, a copy of which is attached.

This Community Plan in its "Recommended Activities" in support of its housing strategy lists as #1: "In addition to Nicetown Courts I & II, complete the third anchor development at 1801 Courtland Street".

This plan, spearheaded by Nicetown Community Development Corporation and prepared under the guidance of PCPC, puts forward "recommendations for economic and housing development, and also addresses quality of life issues including infrastructure, safety and community services that impact the effectiveness of community development strategies." This statement of objectives demonstrates the comprehensive nature of the plan and its intent to enhance the lives and amenities available to residents of the community.

Noting that the Wayne Junction Train Station serves as a focal point in the study area, the Plan recommends Transit-Oriented Development with both residential and commercial uses. Recent development of affordable rental and sales housing for families is highlighted; proximity to outstanding public transportation, however, also offers strong support for workforce housing, which introduces a vibrant mixed-income housing stock.

The importance of effective public transportation as the underpinning of the Neighborhood Plan cannot be overstated. The Plan states:

The area holds much promise for redevelopment, in large part due to its proximity to Center City Philadelphia and its high accessibility via all forms of public transportation. Seven SEPTA bus routes serve the area and provide easy access to all parts of the City. The area is also well served by the Broad Street Subway line and the Wayne Junction Regional Rail HUB, which provides direct access to 12 of 16 regional Rail lines, directly connecting Nicetown with most of the Delaware Valley served by regional rail, and ensuring train access to Center City Philadelphia every 15 minutes.

In assessing the housing needs of the study area, particular attention is given to the needs of the existing residents, though the drawing power of the existing community assets and ongoing revitalization efforts in attracting new residents is also addressed. Regarding the need for affordable senior housing the Plan states:

Residents and members of the advisory committee identified a critical need for affordable senior housing within the Plan area. The project area includes 870 households (3,735 total households in study area) where the head of household is age 65 or older, representing 23% of total households. According to the Philadelphia Corporation for Aging study "Looking Ahead: Philadelphia Aging Population in 2015", while Philadelphia's total population is expected to decline from 2005 to 2025, the age 55+ population will grow 11%. And the age 65+ group will grow 13%. According to the Reinvestment Fund's Policy Map site, 287 residents age 65 or older in the plan area's block groups are living in poverty. With a median home age of 72, many seniors in the plan area are living in deteriorating conditions because they cannot afford to maintain and repair their aging homes. Further, the vast majority of their homes are two- or three-story row homes with front stairs, stairs within the home, no first floor bathroom or bedrooms and doorways too narrow to accommodate wheelchairs or walkers. The addition of affordable senior housing in Nicetown will allow elderly residents to age in place, providing them the opportunity to stay in the community and avoid unnecessary nursing home costs.

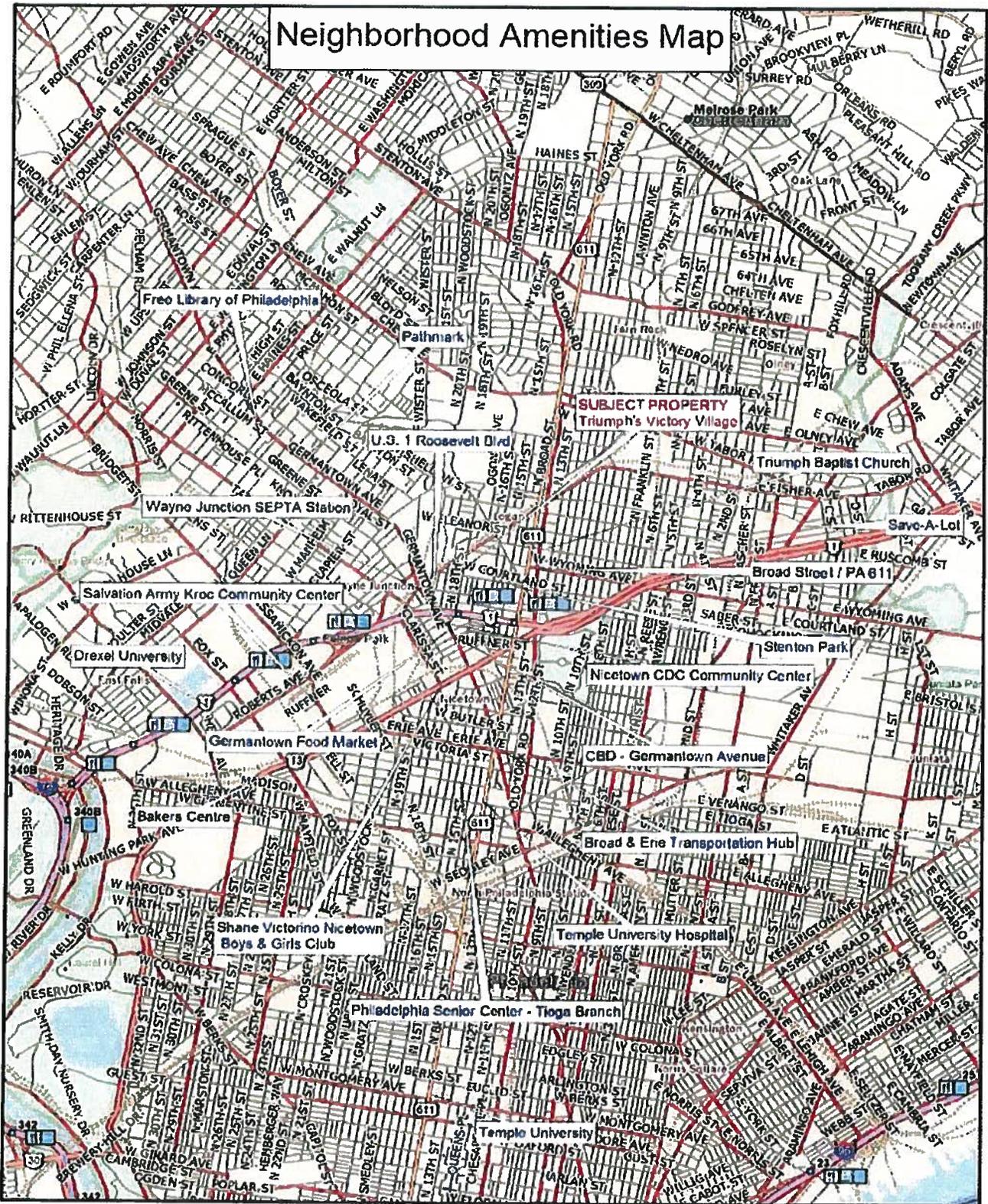
Though the Plan does not address this benefit of developing affordable senior housing in the community, it will free-up the homes now occupied by the relocating seniors, and make those units available to working families at reasonable cost, thereby furthering the mixed-income housing strategy.

d) City Designated Revitalization Zone

The project site is located in the Upper Nicetown Redevelopment Area. The Redevelopment Area Plan was adopted by the city in 2003. This Redevelopment Area is a triangular shaped neighborhood bounded by Wingohocking Street, Broad Street and Windrim Avenue along the SEPTA railroad right of way.

e) Location Near Job Centers

Ready and reasonably priced access to job centers, rather than proximity to those resources is the special feature of the project location. Refer to subsection b. above for a description of the public transportation network which links the site to both the center city and suburban job centers.



Tab 3 Site & Neighborhood Standards

- 1) As noted above, the proposed project is to be located in the Upper Nicetown Redevelopment Area.
- 2) The proposed project is proximate to Fairhill Apartments, Fairhill Square, Norris Apartments & Plymouth Hall. The applicant has no knowledge of public housing units in the area that may have been demolished.
- 3) The project is in a racially and economically impacted area in which the above listed (see 2)) public housing units are located. It is presumed that the PHA intends to preserve these units. The poverty rate for the Primary Market Area as defined by the Ludwig Corporation in its market analysis for the project is greater than 30%. The Median Household Income is below \$30,000, and the non-white proportion of the population in the 19140 zip code, as reported in the US Census 2010 is 85%.
- 4) N/A
- 5) The Ludwig analysis cited above reports the presence of 1,175 assisted rental units in the project market area. The entire Primary Market contains 28,400 occupied renter housing units. The subsidized units, therefor, represents just 4% of the total rental units, which is a rather low proportion.
- 6) N/A

Tab 4 Housing Needs Analysis

As noted above, Ludwig Corporation has produced a Housing Needs Analysis using the PHFA format. This report was issued on October 31, 2013. An updated report is in preparation, and will be available in January 2015. Ludwig reports that there are 6,218 age (>62) and income (<60% AMI)-qualified households in the Primary Market. The proposed development of 50 senior units, therefore, has a Capture Rate of 0.8%, which is a rather low rate reflecting strong demand.

Tab 5 – Site Layout

a) City Map

A map (Google Map) of the area of Nicetown in which the project is located is attached

b) Building Description:

- Type Development: New Construction
- Number of Stories: 3
- Structural Type: Wood Frame
- Exterior veneer: Masonry
- Gross Floor Area: 49,860 sf
- Special Features: Elevator (2) Building
- Units Characteristics

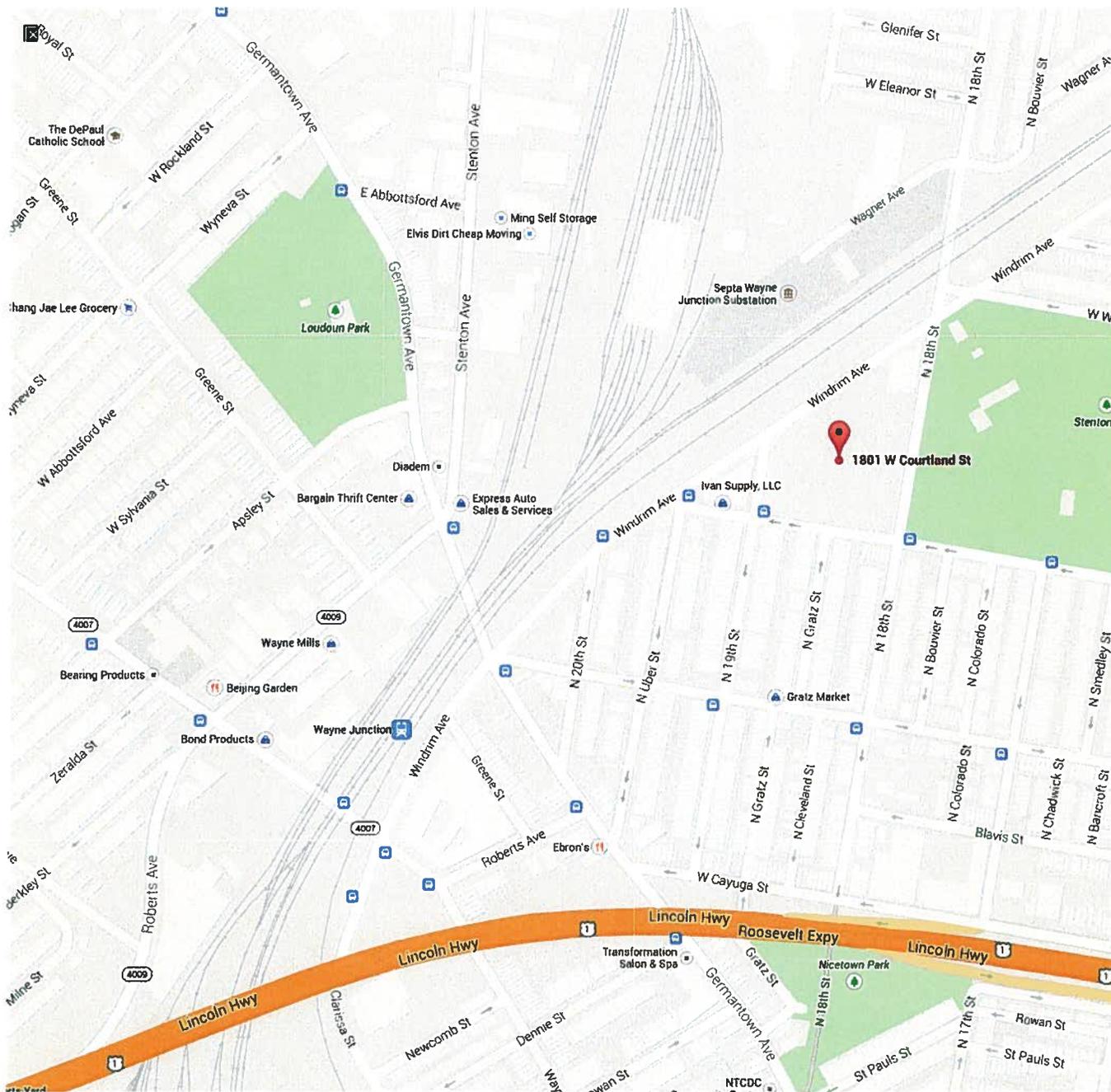
# of Units	BR Count	Bath Count	Floor Area in sf
42	1	1	650
8	2	1	860

c) Site & Floor Plans

A Site Plan, Floor Plans, Unit Plans & a Wall Section prepared by JKR Partners are attached.

d) N/A

e) N/A



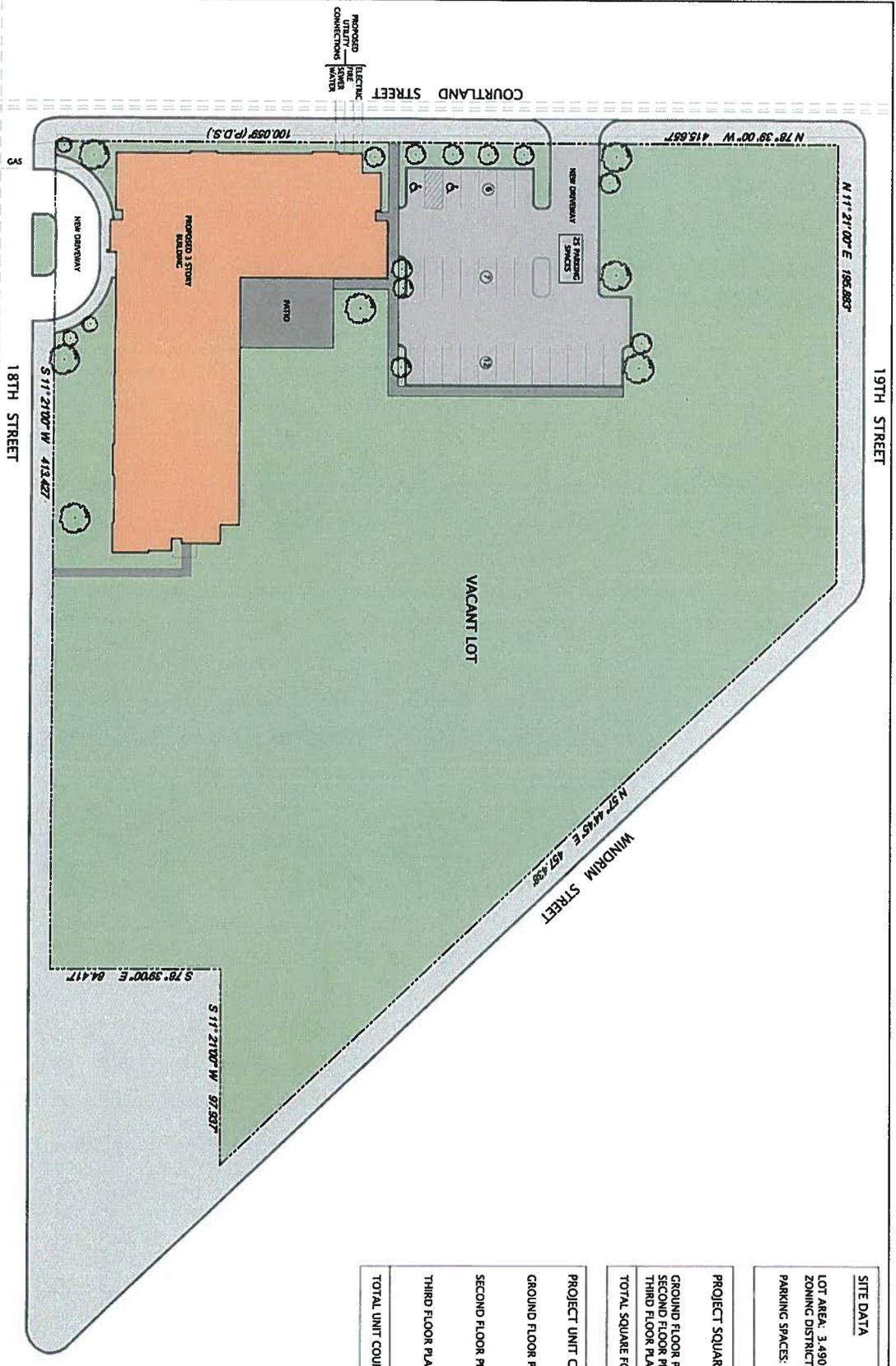


TRIUMPH'S VICTORY VILLAGE
50 UNIT SENIOR HOUSING - PHASE I
18TH & COURTLAND STREETS | PHILADELPHIA, PENNSYLVANIA



UNIVERSAL COMMUNITY HOMES
TRIUMPH COMMUNITY
DEVELOPMENT
CORPORATION





SITE DATA

LOT AREA: 3.490 ACRES
 ZONING DISTRICT: I-2 Medium Industrial
 PARKING SPACES: 25 (INCLUDING 2 H.C.)

PROJECT SQUARE FOOTAGE

GROUND FLOOR PLAN: 16,620 SF
 SECOND FLOOR PLAN: 16,620 SF
 THIRD FLOOR PLAN: 16,620 SF
 TOTAL SQUARE FOOTAGE: 49,860 SF

PROJECT UNIT COUNT

GROUND FLOOR PLAN: 14 UNITS
 (1) 2 ONE BEDROOM
 (2) TWO BEDROOM

SECOND FLOOR PLAN: 18 UNITS
 (1) 5 ONE BEDROOM
 (3) TWO BEDROOM

THIRD FLOOR PLAN: 18 UNITS
 (1) 5 ONE BEDROOM
 (3) TWO BEDROOM

TOTAL UNIT COUNT: 50 UNITS TOTAL

JKR PARTNERS LLC
 ARCHITECTS • DESIGNERS

TRIUMPH'S VICTORY VILLAGE
 50 UNIT SENIOR HOUSING - PHASE I
 18TH & COURTLAND STREETS | PHILADELPHIA, PENNSYLVANIA

UNIVERSAL COMMUNITY HOMES
 TRIUMPH COMMUNITY DEVELOPMENT CORPORATION





GROUND FLOOR LEVEL

GROUND FLOOR	
GROSS FLOOR AREA:	16,620 SF
ONE BEDROOM APTS:	12 @ 650 SF
TWO BEDROOM APTS:	2 @ 850 SF
HC APARTMENT UNITS	
1ST FLOOR:	2 1-BR
2ND FLOOR:	2 1-BR
3RD FLOOR:	2 1-BR
TOTAL:	6 1-BR

- ONE BEDROOM UNIT
- TWO BEDROOM UNIT
- COMMON AREA
- BUILDING SERVICE



TRIUMPH'S VICTORY VILLAGE
 50 UNIT SENIOR HOUSING - PHASE I
 18TH & COURTLAND STREETS | PHILADELPHIA, PENNSYLVANIA



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 TRIUMPH COMMUNITY DEVELOPMENT CORPORATION





SECOND FLOOR LEVEL

SECOND FLOOR	
GROSS FLOOR AREA:	16,620 SF
ONE BEDROOM APTS:	15 @ 650 SF
TWO BEDROOM APTS:	3 @ 850 SF
HC APARTMENT UNITS	
1ST FLOOR:	2 1-BR
2ND FLOOR:	2 1-BR
3RD FLOOR:	2 1-BR
TOTAL:	6 1-BR

- ONE BEDROOM UNIT
- TWO BEDROOM UNIT
- COMMON AREA
- BUILDING SERVICE



JKR PARTNERS LLC
ARCHITECTS • DESIGNERS

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THIRD FLOOR LEVEL

THIRD FLOOR	
GROSS FLOOR AREA:	16,620 SF
ONE BEDROOM UNITS:	15 @ 830 SF
TWO BEDROOM UNITS:	3 @ 830 SF
HC APARTMENT UNITS	
1ST FLOOR:	2 1-BR
2ND FLOOR:	2 1-BR
3RD FLOOR:	2 1-BR
TOTAL:	6 1-BR

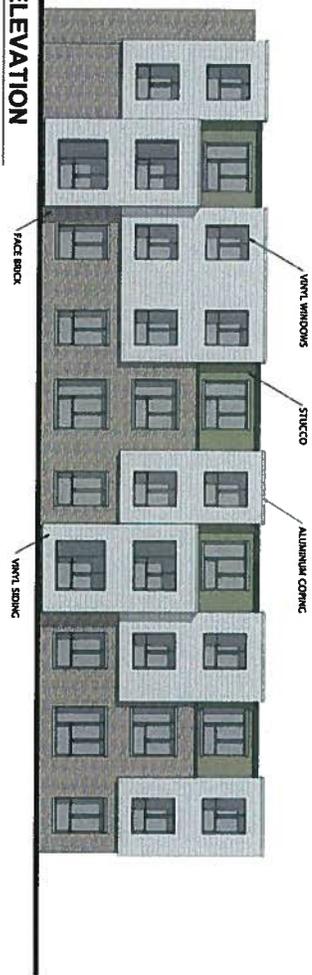
- ONE BEDROOM UNIT
- TWO BEDROOM UNIT
- COMMON AREA
- BUILDING SERVICE



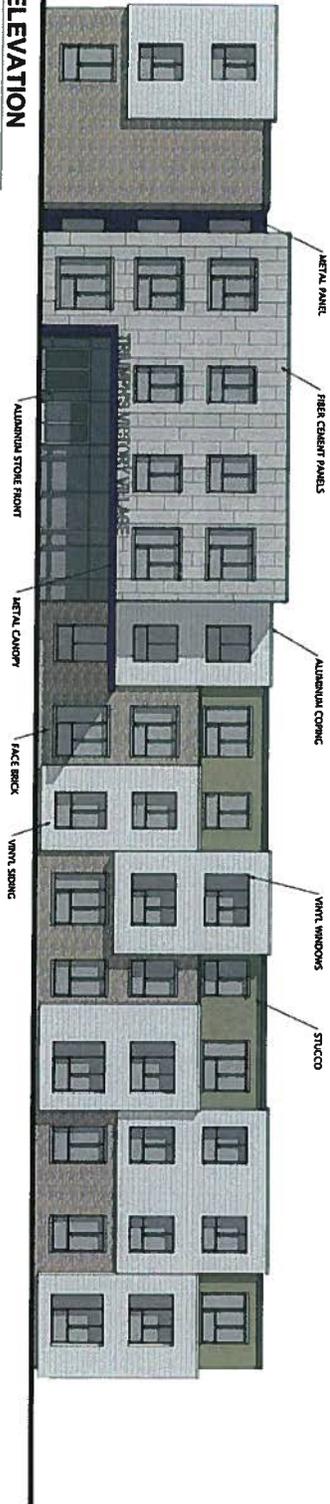
TRIUMPH'S VICTORY VILLAGE
 50 UNIT SENIOR HOUSING - PHASE I
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SOUTH ELEVATION



EAST ELEVATION



TRIUMPH'S VICTORY VILLAGE
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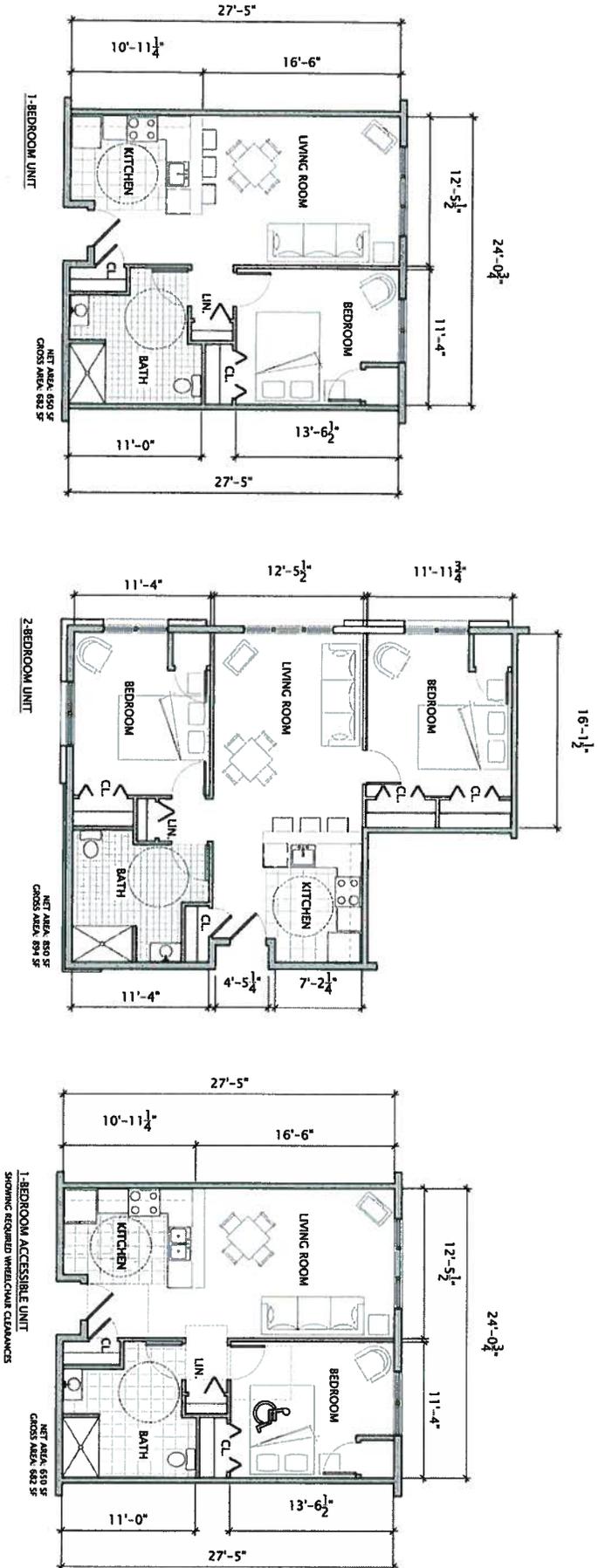
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 TRIUMPH COMMUNITY
 DEVELOPMENT
 CORPORATION



TRIUMPH'S VICTORY VILLAGE
50 UNIT SENIOR HOUSING - PHASE I
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TYPICAL UNIT PLANS





JKR PARTNERS LLC
ARCHITECTS • DESIGNERS

TRUMP'S VICTORY VILLAGE
50 UNIT SENIOR HOUSING - PHASE I
18TH & COURTLAND STREETS | PHILADELPHIA, PENNSYLVANIA



UNIVERSAL COMMUNITY HOMES
TRUMP COMMUNITY
DEVELOPMENT
CORPORATION

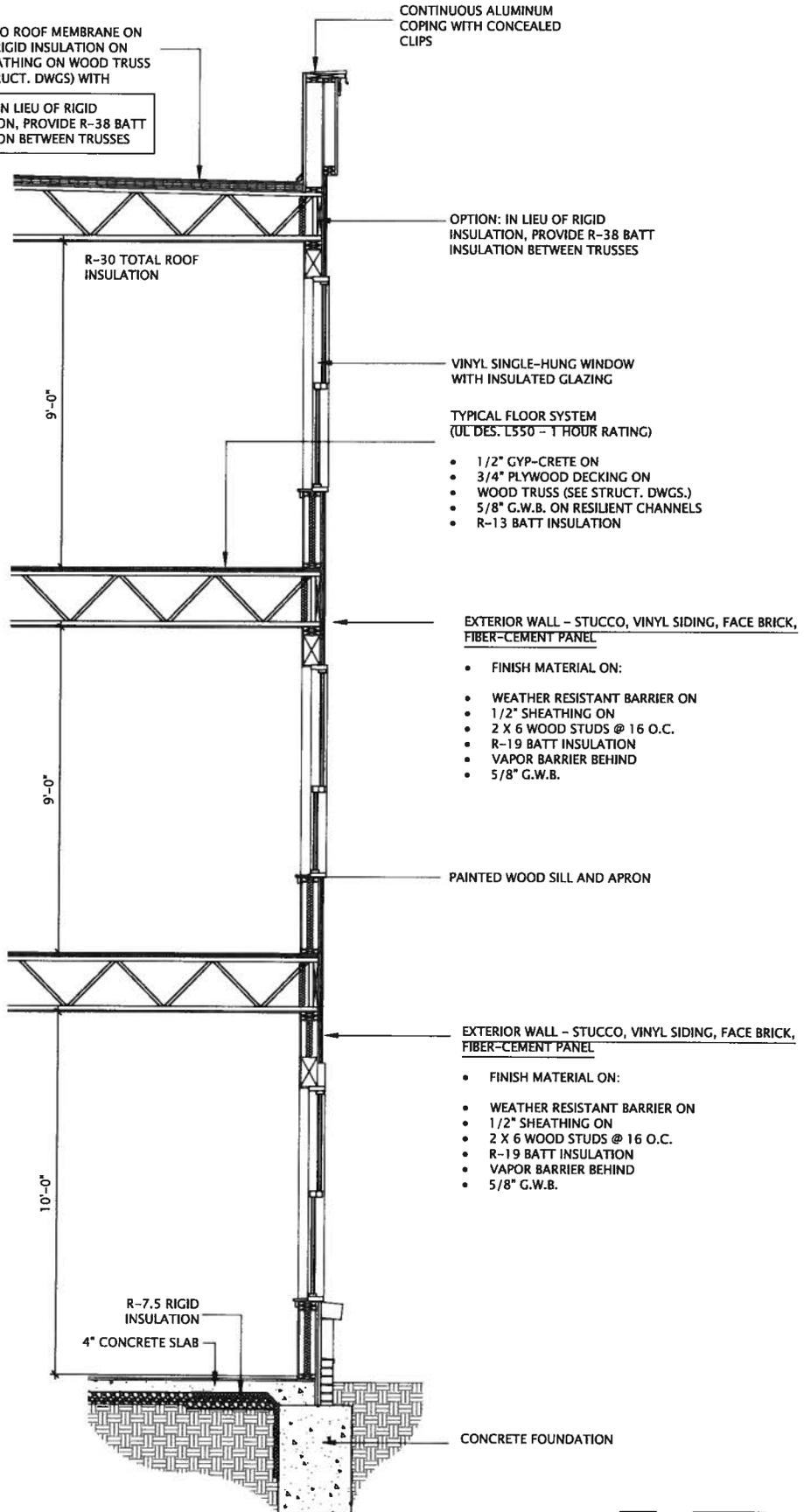


ROOF SYSTEM

- WHITE TPO ROOF MEMBRANE ON
- 4" R-20 RIGID INSULATION ON
- 5/8" SHEATHING ON WOOD TRUSS (SEE STRUCT. DWGS) WITH

OPTION: IN LIEU OF RIGID INSULATION, PROVIDE R-38 BATT INSULATION BETWEEN TRUSSES

CONTINUOUS ALUMINUM COPING WITH CONCEALED CLIPS



R-30 TOTAL ROOF INSULATION

OPTION: IN LIEU OF RIGID INSULATION, PROVIDE R-38 BATT INSULATION BETWEEN TRUSSES

VINYL SINGLE-HUNG WINDOW WITH INSULATED GLAZING

TYPICAL FLOOR SYSTEM (UL DES. L550 - 1 HOUR RATING)

- 1/2" GYP-CRETE ON
- 3/4" PLYWOOD DECKING ON
- WOOD TRUSS (SEE STRUCT. DWGS.)
- 5/8" G.W.B. ON RESILIENT CHANNELS
- R-13 BATT INSULATION

EXTERIOR WALL - STUCCO, VINYL SIDING, FACE BRICK, FIBER-CEMENT PANEL

- FINISH MATERIAL ON:
- WEATHER RESISTANT BARRIER ON
- 1/2" SHEATHING ON
- 2 X 6 WOOD STUDS @ 16 O.C.
- R-19 BATT INSULATION
- VAPOR BARRIER BEHIND
- 5/8" G.W.B.

PAINTED WOOD SILL AND APRON

EXTERIOR WALL - STUCCO, VINYL SIDING, FACE BRICK, FIBER-CEMENT PANEL

- FINISH MATERIAL ON:
- WEATHER RESISTANT BARRIER ON
- 1/2" SHEATHING ON
- 2 X 6 WOOD STUDS @ 16 O.C.
- R-19 BATT INSULATION
- VAPOR BARRIER BEHIND
- 5/8" G.W.B.

R-7.5 RIGID INSULATION

4" CONCRETE SLAB

CONCRETE FOUNDATION

TYPICAL WALL SECTION



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Triumph's Victory Village

Tab 6 – Project Amenities/Services

Triumph's Victory Village is, as noted a facility for seniors, 62 years of age or older. The following facilities are included in the development:

- Community Room with Kitchen
- Lobby with Seating:
- Exercise Room
- Tenant Storage on Each Floor
- Common Laundry Rooms on Each Floor
- Management Office
- Supportive Services Office
- Outdoor Patio
- Outdoor Passive Recreation – Green Area

Health-related Supportive Services will be provided to all residents under an agreement with Greater Philadelphia Health Action.

Tab 7 – Developer Capacity and Qualifications

Triumph CDC and Universal Community Homes are the 'Sponsors' of the proposed project. They have established a 50/50 joint venture partnership, Triumph's Victory Village, LLC specifically to undertake the development of the project, Triumph's Victory Village. Both partners are qualified non-profit agencies; please see attached 501c3 letters of non-profit status for both Triumph CDC and Universal Community Homes. Since Low-Income Housing Tax Credits are to be utilized in financing the development of the project, a Pennsylvania Limited Partnership, Triumph's Victory Village Housing Partners, LP, has been formed to serve as owner/developer. The Sponsor's partnership, Triumph's Victory Village, LLC is the General Partner of this Limited Partnership, and in that role is fully responsible for the day-to-day operations of the partnership and its sole asset, the project.

Both Universal and Triumph have a mission of providing affordable housing and furthering economic development in local communities. The Joint Venture will further the mission of both non-profits and the developer.

Triumph CDC

Triumph CDC was established by Triumph Baptist Church in September of 1977 to develop and construct housing for low and moderate income families and families. The Corporation changed its focus in 1993 to engage in neighborhood-based economic development activities. It acquired an abandoned, deteriorated, shopping center located at 4444 North Broad Street, Philadelphia, Pennsylvania and obtained a permanent mortgage commitment from Meridian Bank to construct a new shopping center in 1995. Construction financing was provided through the Philadelphia

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Triumph's Victory Village

Industrial Development Authority and the Local Initiative Support Corporation. The shopping center, now known as Victory Plaza, is occupied by Shop N Bag grocery store.

Triumph Victory Village will be Triumph CDC's first affordable housing development however as described about the CDC has been the Developer for several other real estate ventures.

Universal Community Homes

Universal Community Homes is a not for profit Community Development and Management organization with its main office located in South Central Philadelphia. Universal has over 15 years of experience in developing affordable rental and homeownership townhomes, providing workforce training, operating charter school and performing economic development. Universal is responsible for the transformation of areas located in Southwest Central Philadelphia, Hawthorne and Point Breeze. Universal has been mentoring Nicetown CDC since 2008 and has begun transformative development in the Nicetown section of Philadelphia. Recent developments in Nicetown include of a 37 unit affordable multi-family building completed in 2011 and 50 units of affordable townhomes completed in 2013. Universal has developed over 1000 units both as an independent developer, co-developer and partner.

The Community Builders

The Community Builders (TCB) is to act as Management Agent for the project. The Community Builders is a multi-disciplined, nonprofit housing and community development enterprise which was organized more than 50 years ago and currently operates in 14 states. TCB's property management portfolio consists of 103 properties ranging in size from 6 units to communities of

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Triumph's Victory Village

over 600 units. It includes properties with subsidy sources and funding via HOPE VI, Section 8, Section 236, LIHTC, Section 202/811, Section 221(d)(3) programs and provides almost 8,000 households with attractive, safe, and affordable rental housing.

Dale Corporation

DALE Corp. has a longstanding tradition of working on projects financed either fully or partially through public funding. Dale's familiarity with current regulations, financing opportunities, city authorities, and knowledge of tax credit and private funding guidelines enables DALE to deliver consistent improvement on project costs and scheduling. Dale's continued success in subsidized senior housing is due in large part to designing and constructing the highest quality homes for competitive costs. We apply our benchmarking data to help our clients conceive the scope and schedule of large development projects long before a shovel hits the ground.

Duane Morris LLP

Duane Morris has handled all types of tax-driven real estate investments including federal and state low-income housing tax credits, real estate tax abatements and tax exempt bond financing. Through the representation of for-profit and non-profit developers, nonprofit organizations, syndicators, banks and underwriters Duane Morris' Affordable Housing Practice Group has been involved in the financing of more than 1,000 projects consisting of more than 100,000 housing units in 18 states.

JKRoller Architects

JKRoller has worked with many nonprofit and for-profit entities to design and build affordable housing. These projects have been driven by JKRoller's understanding of lending sources, tax credits, government requirements, tight restrictions, and project parameters. JKR Partners understands what today's senior citizens desire to meet their basic needs and fulfill their varied, active lifestyles. Since 1984, JKRoller has been creating superior senior-living environments within the budget allotted for both for-profit and non-profit programs, to maximize ambiance.

Universal Community Homes is the Managing Member of the General Partner, Triumph's Victory Village, LLC, and in that capacity assumes the lead role and responsibility in managing the day to day business of the owner/applicant Limited Partnership, Triumph's Victory Village Housing Partners, LP. Tamelia Hinson, the Vice President for Real Estate Development at Universal will be the principal project contact and Team Leader. Ms. Hinson has been involved in the development and operation of the eight LIHTC properties developed by Universal.

Tab 8 – Prior Affordable Housing Experience

The three most recent affordable housing developments completed by Universal Community Homes, the lead partner in the proposed development, are:

- **Nicetown Court II**
Nicetown Court II is a mixed-use (residential & retail), 50 unit LIHTC financed project newly constructed in the 4400 block of Germantown Avenue. Construction was completed in 2013. No Public Housing Subsidies were involved.
- **Nicetown Court I**
Nicetown Court I is a mixed-use (residential & retail) project newly constructed in the 4300 block of Germantown Ave. It contains 37 LIHTC units for general occupancy and 4,000 sf of retail space, and was completed in 2011. No Public Housing funding was involved in this development.
- **Osun Village**
Osun Village is a 16 unit senior housing development, financed, in part, with LIHTC. It was completed in 2010.

Universal has been involved in the development of affordable housing with use of HOPE VI funds both in the Martin Luther King and the Schuylkill Falls Revitalization projects, though these projects were completed more than 5 years ago.

Tab 9 Property Management Plan

The Managing Agent is The Community Builders (TCB). Based in Boston, but with offices and operations in 14 states, TCB is a nonprofit corporation organized more than 50 years ago.

The mission of The Community Builders, Inc. is to build strong communities where people of all incomes can achieve their full potential. This includes not only the initial planning and development of the community but also the ongoing implementation of the plan and mission. Property Management's mission is to ensure that the properties are operated long-term in furtherance of the mission for which the property was conceived. We do this by providing exceptional physical, fiscal, and social oversight of the operation. We understand the need to create a strong sense of community at the property and also to fully integrate the property into the greater neighborhood and community as a whole. This requires not only sound "bricks and mortar" management to ensure the fiscal viability of the properties but also the delivery and facilitation of social services to our residents that enable them to maximize their potential and succeed both socially and financially. We become a long-term stakeholder in the communities we serve. This sets us apart from typical property management entities.

TCB's property management portfolio is a diverse representation of the affordable housing market. Most TCB properties are urban and inner-city family developments that administer the full range of subsidy programs and were financed with complex funding packages.

The Community Builders, Inc. is an Accredited Management Organization®. This designation is awarded by the Institute of Real Estate Management (IREM) to those firms nationwide that fulfill strict requirements in the areas insurance, experience, strong leadership, integrity, and fiscal stability.

TCB's property management portfolio consists of 103 properties ranging in size from 6 units to communities of over 600 units. It includes properties with subsidy sources and funding via HOPE VI, Section 8, Section 236, LIHTC, Section 202/811, Section 221(d)(3) programs and provides almost 8,000 households with attractive, safe, and affordable rental housing. The listing of projects is at this site: [portfolio](#)

Management Structure & Plan:

- a) Staff (all staff on-site):
 - Manager: one-half time*
 - Clerk: full-time
 - Maintenance: one-half time*

*part-time staffing is feasible and efficient insofar as TCB currently manages Nicetown Court I and Nicetown Court II, both located within a few blocks of the site

b) Tenant Screening Methods:

An applicant and the applicant household shall be disqualified for a unit for any of the following reasons:

- a) The applicant or a household member has disturbed a neighbor or neighbors in a prior residence by behavior, which, if repeated by a tenant would substantially interfere with the rights of other tenants to peaceful enjoyment of their units.
- b) The applicant or a household member has caused damage or destruction of property at a prior residence, and such damage or destruction of property, if repeated by a tenant would have a material adverse effect on the housing development or any unit in such development.
- c) The applicant or a household member has displayed living habits or poor housekeeping at a prior residence, and such living habits or poor housekeeping, if repeated by a tenant would pose a substantial threat to the health or safety of the tenant or other tenants or would adversely affect the decent, safe and sanitary condition of all or part of the housing.
- d) The applicant or a household member in the past has engaged in criminal activity which, if repeated by a tenant would interfere with or threaten the rights of other tenants to be secure in their persons or in their property or with the rights of other tenants to the peaceful enjoyment of their units and the common areas of the housing development or would threaten the health and safety of the owner, or any employee, contractor, subcontractor or agent of the owner who is involved in the housing development. Notwithstanding the foregoing, and pursuant the Violence Against Women Act (42 U.S.C. 1437f and 42 U.S.C. 1437d) and regulations promulgated in accordance therewith at 24 CFR Part 5, Subpart L, admission to the development shall not be denied on the basis that the applicant or household member is or has been a victim of domestic violence, dating violence or stalking, as defined in the aforementioned regulations, if the applicant or household member otherwise qualifies for admission.
- e) The applicant or any household member who will be assuming part of the rent obligation has a history of non-payment of rent and such non-payment, if repeated by a tenant, would cause monetary loss. If the applicant or household members assuming part of the rent obligation are unable to provide a favorable prior landlord reference, the credit report of the applicant or household member may be used to determine the applicant's ability to pay rent. In such circumstances, a bad credit history may be used as the basis of rejection, but the applicant may provide evidence of mitigating circumstances, which may include (i) a representative payer or reliable third party who would take responsibility for payment; (ii) evidence that such poor credit was a result of a disability that is now under control; or (iii) evidence that credit problems were the result of other circumstances that no longer exist and there is reason to believe that the applicant will now pay the rent promptly and in full. Lack of credit history, as opposed to poor credit history, is not sufficient justification to reject an applicant.

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- f) The applicant or a household member has a history of failure to meet material lease terms or the equivalent at one or more prior residences, and such failure if repeated by a tenant would be detrimental to the housing development or to the health, safety, security or peaceful enjoyment of other tenants.
- g) The applicant has failed to provide information reasonably necessary for the housing provider to process the applicant's application.
- h) The applicant has misrepresented or falsified any information submitted as part of the applicant's application or a prior application submitted within the last three years, and the applicant fails to establish that the misrepresentation or falsification was unintentional.
- i) The applicant or a household member has directed abusive or threatening behavior which was unreasonable and unwarranted towards a management agent's employee during the application process or any prior application process within three (3) years.
- j) The applicant does not intend to occupy housing, if offered, as his/her primary residence.
- k) The applicant or household member has been evicted from Federally Assisted Housing for drug-related criminal activity, for three years from the date of eviction; provided, however, that if the evicted applicant or household member who engaged in drug-related criminal activity has successfully completed a supervised drug rehabilitation program or circumstances leading to the eviction no longer exist (for example, the criminal household member has died or is imprisoned), the owner may, but is not required to, admit the household.
- l) The applicant or household member is a current illegal user of one or more controlled substances. A person's illegal use or possession of a controlled substance within the preceding twelve months shall create a presumption that such person is a current illegal user of a controlled substance, but the presumption may be overcome by a convincing showing that the person has permanently ceased all illegal use of controlled substances. This disqualification of current illegal users of controlled substances shall not apply to applicants for housing provided through a treatment program for illegal users of controlled substances.
- m) There is reasonable cause to believe that the applicant or household member's illegal use of a drug may interfere with the health, safety or right to peaceful enjoyment of the premises by other residents. Examples of evidence of illegal activities may include a conviction record, former landlord references, etc.)
- n) The applicant or household member is subject to state sex offender registration requirements or a lifetime registration requirement under any state sex offender registration program.
- o) There is reasonable cause to believe that the applicant or household member's abuse or

pattern of abuse of alcohol may interfere with the health, safety or right to peaceful enjoyment of the premises by other residents.

c) Operation Methodologies:

- Grievance Procedure
 - All resident grievances in the area of management services, maintenance services, management policy, management personnel and grievances concerning other residents will receive prompt, efficient follow-up from the manager.
 - Grievances that cannot be resolved on-site shall be made in writing to the management agent and a meeting between the aggrieved party, the manager and the agent shall be called to resolve the issue
- Eviction Policies and Procedures are as follows:
 - The tenants' eviction procedures will be handled in accordance with the requirement of the Philadelphia Housing Court.
 - The steps the Agent must take to evict a resident for "other good cause" or "material non-compliance" is as follows:
 - i. Tenant must be notified in writing of any violations of the terms of his/her lease at such time as management is made aware of the violation. The notification must include the following information: the specific action (or inaction) which is in violation of the lease, the date (if known) of the specified violation, the specific clause of the lease which has been violated and remedial actions (if any) to be taken. It will specifically advise that additional violations may lead to eviction and it will instruct the resident to make an appointment to discuss the violation with the manager.
 - ii. If the resident fails to act upon the instructions of the violation notice or if additional violations occur, a 30-day "Notice to Quit" is delivered in accordance with HUD procedures as outlined in Handbook 43503 and in compliance with state and local laws. The number of violations that will be tolerated before eviction varies according to the severity of the violation and the possible existence of mitigating circumstances in a particular case. Therefore, the decision to evict is made on a case by case basis.
 - iii. The Notice to Quit will advise the resident of the reasons for the Notice. It will allow for a 10-day period in which the resident may contact the management office to attempt to resolve the issue short of eviction. Failing resolution, at the end of the 30-day Notice, formal eviction proceedings will be initiated.

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Triumph's Victory Village

Tab 10 Supportive Services Plan

Triumph's Victory Village Housing Partners, LP, the applicant/owner-developer, has entered into an agreement with Greater Philadelphia Health Action (GPHA), a community-based healthcare provider which has been in operation since 1970 and currently staffs seven health centers around the city. A copy of this agreement is attached.

The residents of Triumph's Victory Village will be serviced from the GPHA Hunting Park Center. At this facility there are six physicians (Family Practitioners, Internists, OB/Gyn). In addition there is a Certified Adult Nurse Practitioner, a physicians' Assistant, a Podiatrist and two Nutritionists. There is also a Dental Clinic on the premises, staffed with three dentists and a Dental Hygienist.

Please note that these arrangements for tenant support services are not the conventional model for affordable housing. PHFA, in the case of senior housing, now requires that the support services be health-related and deliver meaningful health benefits. This healthcare provider, therefore, has no prior experience in such a relationship with an owner of an affordable housing project that can be asserted here.

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Triumph's Victory Village

Tab 11. Budgets

The PHA Budget forms are attached.

Tab 12. Readiness to Proceed & Project Schedule

a) Evidence of Site Control:

The property on which the project is to be constructed is parcel comprising 55,000 square feet of land area and constitutes a portion of a larger tract of vacant land containing approximately 3.5 acres, which tract of land is owned by Triumph Baptist Church of Philadelphia. A copy of the deed to this property evidencing title to the property is attached.

Triumph Baptist Church of Philadelphia has agreed to convey to Triumph’s Victory Village Housing Partners, LP, the applicant/developer, leasehold title to the project site (55,000 sf) under the terms of a long term (99 years) ground lease. A copy of the executed Agreement to Enter into a Ground Lease is attached.

b) Evidence of Zoning:

The property is Zoned I-2 Light Industrial, as it was a former factory site. Though the site is in a residential neighborhood, the proposed reuse required a Zoning Variance. The Philadelphia Zoning Board of Adjustment approved a Use Variance and all other requested variances with issuance of a Notice of Decision on 11/28/12. A copy of this Notice is attached. A Zoning Permit (#430318) was issued for the project by the Department of Licenses & Inspections on 1/24/13. The Zoning Permit is good for a period of three years. If a Building Permit is not issued in that time frame (though state law provides further extension) the validity of the Zoning Permit will expire.

c) Project Schedule:

Zoning Approval (already issued)	November 28, 2012
Debt & Equity Financing Commitments (NEF)	November 20, 2014
PHFA LIHTC Application	January 30, 2015
LIHTC Award	September 11, 2015
LIHTC Carryover	November 13, 2015
Completion of Contract Documents	January 15, 2016
Bidding & Selection of Contractor	February 27, 2016
Financing Closing	April 17, 2016
Construction Start	April 22, 2016
Completion of Construction	April 30, 2017
Completion of Lease-up	July 31, 2017

d) Relocation:

The project site is a vacant parcel of land. This subsection is not applicable.

THIS INDENTURE, made the 24th day of June, 1978 in the year A.D. one thousand nine hundred and _____ (19____) Between PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT, a body corporate and politic (hereinafter called the Grantor), of the one part, and THE TRIUMPH BAPTIST CHURCH OF PHILADELPHIA, a Pennsylvania non-profit corporation (hereinafter called the Grantee), of the other part.

WITNESSETH that the said Grantor for and in consideration of the sum of FOUR HUNDRED TWENTY-FIVE THOUSAND AND 00/100 (\$425,000) DOLLARS lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, its successors and assigns.

BLOCK 130 N 2 LOT 9

ALL THAT CERTAIN lot or piece of ground.

SITUATE in the 13th (formerly part of the 49th) Ward of the City and County of Philadelphia, Commonwealth of Pennsylvania, at the Northwest corner of 18th Street and Courtland Street, more particularly described as follows, to wit:

BEGINNING at a point formed by the intersection of the North line of Courtland Street and the West line of 18th Street; thence North seventy-eight degrees, thirty-nine minutes West, four hundred fifteen feet, eight inches along the North line of Courtland Street, to the center line of 19th Street; thence North eleven degrees, twenty-one minutes East, one hundred ninety-five feet, ten and five-eighths inches along the center line of 19th Street to the Southeast line of Windrim Avenue; thence North fifty-seven degrees, forty-four minutes, forty-five seconds East, four hundred fifty-seven feet, five and one-quarter inches along the Southeast side of Windrim Avenue; thence South eleven degrees, twenty-one minutes West, ninety-seven feet, eleven and one-quarter inches; thence South seventy-eight degrees, thirty-nine minutes East eighty-four feet, five inches to the West side of 18th Street; thence South eleven degrees, twenty-one minutes West, four hundred thirteen feet, five and three-eighths inches along the West side of 18th Street to the point and place of beginning.

BEING NO. 1801 West Courtland Street.

EXCEPTING THEREFROM AND THEREOUT premises conveyed to the City of Philadelphia by Deed of Dedication dated 2/13/1951 and recorded 3/15/1951 in Deed Book CJP 2914 Page 396 for the purposes therein set forth, in all that certain lot or piece of ground.

SITUATE in the 49th Ward of the City and County of Philadelphia, Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point on the North side of Courtland Street (fifty feet wide) at the distance of three hundred ninety feet, eight inches West from the West side of 18th Street (sixty feet wide); thence extending North seventy-eight degrees, thirty-nine minutes West, a distance of twenty-five feet to a point; thence extending North eleven degrees, twenty-one minutes East a distance of one hundred ninety-five feet, ten and five-eighths inches to a point on the Southeast side of Windrim Avenue (sixty feet wide); thence extending North fifty-seven degrees, forty-four minutes, forty-five seconds East along the Southeast side of Windrim Avenue, a distance of thirty-four feet, six and one-quarter inches to a point; thence extending South eleven degrees, twenty-one minutes West, a distance of two hundred nineteen feet, eight and three-eighths inches to a point on the North side of Courtland Street and place of beginning.

BEING the same premises which Paul and Beekman, Inc., a Pennsylvania Corporation by Deed dated 2/1/1983 and recorded 2/4/1983 in Phila. County in Deed Book EFP 659 page 296 conveyed unto Philadelphia Authority for Industrial Development, in fee.

AND WHEREAS Philadelphia Authority for Industrial Development entered into an Installment Sale Agreement with Marie Tofani and Liberata Tofani, as joint tenants with right of survivorship, a Memorandum of said Installment Sale Agreement dated 2/1/1983 recorded 2/4/1983 in Philadelphia in Deed Book EFP 659 Page 301.

AND WHEREAS said Installment Sale Agreement and all of its right, title and interest was duly canceled and terminated by Grantor and Marie Tofani on the 15th day of June, 1998. Liberata Tofani having departed this life on May 26, 1997, leaving as the sole owner by right of survivorship Marie Tofani.

WARD #: _____

ST. CODE/HOUSE NO.: 25420 001801

CITY REGISTRY: 130 N 2 - 7

TOGETHER with all and singular the buildings improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in, and to the same.

TO HAVE TO AND TO HOLD the said lot or piece of ground above described with the messuage or tenement thereon erected hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns forever.

AND the said Grantor, for itself, does by these presents, covenant, grant and agree, to and with the said Grantee, its successors and Assigns, that it, the said Grantor, its successors, all and singular the Hereditaments and premises hereinabove described and granted, or mentioned and

intended so to be with the Appurtenances unto the said Grantee, its successors and Assigns, against it, the said Grantor, and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it or any of them, shall and will

WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed dated the day and year first above written.

Sealed and Delivered
in the presence of us:

PHILADELPHIA AUTHORITY FOR
INDUSTRIAL DEVELOPMENT

By: / E /

Attest: _____

DEED

Philadelphia Authority for
Industrial Development

to

~~The Triumph Baptist Church of Philadelphia,~~
a Pennsylvania non-profit
corporation

Premises:
1801 W. Courtland Street
City of Philadelphia
Philadelphia County, PA

The address of the above-named Grantee
is _____

_____ On behalf of the Grantee

PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

BOOK NO. _____ PAGE NO. _____

DATE RECORDED _____

CITY TAX PAID _____

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is/ is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT - All inquiries may be directed to the following person:

NAME Triumph Baptist Church	TELEPHONE NUMBER: AREA CODE () _____
STREET ADDRESS 1801 W. Courtland Street	CITY STATE ZIP CODE Philadelphia PA _____

B. TRANSFER DATA

GRANTOR(S)/LESSOR(S) Philadelphia Authority for Industrial Development	DATE OF ACCEPTANCE OF DOCUMENT GRANTEE(S)/LESSEE(S) Triumph Baptist Church
STREET ADDRESS 1801 Courtland Street	STREET ADDRESS 1801 Courtland Street
CITY STATE ZIP CODE Philadelphia PA _____	CITY STATE ZIP CODE Philadelphia PA _____

C. PROPERTY LOCATION

STREET ADDRESS 1801 Courtland Street	CITY, TOWNSHIP, BOROUGH City of Philadelphia
COUNTY Philadelphia County	SCHOOL DISTRICT Philadelphia
	TAX PARCEL NUMBER 88-4-0710

D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION \$425,000.00	2. OTHER CONSIDERATION + N/A	3. TOTAL CONSIDERATION = \$424,000.00
4. COUNTY ASSESSED VALUE \$282,824.00	6. COMMON LEVEL RATIO FACTOR X 3.30	5. FAIR MARKET VALUE = \$943,219.20

E. EXEMPTION DATA

1A. AMOUNT OF EXEMPTION 100%	1B. PERCENTAGE OF INTEREST CONVEYED 100%
--	--

2. Check Appropriate Box Below for Exemption Claimed

- Will or Intestate succession _____ (NAME OF DECEDENT) _____ (ESTATE FILE NUMBER)
- Transfer to Industrial Development Agency.
- Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____
- Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____ Page Number _____ Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).
- Corrective deed (Attach copy of the prior deed).
- Other (Please explain exemption claimed, if other than listed above.) Transferred from an Industrial Development Agency (property was conveyed to the Authority prior to 7/1/1987) pursuant to Transfer Tax Reg. Section 408(1)

Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY <i>James C. Hall, Jr. - President</i>	DATE 6/15/98
--	------------------------

**Agreement to Enter into a Ground Lease
By and Between
Triumph Baptist Church of Philadelphia
And
Triumph's Victory Village Housing Partners, LP**

This Agreement to Enter into a Ground Lease (the "Agreement") entered into on the 20th day of November, 2014 by and between Triumph Baptist Church of Philadelphia, a Pennsylvania nonprofit corporation having its principal place of business at 1648 W. Hunting Park Ave., Philadelphia, PA 19140 (the "Owner"), and Triumph's Victory Village Housing Partners, LP, a Pennsylvania limited partnership having offices at 800 S. 15th Street, Philadelphia, PA 19145 (the "Partnership") comprised of Universal Community Homes and an affiliate of the Owner known as Triumph Victory Village LLC (together herein after referred to as the "Developer").

Background

The Owner holds fee simple title to a parcel of vacant land comprising approximately 3.5 acres located at 1801 W. Courtland Street, Philadelphia, PA 19140 (the "Large Parcel"). The Developer intends to construct a 50 unit affordable housing project for low and moderate income senior persons (the "Project") in accordance with regulations promulgated by the Pennsylvania Housing Finance Agency. The Owner intends to convey a leasehold interest in a portion of the Large Parcel comprising approximately 55,000 square feet of land area to the Developer for construction of the Project in the location on the Large Parcel as shown on the proposed Project Site Plan prepared by JKR Partners LLC, a copy of which is attached to this Agreement (the "Project Parcel").

NOW, THEREFORE, in consideration of the foregoing premises and of the covenants hereinafter contained, the parties hereto, intending to be legally bound, agree as follows:

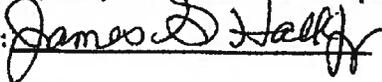
Terms of the Agreement

The Owner agrees to convey to the Developer a leasehold interest in the Project Parcel under a ground lease with a term of 99 years (the "Ground Lease"). The Ground Lease will provide among other things for payment of a prepaid ground rental by the Developer to the Owner in one lump sum in the amount of \$150,000 upon execution of the Ground Lease. Thereafter rent will be in the amount of one dollar paid annually. The terms of this Agreement will expire upon execution of the Ground Lease or on December 31, 2016, whichever occurs first.

IN WITNESS WHEREOF, Owner and Developer have duly signed and delivered this Agreement on the day and year first above written.

OWNER

Triumph Baptist Church of Philadelphia

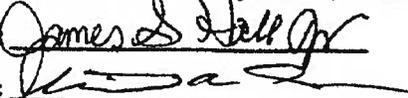
By: 

DEVELOPER

Triumph's Victory Village Housing Partners, LP

By: Triumph's Victory Village, LLC, General Partner

By: Universal Community Homes, General Partner

By: 

By: 
DM313085987.2

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 Triumph's Victory Village

Tab 13. Occupancy & Affordability

a) Rent Schedule

# of BR	# of Units	Floor Area in sf	Tenant Paid Rent	Utility Allowance	Total Tenant Expense	PHA Subsidy	Total Housing Expense	Targeted Income (AMI)
1 BR	5	650	169	126	295		295	20%
1 BR	17	650	613	126	739		739	50%
1 BR	20	650	761	126	887	500	1013	60%
2BR	1	850	194	161	355		355	20%
2 BR	3	850	726	161	887		887	50%
2 BR	4	850	904	161	1065	500	1565	60%
Total	50							

All units are VisitAble. The six units @ 20% AMI are fully accessible units. There is a capitalized Rent Subsidy Escrow in the project development budget in the amount of \$527,400. This escrow will subsidize these units from the 20% AMI rents to 50% rents over 15 years. The Operating Budget shows income of \$35,160 in the initial, stabilized year of operation, to be increased at the rate of 3%/ yr.

It is proposed that all units at the 60% AMI level (20 one-BR & 4 two-BR) be subsidized by the PHA under the Unit-Based Operating Subsidy Program. The requested subsidy is \$500 PUM or \$12,000/month.

Utility Allowance Schedule:

Utility	Type of Service	To Be Paid By Tenant	To Be Paid By Owner	One BR Allowance	Two BR Allowance
Heat	Electric	X		34	44
Hot Water	Electric	X		21	27
Cooking	Electric	X		10	13
Lights in Units	Electric	X		41	51
Lights in Public	Electric		X		
Air Conditioning	Electric	X		20	26
Water			X		
Sewer			X		

Tab 14. Community Support

a) Consultation with Political Leaders

The applicant conferred with Councilwoman Cindy Bass regarding the proposed project. Councilwoman Bass issued a letter of strong support on November 17, 2014, a copy of which is attached.

b) Consultation with Public Housing Residents Associations in near vicinity

There are no conventional public housing projects in close proximity to the site of the proposed project. The applicant seeks the advice and guidance from the PHA as to the Associations which would be appropriate for notification/consultation, and will make contacts per these directions.

c) The applicant conferred with the Nicetown Community Development Corporation regarding the proposed project. The Nicetown CDC issued a letter of support on November 17, 2014, a copy of which is attached.

d) The applicant conducted a community meeting to disclose and discuss its plans for the proposed development. Documentation of this meeting is attached.



**UNIVERSAL COMMUNITY HOMES &
TRIUMPH COMMUNITY DEVELOPMENT
CORPORATION ARE DEVELOPING**

50 AFFORDABLE RENTAL UNITS FOR SENIORS

1801 Courtland Street in Philadelphia

**Informational meeting to discuss design features
and rental process**

**Sunday October 26, 2014 @ 11:00am
Sunday, November 2, 2014 @ 11:00am
Sunday, November 16, 2014 @ 11:00am**

**Triumph Baptist Church @
1648-52 W. Hunting Park Ave
Philadelphia, PA**

**For additional information
call (215) 546-7087**

www.universalcompanies.org





Nicetown Community Development Corporation
4414 Germantown Avenue, Philadelphia, PA 19140 – 3rd Floor
(215) 324-9772 –Phone (215) 324-6507-Fax
www.nicetowncdc.org
Working Together To Put The Nice Back In "The Town"

November 17, 2014

Tamelia Hinson,
Executive Vice-President
Real Estate Development
Universal Community Homes
800 S. 15th Street
Philadelphia, PA 19140

This letter of support is on behalf of the Nicetown CDC, for your current proposed Victory Village development, in partnership with Triumph CDC. Universal Community Homes has been a valuable partner of the Nicetown CDC to establish affordable housing in Nicetown. Your proposed Victory Village project will also help address the growing need for affordable housing for our senior population.

The Nicetown CDC has provided supportive services for nearly 12 years, including assisting our seniors with their specific needs. This includes directly referring our residents to accessible comprehensive medical care from our partners at Temple Physicians Inc., our anchor tenant in our Nicetown Court I affordable housing development.

We have a shared purpose to provide high-quality supportive services to all of our constituencies, which urges our full support of your Victory Village affordable housing development application. We wish Universal Community Homes and Triumph CDC success with this needed endeavor, to benefit the many seniors in our service area with affordable housing needs.

If there are any questions regarding this matter, I can be reached at (215) 329-1827

Sincerely,

A handwritten signature in blue ink, appearing to read "Majeedah Rashid".

Majeedah Rashid,
Chief Operating Officer

CC: Nicetown CDC Board



CITY OF PHILADELPHIA
CITY COUNCIL

CINDY BASS
ROOM 594, CITY HALL
PHILADELPHIA, PA 19107
(215) 686-3424 or 3425
Fax No. (215) 686-1937
Email: cindy.bass@phila.gov

COUNCILWOMAN - 8TH DISTRICT

COMMITTEES

Chair
Parks, Recreation and Cultural Affairs

Vice Chair
Licenses and Inspections

Member
Rules
Streets and Services
Labor and Civil Service
Public Health and Human Services
Housing, Neighborhood Development
and the Homeless
Technology and Information Services
Disabled and Special Needs
Ethics
Whole Council

November 17, 2014

Mr. Brian A. Hudson, Sr.
Executive Director & CEO
Pennsylvania Housing Finance Agency
211 N. Front Street
Harrisburg, PA 17101-1406

Re: Triumph's Victory Village

Dear Mr. Hudson:

I am writing as the Councilperson for the District in which the proposed Triumph's Victory Village is located. Please know that I fully support this important development for the Nicetown Community and in particular for its senior residents.

Let me also address the role of this development in the overall revitalization of that segment of the Nicetown neighborhood clustered around the Germantown Avenue Corridor from Broad Street to Wayne Junction Station. With the support of the Philadelphia Department of Commerce and the Philadelphia City Planning Commission, the Nicetown community undertook a comprehensive study and planning strategy for this target area. My office participated actively in this planning process. The effort culminated in the issuance of the Nicetown Economic Development and Housing Strategy in May 2012.

This Plan was formally adopted by the Philadelphia City Planning Commission as the City's official Neighborhood Plan for the Nicetown community at its scheduled public meeting on May 15, 2012, and is to be incorporated into the "Philadelphia 2035" comprehensive planning process.

The Plan, in its Housing Development Recommendations, has established as its first listed priority:

“Complete a third anchor development at 1801 Courtland Street. This site provides another opportunity to create a strong visual impact, to develop over 100 housing units meeting a wide range of needs, and also provide transit oriented design taking advantage of Wayne Junctions improvements. This site also gives the CDC an opportunity to address the growing need for affordable senior housing options that will allow older residents to age-in-place within the neighborhood.”

Clearly, the Triumph’s Victory Village proposal directly addresses this housing development priority with the planned development of 50 affordable rental units for senior occupancy with supportive services.

With my support, the City has committed \$1,500,000 in low-interest, subordinated financing, and offers 10 years of full abatement of real estate taxes on improvements created. The City has also invested \$800,000 in NSP funds in the demolition of the industrial buildings and the preparation of the site for redevelopment. Please carefully consider this proposed development for an award of Low-Income Housing Tax Credits which will enable this development to proceed.

Thank you.

Sincerely,

A handwritten signature in black ink that reads "Cindy Bass". The signature is written in a cursive style with a large, looped "C" and "B".

Cindy Bass, Member
Philadelphia City Council
8th District

Triumph Baptist Church

CATHY M. JOHNSON
ASSISTANT PASTOR

1648-52 W. HUNTING PARK AVE. • PHILADELPHIA, PA 19140
(215) 228-8000 • (215) 228-8880 FAX
TBC@TRIUMPHBC.ORG

JAMES S. HALL, JR., D.D.
PASTOR & ORGANIZER

November 19, 2014

Tamelia Hinson
Executive Vice President of Real Estate Development
Universal Companies
800 S. 15th Street
Philadelphia, PA 19146

Good Morning:

Triumph CDC met with the community to discuss the project. There were questions concerning when the project would begin and be completed, and if the rents would be as discussed last year. After some discussion about the project and answers to questions raised everyone supported the project as they did a year ago.

Please see attached signatures in support of this project.


Frances Stallings
Fiscal Manager,



Victory Through Christ

WWW.TRIUMPHBC.ORG

Triumph's Victory Community Meeting									
10/26/2014									
NAME	ADDRESS	City/State/Zip	Telephone number	Yes	No				
Henry Wood	2257 E Chambers	Phila Pa	215-291-9693	<input checked="" type="checkbox"/>					
Richard Monroe	260 N. Lincoln Ave	Lansdowne Pa	267-505-7138	<input checked="" type="checkbox"/>					
Richard Taylor Jr	1506 Chestnut Ave	Phila Pa	215-726-9925	<input checked="" type="checkbox"/>					
Maryanne Williams	3937 Leekwood Dr	Phila Pa 19131	215-266-3103	<input checked="" type="checkbox"/>					
Robert Wilson	1537 W ORLAND ST	Phila Pa 19126	215-224-7020	<input checked="" type="checkbox"/>					
PHILIP A. AGUIAS	6288 OAKLEY ST	Phila Pa 19111	267-569-0708	<input checked="" type="checkbox"/>					
Thea Crawford	5371 W. Philadelphia Ter	Phila Pa 19144	215-603-0341	<input checked="" type="checkbox"/>					
Helvin T. Davis	1506 SPRINGGEE ST	Phila Pa 19108	215-924-8517	<input checked="" type="checkbox"/>					
Ann Glover	7878 PONDVIEW ST	Phila Pa 19150	484-407-0833	<input checked="" type="checkbox"/>					
Dent Higgins	1613 Staub St	Phila Pa 19146	267-444-1000	<input checked="" type="checkbox"/>					
Ameika Higgins	1618 Staub St	Phila Pa 19146	267-335-5934	<input checked="" type="checkbox"/>					
ONNEKA WILLIAMS	2114 CHEV/AVE	PHILLY PA 19122	215-260-3881	<input checked="" type="checkbox"/>					
LORNA GLOVER	7878 PONDVIEW ST	Phila Pa 19150	484-407-0833	<input checked="" type="checkbox"/>					
Management Consultants	2525 N. Morton St.	Phila Pa 19132	215-620-6796	<input checked="" type="checkbox"/>					
Sheila Johnson	1623 W. Philadelphia Ave	Phila Pa 19150	215-682-0525	<input checked="" type="checkbox"/>					
DELORNYA JOHNSON	6203 HUNTER ST	Phila Pa 19144	267-949-6538	<input checked="" type="checkbox"/>					
Curry's King	5815 PENNINGTON ST	Phila Pa 19143	215-726-1593	<input checked="" type="checkbox"/>					
MARIE WILLIAMS	8548 JENKINTOWN RD	Shelton Pa	267-231-6097	<input checked="" type="checkbox"/>					
Paula Johnson	3401 S. Falls Lane	Phila Pa 19129	215-206-5933	<input checked="" type="checkbox"/>					
Matthew Holburn	1019 E. Sidney St	Phila Pa 19160	215-348-0189	<input checked="" type="checkbox"/>					
Ronald A. Williams	1730 W. BRIDGE ST	Phila Pa 19146	215-322-7571	<input checked="" type="checkbox"/>					
WILLIE C. FOSTER	4930 KIRK STREET	Phila Pa 19144	215-452-9368	<input checked="" type="checkbox"/>					
Walter R. Letts	7318 OAKLAND RD	PHILA PA 19124	267-251-8593	<input checked="" type="checkbox"/>					
Linda Lane	5616 N. Uper St	PHILA PA 19141	215-276-9320	<input checked="" type="checkbox"/>					
BARBARA CROSTON	1328 TAMP Ave	PHILA PA 19126	215-300-3389	<input checked="" type="checkbox"/>					
ASIA DELAUNDA	2257 E Chambers St	Phila Pa	215-291-9693	<input checked="" type="checkbox"/>					
LARRY DENFLOTT	6894 LIMPKIN AV	PHILA PA	215-424-2914	<input checked="" type="checkbox"/>					
MARIE SINGLETON	" "	PHILA PA	215-424-2914	<input checked="" type="checkbox"/>					
DOSS WILKINSON	" "	PHILA PA	267-547-3546	<input checked="" type="checkbox"/>					
SHARON TISDALE	8048 MC HARRON ST	Phila Pa 19144	267-554-8133	<input checked="" type="checkbox"/>					

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Triumph's Victory Community Meeting 10/26/2014										Support the Project	
NAME	ADDRESS	City/State/Zip	Telephone number	Yes	No						
KAREN BROWN	4541 N. WEBER ST	PHILA PA 19140	267-983-0850	✓							
ELLANKITORD	8602 Tiana ST	Phila 19128	267-331-6684	✓							
TRACY EVANS	732 Lima ST.	Phila 19120	215-285-1286	✓							
ANNIE JONES	3719 N. SYDENHAM ST	PHILA 19140	215-229-9705	✓							
DAQUIRI JONES	,,	,,	,,								
ALTHEA JEL DINEAS	83233 N Daves St	Phila PA	267-7353-1521	✓							
ANISA KALICHMAN	60233 N Hope Street	Phila PA	267-983-0850	✓							
ROBERT J DRAYTON	4440 N Old York	Phila Pa	267-626-6532	✓							
JOHN PAUL DRAYTON	2749 N Opal St	Phila	215-924-4879	✓							
Sheila Binaard Moore	2719 N Opal St	Phila	215-924-4879	✓							
Brena Moore	658 Nautidano Ln	NAARLEYSVILLE PA	267-304-6538	✓							
Mark Whitlasky	,,	,,	,,	✓							
Ebony Whitford	1607 E Tel. Newark.	Phila	215-224-3858	✓							
BONNIE BURPER	335E. More St.	Nonstown PA	9481-610-322-0709	✓							
CHARLES DEAN	314 Franklin St.	Onester PA	610-400-7622	✓							
Rhonda Lindsey	6406 McKelven St	Phila Pa	267-626-6532	✓							
Arah Weller	1941 Ashlarst	PHILA 19138	215-924-4879	✓							
Caladys L Brown	4444 N Bancroft St	Phila Pa 19141	40215 457 4605	✓							
Warren E Brown	7424 N 21st	Phila Pa 19138	215-927-4572	✓							
Polares Karszki	7424 N 21st	Phila Pa 19138	,,	✓							
MATTIE ELLIOTT	4608 Old York Rd	Phila 19104	215-453-6368	✓							
CU. MOORE SPURMING	1037 Monmouth road	JANMORSE NJ	,,	✓							
MIKHAEL SPURMING	4906 Gilbert St	PHILA PA 19104	215-224-2136	✓							
MILAN A RICE	820 S Heather St	Phila Pa 19118	215-843-6073	✓							
TRAVINE WILLIAMS	3337 N. 112 ST	Phila 19140	215-223-9340	✓							
Edith Miller	5110 Rubigan St	Phila 19104	215-844-8885	✓							
Maggid Harrison	8700 W. 112th St	Phila 19140	215-844-8885	✓							
Debra Spencer	1985 74th and	Phila 19138	215-549-4059	✓							
Wallace Spence	5927 W. 112th St	Phila 19140	215-266-1006	✓							
	5927 W. 112th St	Phila Pa 19140	267-266-5335	✓							

Kevin Blythe 4459 N. Weber St. - 215-~~2~~34-9171 Yes W.
 Diane Wilson 2335 W. Lehigh Ave 267-239-5921 ✓
 Renae Taylor 6135 Pine St, Phila, PA 19143 267-788-1986
 Jare Taylor 6135 Pine St, Phila, PA 19143 267-788-1986
 Carolyn Garner 6101 MORRIS ST PHILA PA 19141 215-981-0524 ✓
 Reke Cash 719 Mulwood Rd Phila Pa 19120
 Clinton Cash 719 MATWOOD RD Phila PA 19120
 Milton M. WATSON 5619 W 10th Phila, Pa 19141
 Robert Rajant 5620 Cebanon Ave 19131
 Charece Oliver 4310 N. Carlisle St 19140 YES
 Paula Perrier - 2308 Dwyer Dr, Brylwe - 19146 - YES
 apt 3016 - SUN-VILLAGE

From:

NAME	ADDRESS	CITY/STATE/ZIP	NUMBER	YES/NO
MATTHE DAVIS	1016 E. SLOCUM ST	PHILA/PA/19100	215-276-2464	✓
GREORY DAVIS	723 E. PHILLENNA ST	PHILA/PA/19119	215-680-5507	✓
Evelyn Owens	159 W. Godfrey Ave	PHILA, PA 19130	215-934-3781	✓
JADEE COOPER	159 W. Godfrey Ave	PHILA, PA 19130	215-934-3781	✓
ANGELA A. CUBAKE	5225 N. 15 th ST	PHILA PA 19141	215-457-5178	✓
Donna Hayes ARBUR	5729 N 13 th ST	PHILA PA 19141	2155496666	✓
Tonyam Knight	34 N. 61st Street	Phila Pa 19134	2676382392	✓
MATHATHAN MORTON	2940 Jenkintown Rd	Glenview Pa	215 813 9342	
Melissa Morton	" Jenkintown Rd	Glenview Pa	215 860 0817	
Mylicah Logan	918 W. Duncannon Ave	Phila. Pa 19111	2677880 7484	✓
Lisa Logan	918 W. Duncannon Ave	Phila. Pa 19111	2677880 7484	✓
MARIAWEL COLMAN BRY	4518 N. 18th ST	PHILA, PA 19120	215/4560788	
Shirley A. Abraham	7966 Picking Ave	PHILA, PA 19140	215-434-0192	✓
Shela N. Abel	1423 W. 68th Ave	PHILA PA 19136	215 924 9085	✓
Guadys P. Bradley	7199 Brent Place	PHILA, PA. 19133	215-365-4274	
Cheryl M. Dorman	546 E Chatterham Ave	Phila, Pa 19120	(215) 342-0144	
Veronica Thomas	6608 N. 11 th St	PHILA PA.	215-548-5007	
Cheryl Walker	952 W. Champlost	PHILA PA 19141	215 915 6657	

Vernell Stewart 2041 W Indiana ave Phila Pa 267232 87434
Hannah Wallace 3337 N. Graetz St PHILA PA 19140 YES

NAME

ADD

CITY ST.

#

YES

NO

SUPPNET

Doris Ford 7001 Ashton Rd Phila PA
 Gladys Feyandt 6051 N 15th St Phila PA 19141
 Mary Monweather 1924 W. Spruigs Phila PA 19140-215-223-4199
 Anne Mowley 8653 Rugby St Phila PA 19150-215-248-3381
 Fern Metz 100 Fern St Phila. PA 1980 215-598-2622
 Henry Metz 6724 LANTON AVE 19126
 Ann Washington 80E Colton St 19144
 Annis M C Cully 3962 U. Smedley St Phila. PA 19140
 Lisa Miller 1019 W. Taber Rd Phila PA 19141
 Carolyn Garner 6449 Morris St Apt 20 Phila PA 19144
 Marion Wimbush 6301 K. D St Phila PA 19101
 Gloria D. Bens 4830 N BENVIER ST PHILA PA 19141
 Blue Davis 817 E. Upsal St. Phila PA 19119
 Deborah Powell 5325 Old York Rd A904 Phila PA 19141
 MAURICE McPANE 4508 W Smedley St
 ALMA 4505 W Smedley St
 Gladys Snifes ~~1221 Conlyn St~~ 1221 Conlyn St
 Cecad Jones - 5224 N. 15th St. Phila PA 19141

215-303-8493 ✓

215 548-8412

215-223-4199
215-248-3381

215-598-2622

215-848-1930

215-549-9565 ✓
215-991-0514 ✓
215-651-8443

215 329-6785 ✓
267-258-5839

215 224 3002
815-324-6199
215-324-6199

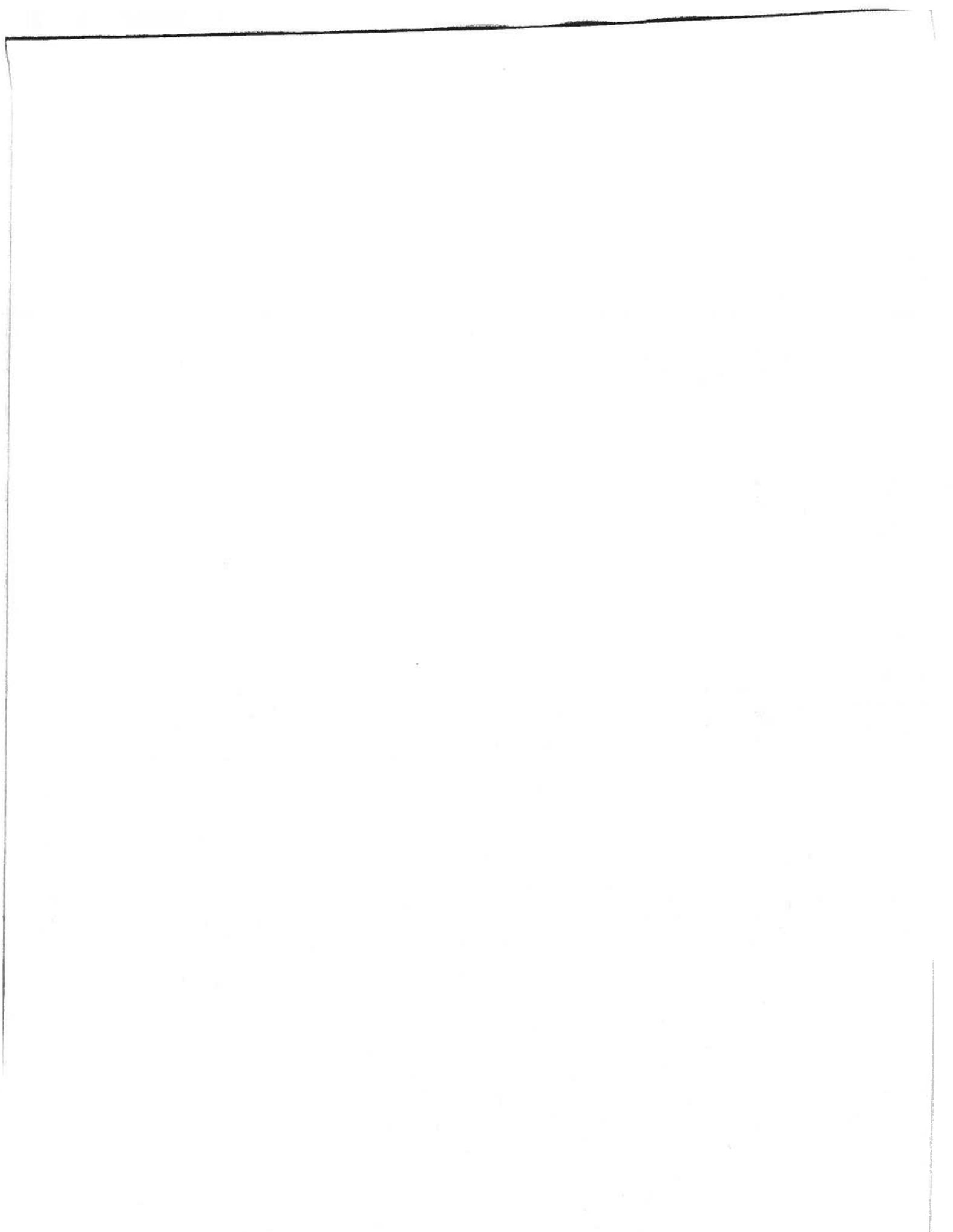
215-782-8257
215-457-4809

Carolyn A. Abston 6017 N. 13th St. Phila, PA 19141 215-549-2939 Y

Triumph's Victory Community Meeting		Support the Project	
10/26/2014			
NAME	ADDRESS	City/State/Zip	Telephone number
Theresa...	1168 E. Main Street	Phila PA 19106	215-549-2075
...	1981 W. E. K. St	Phila PA 19141	215-424-6272
...	1710 W. W. Street	Phila PA 19141	215-939-3856
...	1615 N. 11th St	Phila PA 19133	
...	2850 N. 11th St	Phila PA 19141	215-467-0261
...	5135 E. 10th St	Phila PA	267-467-3854
...	1607 E. Tulpehocken St	Phila PA	
...	1700 Chestnut Ave	Phila PA	215-365-7705
...	16130 N. Smalley St	Phila PA	215-549-0860
...	Academy Circle	Phila PA	215-376-0197
...	2722 Chestnut St	Phila PA	215-365-7708
...	5218 N. Chestnut St	Phila PA	267-240-5206
...	494 N. 13th St	Phila PA	267-323-0013
...	1033 W. Cottford St	Phila PA	215-322-4997
...	1309 W. Cottford St	Phila PA 19141	215-651-9209
...	119 E. POMONA ST	Phila PA 19141	215-842-2692
...	8132 Island St	Phila PA 19140	267-496-9168
...	7952 Locust St	Phila PA 19136	215-548-1520
...	435 Volde Ave	Phila PA 19130	609-650-7328
...	4635 N. Camac St	Phila PA 19140	215-457-6205
...	7067 Clover Lane	Phila PA 19141	610-394-0130
...	8437 W. Cedarbrook	Phila PA 19132	(215) 948-1176
...	3939 Conestoga Ave	Phila PA 19133	
...	129 E. 64th Ave	Phila PA 19120	
...	6510 - GRATE ST	Phila PA	215-224-4263
...	6510 - GRATE ST	Phila PA	215-224-4263
...	4725 Whitaker Ave	Phila PA	267-312-0902
...	2040 W. Indian Ave	Phila PA	215-225-5557
...	1613 W. Staub. St.	Phila PA	267-395-5934
...	P.O. Box 4447	Phila PA 19120	215-424-2871

Carol Jones
Tameka Hasan
Audrey Jones

Triumph's Victory Community Meeting		Support the Project	
10/26/2014		Yes	No
NAME	ADDRESS	City/State/Zip	Telephone number
STEFAN DE BROWN-BEN	2537 W. ARBEE ST	PHILA PA 19132	267-408-7682
BEENADATE MEMICHAEL	126 E BITHENBOUSE ST	PHILA PA 19144	267-591-9286
DEL JOHN GARY	7120 DICKS HWY	PHILA PA	267-879-3063
DESS, ANGELA GARY	" "	" "	" "
Babsil Franklin	" "	" "	" "
Schill Gary	" "	" "	" "
MARCO PAINELI-WATSON	4923 N CHARLIE	" "	" "
EMANDA RAYDEL	4927 N CHARLIE	" "	" "
KAYON TRAY	509 W. COLEMAN	" "	" "
GRACE BREWSTER	4629 N MERVINE ST	19140	215 485 2746
Gwendolyn FITEY	1515 W COLEMAN	19140	215 309 4229
ALICE	627 E MARYLAND	19133	215 558 9198
ALICE	" "	" "	" "
ALICE	" "	" "	" "
ALICE	5343 W HUTCHINSON	19141	610 512 3871
ALICE	5243 W HUTCHINSON ST	19141	" "
CONCETTA PHILLIPS	368 S MONTON	PHILA PA 44	267 606 3113
ALICE	342 W CREIGHTON	PHILA PA 44	215 879 9123
ALICE	343 W CREIGHTON	" "	" "
ALICE	376 BANCROFT CIRCLE	HANOVERVILLE	215-216-6721
ALICE	1060 HAWKINS	PHILA PA 19144	215-607-0461
ALICE	1325 HAWKINS	" "	267-824-0461
ALICE	" "	" "	" "
ALICE	2740 W. CHESTNUT	PHILA PA	267-303-7958
ALICE	74 East Chestnut St	Philadelphia	215-370-8151
ALICE	2534 Walnut St	Philadelphia	215-927-5029
ALICE	5309 W. Girard Ave	PHILA PA 19131	215-594-9973
ALICE	1723 W Bristol St	PHILA PA 40	" "
ALICE	1723 W Bristol St	PHILA PA 19150	215-324-4785
ALICE	8274 FORREST AVE	PHILA PA 19150	267 977 2114
ALICE	2810 W. Herbert St	PHILA PA 19132	267-687-2455



Triumph's Victory Community Meeting		Support the Project	
10/26/2014		Yes	No
NAME	ADDRESS	Telephone number	
Karen Gardner	2602 S. Hale St.	215-222-2222	✓
Raymonna Williams	937 E. Stafford St	267-901-9882	✓
Lisa Robinson	1605 W. Wrenwood Ave	215-222-2222	✓
Lisa Hope	8227 Forrest Ave	215-248-1019	✓
Regina Tucker	5216 N. Urban St	215-276-9322	✓
Deanna Williams	5129 Union Ln	267-321-1122	✓
MICHELLE DORRIS	6325 Magnolia	267-235-1581	✓
Dore Miles	5162 S. J. St	267-258-4039	✓
Sabe Rossio	5162 S. J. St	267-258-4039	✓
EMILIA A. HARRIS	2912 W. Allegheny Ave	215-223-0413	✓
Alexander Co. Jr.	7214 Leonard St.	215-785-5321	✓
Conner Hutchins	4203 Sturwood St	215-900-9352	✓
Marcia Hutchins	4203 Sturwood St	267-241-2330	✓
Mark Davis Grant	3810 N. Grant St	267-819-7354	✓
Stella Davis	3810 N. Grant St	267-819-7354	✓
River Gault	4323 N. Marsh 11 St	215-457-7793	✓
Clayton Best	Post office Box 504	215-457-7793	✓
Dorey Harris Jr	2030 W. 65th St	215-223-7292	✓
Hadley Evans	2027 W. 65th St	215-608-27	✓
Charmyne Phurnell	1049 Sydney St	215-242-0214	✓
Virginia Campbell	1123 E. Durbin St	215-438-7102	✓
John B. Best	6145 Germantown Ave	215-438-7102	✓
John B. Best	376 Beechey Cir	215-223-6285	✓
John B. Best	553 Carpenter Ln	215-849-9441	✓
Joanne Turner Allen	6523 W. 1st St	215-549-3329	✓
Mike Chester	102 W. 1st St	267-859-2620	✓
Jack Carpenter	102 W. 1st St	215-660-7453	✓
Elizabeth Jordan	3820 N. 1st St	215-221-6280	✓
Earl Washington	3820 N. 1st St	215-221-6280	✓
PAIS DAVIS	137 E. Durbin St	215-849-4720	✓

[Handwritten mark]

Triumph's Victory Community Meeting							Support the Project	
10/26/2014							Yes	No
NAME	ADDRESS	City/State/zip	Telephone number	Yes	No			
Polina Orellana	6400 Al. 17th St.	19126	215 479 5374	<input checked="" type="checkbox"/>				
Michael Spenkuro	5103 TILD ST	19124	215 800 6913	<input checked="" type="checkbox"/>				
James Haddley	243 W. Zevarda St	Phila PA 19104	215 438 1453	<input checked="" type="checkbox"/>				
Anna Haddley	240 N Zevarda	Phila PA	11 111	<input checked="" type="checkbox"/>				
William S. Riving	348 Zevarda St	Phila PA	215 849 9123	<input checked="" type="checkbox"/>				
Lyndee D'Arcy	135 W BASTARD	Phila PA 19104	215 329 2571	<input checked="" type="checkbox"/>				
MAROLYN BEAUFORT	2025 N 5th St	Phila PA 19102	215 765 8158	<input checked="" type="checkbox"/>				
CHAD DOYLE MADRE	4559 N. LIBERTY ST	Phila PA 19140	215 457 5106	<input checked="" type="checkbox"/>				
Anna Hammer	2645 N. 33rd St	Phila PA 19104	215 228	<input checked="" type="checkbox"/>				
COURTNEY LANE	5616 N. Usher St	Phila 19141	215 300 2079	<input checked="" type="checkbox"/>				
Edgar Fulton	1206 STRUB ST	Phila 19140	215 455 9826	<input checked="" type="checkbox"/>				
Sharon Light	804 Cepher St	Phila	215 924 7218	<input checked="" type="checkbox"/>				
Sharon Light	5615 N 15th St	Phila PA 19104	215 973 2593	<input checked="" type="checkbox"/>				
Shona Hixson	4517 Limerick Pl	Phila PA 19144	215 746 1598	<input checked="" type="checkbox"/>				
Rhonda Andrews	0436 N Sudderdown	Phila PA	215 9 24 162	<input checked="" type="checkbox"/>				
1 DUERN DESS	5715 LEXINGTON	Phila PA	215 421 8662	<input checked="" type="checkbox"/>				
ALISNA SPITZ	8013 N. 25th St	Phila PA	217 978 5597	<input checked="" type="checkbox"/>				
DANON SPITZ	4548 N. GARFIELD ST	Phila	215 471 4458	<input checked="" type="checkbox"/>				
BOND RICHARDSON	4148 N. GARFIELD ST	Phila	215 482 2713	<input checked="" type="checkbox"/>				
Deborah WATSON	6415 N Woodstock St	Phila PA 19138	267 2 86 2120	<input checked="" type="checkbox"/>				
LINDA MELIND	6628 N 4th St	Phila PA 19121	215 549 6517	<input checked="" type="checkbox"/>				
Robin Hainsworth	2618 N. 30th St	Phila PA 19133	215 327 7944	<input checked="" type="checkbox"/>				
Debbie Chandler	3020 N. KIRKWOOD ST.	Phila PA 19132	267 984 7224	<input checked="" type="checkbox"/>				
Debbie Chandler	130 E. Alhambra St	Phila PA 19102	215 417 9411	<input checked="" type="checkbox"/>				
CONSTANCE LANE	2305 S. 5th St.	Phila PA 19102	215 477 3005	<input checked="" type="checkbox"/>				
MANE LINDA ORLANDO	7600 STEWARD AVE	Phila PA 19118	215 424 5548	<input checked="" type="checkbox"/>				
MICHAEL SPITZ	2955 N. 5th St	Phila PA 19143	215 488 5044	<input checked="" type="checkbox"/>				
MICHAEL SPITZ	6612 N. 13th St	Phila PA 19105	215 488 5044	<input checked="" type="checkbox"/>				
MICHAEL SPITZ	1607 N. WOODSTOCK ST	Phila PA 19121	215 488 5044	<input checked="" type="checkbox"/>				

Triumph's Victory Community Meeting					
10/26/2014					
NAME	ADDRESS	City/State/Zip	Telephone number	Yes	No
Angel Carter	1801 W. Ansbury St.	Phila Pa 19106	267-584-8951	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dave Johnson	807 & Gayle St.	Phila 19106	215-964-7540	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kristie Mackey	3821 N 117th	Phila 19124	215-207-6854	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lynn Hilton	455 W. Mansing	Phila 19132	267-944-0218	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Nichole Lovel	1627 E. Maryland St.	Phila Pa 19138	215-783-1283	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Freddie H. Green	5773 E. Lovalley Camp Rd		215-543025	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ESSE Davis	2529 N. Carlisle St	19132	215-228-7197	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Doreen Workman	6323 B. W. View Pkwy	Phila Pa 19027	215-958-3804	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maranda Gaudin	5241 N. S. Deakins St	Phila Pa 19141	215-324-1291	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fannie Johnson	5241 N. S. Deakins St	Phila Pa 19141	304-78-324-1291	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Becky Ferguson	152 W. Poppy St	Phila Pa 19138	215-324-9182	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ROBERTA BROWN	743 W. Poppy St	Phila Pa 19138	215-544-1100	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Angela Brown	8005 Ridley St	Phila 19132	215-2264059	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marlene H. H.	3250 W. Down	Phila 19120	215-227-4685	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Norma Johnson	7950 Shepherd Ave	Phila 19150	215-276-2585	<input checked="" type="checkbox"/>	<input type="checkbox"/>
James Johnson				<input checked="" type="checkbox"/>	<input type="checkbox"/>
Matthew Wilson				<input checked="" type="checkbox"/>	<input type="checkbox"/>
Debra Stuyck				<input checked="" type="checkbox"/>	<input type="checkbox"/>
Donna Gray	7952 GIBBERT ST 91	Phila Pa 19150	215-5481520	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Michael Small	218 E. Ashdar St.	Phila Pa 20	215-324-2556	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Signe of Oak Lane Walk	218 E. Ashdar St.	Phila Pa 20	215-459-4554	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sherry Chapman	8921 9th Ave	Phila. PA	801-701-5365	<input checked="" type="checkbox"/>	<input type="checkbox"/>
King Williams	1818 ASKLEY ST.	Phila 19126	215-224-4825	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DAVID HURPE	4635 N. 13th St	Phila. 19140	267-335-2928	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maurice L Mitchell	1635 N. 13th St	19140	267-335-2928	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sherrice Branford	1542 N. Jefferson Lane	Phila Pa 19122	215-758-6160	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sherrice Branford	5235 N. Marshall St	Phila Pa 19116		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sherrice Branford	5307 N. Marshall St	Phila Pa 19116		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sherrice Branford	1020 Clarendon St	Phila Pa 19146		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sherrice Branford	1444 N. Ashford St	Phila Pa 19146		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sherrice Branford	1544 N. Ashford St	Phila Pa 19146		<input checked="" type="checkbox"/>	<input type="checkbox"/>

Triumph's Victory Community Meeting 10/26/2014		NAME		ADDRESS		City/State/Zip		Telephone number		Support the Project		
										Yes No		
		Aparthy Wright		2030 N. 23rd St.		Phila 19133		215-225-1231			✓	
		Robert D. Davis		5116 N. 15th St		Phila 19141		215-771-7383			✓	
		John D. Davis		1506 E. Banninger St		19150		215-924-8517			✓	
		Mary E. Robinson		1688 Newmar Place		Phila. 19132		215-918-7052			✓	
		John D. Davis		4418 N. 15th St		Phila. PA 19140		215-459-1834			✓	
		John D. Davis		1605 Limerick Dr		Phila, Pa		215-549-1371			✓	
		Walter Barnes		58310 Gares St		Phila PA 19140		215-591-6700			✓	
		DIANE BACON		6227 E. Howard Ave		Phila Pa 19130		215-251-7270			✓	
		Gene M. Bate		1200 E. 14th St. D2		Phila Pa 19150		215-245-9514			✓	
		Wynona Wheeler		1411 E. Lincoln St		Phila Pa		267-977-7584			✓	
		Eola Lee		41124 N 18th St		Phila, Pa		205-315-429			✓	
		Robert M. Brown		1423 W 68th Ave		Phila Pa		215-924-7888			✓	
		Mary E. Robinson		1723 Conly St		Phila Pa		215-944-5886			✓	
		Brenda M. Calender		6163 E. Lancaster Ave		Phila Pa		215-840-6208			✓	
		Deanne Capas		527 E. Lancaster Ave		Phila Pa 19120		215-455-4195			✓	
		Naomi Pretlow		6225 Cedarhart Ave		Phila Pa 19138		215-276-3116			✓	
		MELBA THORNTON		4689 N. 16th St 19140		Phila PA		215-850-8716			✓	
		Carlye Johnson		2825 N. Crosskey St		Phila PA		215-843-3151			✓	
		Wynona Wheeler		6101 Morris St		Phila Pa		215-544-0340			✓	
		Debra Alston		5719 N. 17th St		Phila		215-264-6346			✓	
		CLARETHA FULCHER		5719 N. 17th St.		Phila.		267-444-7033			✓	
		BERNICE DAVIS		1506 E. Banninger St		Phila		215-934-8517			✓	
		VERONICA DAWKINS		4419 N. GRATE ST		Phila Pa 19140		215-760-9990			✓	
		William L. Brown		4635 N. Cross St		Phila PA 19140		215-457-6205			✓	
		Louis A. Baykin		6516 N. 17th St		Phila. Pa 19132		215-549-7277			✓	
		Dennis Pleas		2820 N. VANBILT ST		Phila. Pa 19132		267-271-4215			✓	
		JOHN DAVIS JR		2740 N. OPAL ST		Phila 19130		267-324-9185			✓	
		ROBERT BAYKIN		3350 - 77AVE		Phila Pa 19150		215-815-4397			✓	

Triumph's Victory Community Meeting		10/26/2014		NAME		ADDRESS		City/State/Zip		Telephone number		Support the Project			
												Yes		No	
Steven Goodwin	and Scott	4515 N 16 St	3239 McMichael St	Phila Pa	267-597-0388	215-438-6675									
LINDA JOHNSON		7800 A STEVEN AVE		Phila Pa		215 809 3703									
Sylvia Henderson		5457 W BARK AVE		Phila Pa		267-586-2117									
Minnie Robinson		5246 Y ACR AVE		Phila Pa		267-329-6638									
VONNE Young		600 West 6th Ave		Phila Pa		856-537-6011									
George Young		600 West 6th Ave		Phila Pa		856-504-7011									
Arth Arter		6074 Walnut		Phila Pa		815-878-0464									
Deleah Mack		2519 W. Cumberland St		Phila Pa		215-223-6616									
Steve Curry		1218 E. Walnut St		Phila Pa		215-247-4579									
Maete Carter		5000 N. Canal St		Phila Pa		215-270-5455									
Sharon Sautter		51620 Chelton Ave		Phila Pa		215-899-8977									
Robert Brown		7476 Quaker Rd		Phila Pa		715-227-3863									
Sharon Harrison		2545 N. 33rd St		Phila Pa		215-285-3840									
Sharon Mason		1337 E. Philadelphia Ave		Phila Pa		215-627-2696									
Sharon Mason		1337 E. Philadelphia Ave		Phila Pa		215-627-2696									
Sharon Mason		4008 E. Smedley		Phila Pa		215-457-2365									
Sharon Mason		1000 M. Smedley		Phila Pa		267-688-7285									
Maie Proctor		1718 W. Cumberland St		Phila Pa		215-329-2541									
Robert Hall		P.O. Box 187		Phila Pa		267-251-0360									
Sharon Mason		5723 Williams Rd		Phila Pa		215-977-1046									
Lucile Smith		1520 E. Walnut St		Phila Pa		215-927-3888									
Sharon Mason		620 BAYTON ST		PHILA PA		267-343-2246									
Sharon Mason		4318 N. Smedley		Phila Pa		216-329-8939									
Sharon Mason		4517 N. Smedley		Phila Pa		215-389-6595									
Sharon Mason		626 Johnston St		Phila Pa		215-927-7697									
Sharon Mason		6430 N. 2nd St		Phila Pa		215-927-4466									
Sharon Mason		9518 N. 18th St		Phila Pa		215-466-0788									
Sharon Mason		12116 Yorkwood St		Phila Pa		215-389-6900									
Sharon Mason		142 Roselyn St		Phila Pa		215-224-1984									
Sharon Mason		4847 N. Bouvier St		Phila Pa		215-833-6656									
Sharon Mason		1008 E. Circlevu St		Phila Pa		215-765-6177									

Triumph's Victory Community Meeting 10/26/2014				Support the Project	
NAME	ADDRESS	City/State/Zip	Telephone number	Yes	No
James A. Smith	1535 E. 15th St	Phila. PA 19104	215-395-5495	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Michael J. Smith	3000 Conover Park Ave	Phila PA 19104	215-878-3368	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Valerie Greenleaf	2826 N 23rd St	19132	215-225-1412	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Phyllis Greenleaf	309 Miller at Pennsylvania	Phila Pa 19140	215-658-3722	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lisa Johnson	373 W. Carlisle St.	Phila Pa 19140	267-586-2555	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Debra Lynn	16075 Parkway St	Phila Pa 19140	215-500-4844	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sharon Taylor	4189 N Snyderhead	Phila Pa	215-324-1337	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Russell Hattori	1300 W. Chelton Ave.	Phila. PA 19126	215-276-0246	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Shirley Lindy	4702 N. 4th St	Phila PA 19120	215-457-9511	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marlene Spivey	2106 W. Hunting Park Ave	Phila. PA 19140	267-259-9896	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Guendalina Williams	4126 N. 16th Phila. Pa	Phila. Pa	215-939-4915	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Robert Williams	4426 N. 16th St.	Phila. Pa.	215-242-0615	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ann Marie Eye	1635 N. 7th St	Phila PA 19151	215-237-6647	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Patricia Eye	2204 W. 3rd St	Phila PA 19104	215-743-4999	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gerda L. Johnson	1743 Plum St (19124)	Phila Pa	215-541-9915	<input checked="" type="checkbox"/>	<input type="checkbox"/>
William Goff	644 Lehigh St	Phila. Pa.	267-490-5544	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Antonio Davis	8120 Lehigh St (19124)	Phila. PA	215-225-1412	<input checked="" type="checkbox"/>	<input type="checkbox"/>
David Johnson	4830 N. Rowan St	Phila Pa	215-385-2802	<input checked="" type="checkbox"/>	<input type="checkbox"/>
William Johnson	4520 N. 16th St	Phila Pa	215-457-9511	<input checked="" type="checkbox"/>	<input type="checkbox"/>
David Johnson	6600 N. 4th St	Phila Pa	215-457-9511	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Patricia Johnson	7500 Germantown Ave	Phila PA	215-457-9523	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Triumph's Victory Community Meeting		10/26/2014		Support the Project	
NAME	ADDRESS	City/State/Zip	Telephone number	Yes	No
Willie D. Taylor	1530 Filby Ln	Phila PA 19142	267-772-8855		
Marcia Wilson	1442 14th Ave	Phila Pa 19158	215-527-0248	X	
Quinn Jackson	4617 Ol 13th	Phila Pa	215-329-2682		
Caroline Jackson	1763 E Cheltenham	Phila Pa	215-574-7758		
Janice Jackson	1335 N 15th	Phila Pa	267-333-3773		
Brenda Jackson	4721 24th Ave	Phila Pa	267-979-0230		
Brenda Kuster	5309 N. Sudenham St	Phila PA	267-231-0691		
Ralph Kuster	5809 N. Sudenham St	Phila PA	215-200-7214		
Roseanne Spencer	8321 N 3rd St	Phila Pa	215-226-0503		
James B. White	5734 Broad St	Phila Pa	215-869-2606		
Byron Dierksen	5450 WISSAHICKON AVE	PHILA, PA	267-593-7968		
Gloria Holmes	4515 N. Camac St	Phila 19140	215-457-3804		
Steve Holmes	4515 N. Camac St	Phila 19140	215-457-3804		
Samuel F. Ho	3040 N. Doree St	Phila 19129	215-217-4685		
Paula Padilla	3240 N. Doree St	Phila 19129	215-227-4685		
Arcus Washington	2226 W 11th St	Phila Pa 19148	215-578-5727		
Maurice Fields	1746 St Paul St	Phila PA 19140	266-264-6808		
Shirley Brown	75th E Kensington Blvd	Phila PA 19128	267-596-2555		
Clare Jackson	921 E. Ellet St	Phila Pa 19150	267-977-3427		
Quetta Jackson	803 W Fairview	Phila Pa 19141	215-153-3253		
Cherise Jackson	4712 N. Calver St	Phila Pa 19141	267-305-0079		
Shaquanta Young	4540 N 19th St	Phila Pa 19141	267-944-8311		
Luanita Giam-Gardington	1945 Church Lane	Phila PA 19141	215-548-4018		
YOLANDA J. WALKER	4503 MANDELA WAY	19129	215-386-7410		
RITA SCOTT	1955 BRANDIZ ST	PHILA PA 19140	215-144-5072	6/97	
Steven C. Cady	1145 G 24th Ave	Phila Pa	215-927-8383		
Robert A. White	869 N. MARSHALL	PHILA 19123	215-922-7403		
Courtney Davis	341 Pennington Rd	Phila Pa 19145	215-789-0763		
STACEY Pinkney	1376 Nantuxumsett	Phila Pa 19138	215-200-2938		
TONYA JONES	5225 N. 15th St	Phila Pa 19141	267-231-3959		
Mudlene Jones	5229 N. 15th St	Phila Pa 19141	215-467-4809		

Cellphone

Triumph's Victory Community Meeting		Support the Project			
NAME	ADDRESS	City/State/Zip	Telephone number		
			Yes No		
CALVIN RICHARDSON	6542 N CARLISLE	PHILA PA 19100	267-432-2038	X	
SUSAN BATTLE	5009 B ST	PHILA PA 19100	215 324 5000	X	
JAMES MCELIC	274 EAST PENN	PHILA PA		X	
MYESHA SCOTT	2708 PENWAY ST	PHILA PA		X	
MARY HARRISON	274 E PENN ST	PHILA PA		X	
SHELVY EVANS	1206 N KINGGOLD ST	PHILA PA	19121	X	
JAENNE FEENEY	3933 W 55TH	PHILA PA	19151	X	
ARLENE BACHAN	1654 N ALDEN	PHILA PA		X	
DEBORAH HUNTER-BARNES	704 FALCON DR.	GLENSIDE PA	19038	X	
RANDY BARNES	704 FALCON DR.	GLENSIDE PA	19038	X	
PATRICE WATSON	2127 S WELMUT LN	PHILA PA	19130	X	
TYONE KEAT	3854 MURPHY ST	PHILA PA	19149	X	
ROSA HURTTLEY					
ANGELA SHAW	2812 N. VAN RIT STREET	PHILA PA	19132	X	
CHRISTINE GERT	2917 W. CLEARHOLD ST	PHILA PA	215 319 132	X	
CHRISTINE WRIGHT	2917 W. CLEARHOLD ST	PHILA PA	19132	X	
BRINDA INO	4344 N 13TH A	PHILA PA	19140	X	
CHARO THOS	4344 N. 13TH A	PHILA PA	19140	X	
JOY RUSSEN	3805 N. 19TH ST	PHILA PA	19140	X	
JOANNE HANES - SPANTEL	3403 EBBETT CHURCH	PHILA PA		X	
KA SPANTEL	3628 MANDAM RD.	PHILA PA		X	
ANGIE WATSON	193 E. KILGUSMAN ST	PHILA PA	215 845 3621	X	
ANGIE WATSON	193 E. KILGUSMAN ST	PHILA PA		X	
HELENE SMITH	4014 N. 122 ST	PHILA PA 19108	215 852 -0498	X	
	5670 COVER ST	PHILA PA 19108	215 845 1835	X	

Triumph's Victory Community Meeting		Support the Project	
11/2/2014		Yes	No
NAME	ADDRESS	City/State/Zip	Telephone number
CLIFF [unclear]	6339 Chew Ave	Phila PA 19138	215 626 3926
JOAN DENLD	5330 CLARIDA E	Phila PA 19124	215 744 5697
CECIL DUNDY	5330 CLARIDA E	Phila PA 19124	215 744 5647
CLARA CUFFE	7069 Brentwood Rd	Phila PA 19131	215 473 2571
Lester Outhorn	2666 S Brentwood Rd	Phila PA 19131	215 473 2571
Stacya Gaceth	910 E Hocher St	Phila PA 19150	215 276 1232
Janis Garath	910 E Hocher St	Phila PA 19150	215 276 1232
Thelma Williams	721 Adams Ave	Phila Pa 19124	215 900 4786
Margaret Higgins	6419 N. 10th St	Phila Pa 19121	215 548 3087
Ronald Rombold	4549 N. Smedley St	Phila PA 19136	215 329 8640
MARZELA SAMUEL	15 EMERLY RD	W. BORO, N.J.	609 877 2653
William Sellers	1353 W. Linden Ave	Phila PA 19141	215 686 5445
William Macgrove	530 Montrose St	Phila, PA 19147	267 592 9282
Elizabeth [unclear]	5208 N. 15th St	Phila Pa 19141	215 209 9120
[unclear]	8450 [unclear] St	Phila PA 19141	215 738 7548
BRANDON MILLER	4005 SCHUYLER ST	Phila PA 19144	215 20 5470
MARIE WILSON	4021 OLD YORK RD	PHILA PA 19140	215 456 0920
Stevenson	4410 Old York Rd	Phila PA 19140	215 456 0920
Stacy Johnson	1119 Montecourt	Phila PA 19140	856 625 4051
Almeda ANDERSON	928 Marcello St	Phila PA 19124	267 592 8889
SHARICE BENSON	7273 FLORENCE GLT	ROSLYN PA 19001	265 620 5057
Shirley A. [unclear]	6153 N. Old York Rd	Phila PA 19141	215 769 1675
Shirley A. [unclear]	1835 W. Campbell St	Phila PA 19141	215 769 1675
Arena Zamichich	1800 Linden Pl	Phila PA 19141	215 769 1675
D. Higgenbottom	6229 N. Norwood St	Phila PA 19138	215 276 1605
HAR TSONC	6920 Coontz Ave	Phila PA 19138	215 276 1605
KEITH SAWYER	2120 66th Ave	Phila PA 19138	215 900 1484
Birgit Sawyer	2120 66th Ave	Phila PA 19138	215 900 1484

Triumph's Victory Community Meeting 11/2/2014		Support the Project	
NAME	ADDRESS	City/State/Zip	Telephone number
Chaka Simmons	4372 N. 15th St	Phila	215-974-2438
Doreen	3543 Old York	Phila	215-626-1961
Diane Thompson	5209 Marion St	Phila PA 19141	215-843-9080
Deborah Reed	8888 Lyons Ave	Phila PA 19133	
Edward Wiggins	1800 N	PA	
WANDA BATH	3606 Henry Ave	Phila PA 19138	800-538-6377
Shirley Beck	5 HENRY ST	Phila PA 19104	
Patricia McLean	6511a Walnut Park Dr	Phila PA 19120	
Robert Powell	5001 Schubert St	Phila Pa 19141	215-991-5539
Robert Powell	5014 Schubert St	Phila PA 19134	215-904-5897
Amber Kowal	5001 Schuyler St	Phila Pa 19141	415-199-5555
Alicia Seldon	5938 Shiloh St	Phila 19149	267-835-7288
Rose Streets	1831 Erie Rd.	PHILA PA	215-782-8325
AWANIE MAM, GO	1011 W Schuyler Ave	Perth-Pa	215-228-1332
Claine Dabon			215
Lisa Brown	10714 Haldeman Ave	Phila Pa 19116	215-775-2388
MARJAN D NOWELL	987 N 39th St	PHILA PA 19130	(267) 70-6318
BARBARA M REVLINGS	987 N 39th St	PHILA, PA 19130	(215) 763-2187
BEATRICE F DROE	4410M 91A York	PHILA PA 19140	
Crystal Wiggins	6030 E Sixth St	PHILA PA	267-679-4465
Theresa Dumas	2122 N 9th	Phila PA	267-334-6983

Triumph's Victory Community Meeting										Support the Project			
10/26/2014										Yes		No	
NAME	ADDRESS	City/State/Zip	Telephone number	Yes	No								
Donna Hanner	1972 N 115	PA 19114	215 588-2114	✓									
Carrie Palmer	4518 N Carlisle	PR 19141	215-328-7182	✓									
Sharon Brown	112 Rockway	PA 19180	215-224-2629	✓									
Frank P. Jr	8627 Kettle St	Phila PA 19108	215-335-6608	✓									
Penelope Clark	1725 W Huntington	PA 19133	215-223-4343	✓									
Sharon M. Norman	485 Kensington	Camden NJ 08105	856-485-6628	✓									
Stella Jiggins	6032 Quincey St	PWLA PA 19161	215-917-2204	✓									
Sharon Walker	162 Harvest Rd	Springer NJ 08646	864-462-0415	✓									
Frank Collins	453 Potters St	Sharon PA 19108	484-484-4513	✓									
Genevieve Walker	1829 Chestnut St	Phila PA 19103	215-750-3601	✓									
Harold Seed Jr	2605 S 08th St	Phila PA 19122	215-921-2780	✓									
Quanda Robinson	8460 Zennit Pl	Uppert PA 19085	215-690-4921	✓									
Brian McDaniel	905 Bridge St	Phila PA 19124	215-835-1016	✓									
Trisana Garlington-Rodriguez	144 E. Luray St	Phila PA 19120	215-834-5245	✓									
Alwayne Curtis	1201 E. Washington	Phila PA 19138	215-977-1113	✓									
Raymond F. Lockett	504 Newbold Lane	Lancaster PA	215-232-9043	✓									
Lewis McCants	5314 Galesloch St	19124	267-266-9350	✓									
Joanne Weston	803 W. Fischer Ave.	19141	267-554-1671	✓									
Ronisha Myngro	803 W. Gumm Ave	19141	215-455-3253	✓									
Earle T. Williams	3123 N. SPANGLER ST	19132	(215) 588-9808	✓									
Cecil Garlington	1975 CUMPTON	19191	215-578-4078	✓									
Marion West Wilson	1512 GYAUK	Phila Pa 19120	267-688-5100	✓									
Cheryl Davis	605 Medary Ave	Phila PA 19126	267-335-2081	✓									
Nisa Wilford	1441 W. ANTONIA ST	Phila. Pa 19148	267-288-7494	✓									
Lish D. Medlenon	2226 W. Marion St	Phila. Pa 19122	267-271-6532	✓									
S. Ann Brown	2810 W. Albert St	Phila. Pa 19122	267-687-2455	✓									
Reginald Skinner	5119 RACE ST	PHILA PA 19131	215-471-3808	✓									
Michelle Montgomery	2430 N. 30th St	Phila, PA 19132	267-530-4028	✓									

Tab 15 Diversity

a) Minority and Business Enterprises

Universal Community Homes, the Managing Member of Triumph's Victory Village, LLC, the general partner of the applicant (owner/developer), Triumph's Victory Village Housing Partners, LP has acted as a developer partner in numerous federally funded housing developments. The M/W/DBE and local hiring performance of Universal is of record with PRA. In the most recently completed project, Nicetown Court II, the metrics achieved were:

MBE: 32%

WBE: 6%

DSBE: Unknown

Local Hires: 37%

In the first phase of this development, Nicetown Court, based on available information, the performance was as follows:

MBE: 34%

WBE: 11%

Since the developer is seeking CDBG/HOME/HTF program funding through OHCD/PRA it will be subject to the City's Economic Opportunity requirements, as was the case in the Nicetown Court projects. A similar plan for M/W/DSBE participation in contracting for the goods and services required for the proposed project.

Since construction services constitute the vast bulk of these requirements, particular attention will be given to this area of contracting. Though a general contractor, Dale Corporation, has been identified at this stage of pre-development processing in order to meet PHFA LIHTC application requirements, the PRA general contractor bidding process will be employed in the award of the general contract for construction. In the solicitation instrument to be used, the respondent contractor's past project specific performance in the achievement of M/W/DBE subcontracting and purchases of materials and supplies will constitute a major component of the selection criteria and the competitive ranking of proposals.

b) Section 3

The developer is keenly aware and in support of the Section 3 program, and its requirements under the Housing and Urban Development Act of 1968 as well as the implementing regulations under 24 CFR Part 135.

Past experience in implementing the provisions of the Act include the projects cited above, since HUD-sourced funding was involved in both developments. Universal, however, has much deeper experience in the program, particularly in collaboration with the PHA. Those experiences include the HOPE VI projects at Martin Luther King in South Central and at Schuylkill Falls. In fact Universal directly participated in the training and employment placement of qualified low-income individuals, including Public Housing residents.

I. CERTIFICATIONS AND REPRESENTATIONS OF OFFERORS
RFQ Number P-004440
Unit-Based Operating Subsidy Program

1. Offeror's Certification Of Eligibility

- (a) By the submission of this proposal, the offeror certifies that to the best of its knowledge and belief:
- (i) Neither the offeror, nor any person or firm which has an interest in the proposal or the offeror's firm, is ineligible to be awarded contracts by any agency of the United States Government, HUD, or the State in which this Contract is to be performed;
 - (ii) Neither the offeror, nor any person or firm which has an interest in the proposal or the offeror's firm, is ineligible to participate in HUD programs pursuant to 24 CFR Part 24;
 - (iii) Neither the offeror, nor any person or firm which has an interest in the proposal or the offeror's firm, has been suspended, debarred or otherwise restricted by any Department or Agency of the Federal Government or of any State Government or of the City of Philadelphia or the Philadelphia Housing Authority from doing business with such Department or Agency for the period beginning 5 years prior to the date of this certification;
 - (iv) Neither the offeror, nor any person or firm which has an interest in the proposal or the offeror's firm, has experienced default or noncompliance under any contract for the U.S. Department of Housing and Urban Development, or any other governmental agency with which it has contracts for the period beginning 10 years prior to the date of this certification;
 - (v) Neither the offeror, nor any person or firm which has an interest in the proposal or the offeror's firm, has unresolved findings raised as a result of HUD audits, management reviews or any other Governmental investigations concerning the offeror or any person or firm which has an interest in the offeror's firm under any of the offeror's contracts;
 - (vi) There has not been a suspension or termination of payments under any HUD contract in which the offeror has a legal or beneficial interest attributable to the offeror's fault or negligence;
 - (vii) Neither the offeror, nor any person or firm which has an interest in the proposal or the offeror's firm, has defaulted on an

obligation covered by a bond and have not been the subject of a claim under any fidelity bond.

- (viii) Neither the offeror, nor any person or firm which has an interest in the proposal or the offeror's firm, has been found by HUD or the Commonwealth of Pennsylvania to be in noncompliance with any applicable civil rights laws.
 - (ix) Neither the offeror, nor any person or firm which has an interest in the proposal or the offeror's firm, is a Member of Congress or a Resident Commissioner or otherwise prohibited or limited by law from contracting with the Philadelphia Housing Authority.
 - (x) Neither the offeror, nor any person or firm which has an interest in the proposal or the offeror's firm is an officer or employee or commissioner of the Philadelphia Housing Authority who is prohibited or limited by law from contracting with the PHA.
 - (xi) Neither the offeror, nor any person or firm which has an interest in the proposal or the offeror's firm, has been convicted of a felony and are not presently the subject of a complaint or indictment charging a felony. (A felony is any offense punishable by imprisonment for more than one year, but does not include any offense classified as a misdemeanor under the laws of a State and punishable by imprisonment of two years or less.)
- (b) Statements above to which the offeror cannot certify (if any) have been deleted by striking through the words with a pen. The offeror has initialed each deletion (if any) and has attached a true and accurate signed statement (if applicable) to explain the facts and circumstances which qualify the offeror as a responsible offeror for participation in this project.
- (c) The certification in paragraph (a) above is a material representation of fact upon which reliance was placed when making the award. If it is later determined that the offeror knowingly rendered an erroneous certification, the Contract may be terminated for default, and the offeror may be debarred or suspended from participation in HUD and PHA programs and other Federal contract programs.

2. **Small, Minority, Women-Owned Business Concern Representation**

The offeror represents and certifies as part of its offer that it:

- (a) [] is, [] is not a small business concern. "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in

which it is bidding, and qualified as a small business under the criteria and size standards in 13 CFR 121.

- (b) is, is not a women-owned small business concern. "Women-owned," as used in this provision, means a small business that is at least 51 percent owned by a woman or women who are U.S. citizens and who also control and operate the business.

Certifying Agency & Certification Number (if applicable):

- (c) is, is not a minority enterprise which, pursuant to Executive Order 11625, is defined as a business which is at least 51 percent owned by one or more minority group members or, in the case of a publicly owned business, at least 51 percent of its voting stock is owned by one or more minority group members, and whose management and daily operations are controlled by one or more such individuals.

- (i) For the purpose of this definition, minority group members are:
(check the block applicable to you)

Black Americans Asian Pacific Americans
 Hispanic Americans Asian Indian Americans
 Native Americans Hasidic Jewish Americans

- (ii) Certifying Agency & Certification Number (if applicable):
-

3. Conflict of Interest

In the absence of any actual or apparent conflict, the offeror, by submission of a proposal, hereby warrants that to the best of its knowledge and belief, no actual or apparent conflict of interest exists with regard to the possible performance of this procurement, as described in the clause in this solicitation titled "Organizational Conflict of Interest."

4. Contingent Fee Representation and Agreement

- (a) The offeror represents and certifies as part of its offer that, except for full-time bona fide employees working solely for the offeror, the offeror:
- (i) has, has not employed or retained any person or company to solicit or obtain this Contract; and
- (ii) has, has not paid or agreed to pay to any person or company employed or retained to solicit or obtain this Contract any commission, percentage, brokerage, or other fee contingent upon or resulting from the award of this Contract.

- (b) If the answer to either (a)(1) or (a) (2) above is affirmative, the offeror shall make an immediate and full written disclosure to the PHA Contracting Officer.
- (c) Any misrepresentation by the offeror shall give the PHA the right to (1) terminate the resultant contract; (2) at its discretion, to deduct from Contract payments the amount of any commission, percentage, brokerage, or other contingent fee; or (3) take other remedy pursuant to the Contract.

5. Certificate of Independent Price Determination

- (a) The offeror certifies that –
 - (i) The prices in this offer have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other offeror or competitor relating to (i) those prices, (ii) the intention to submit a offer, or (iii) the methods or factors used to calculate the prices offered;
 - (ii) The prices in this offer have not been and will not be knowingly disclosed by the offeror, directly or indirectly, to any other offeror or competitor before bid opening (in the case of a sealed bid solicitation) or contract award (in the case of a negotiated solicitation) unless otherwise required by law; and
 - (iii) No attempt has been made or will be made by the offeror to induce any other concern to submit or not to submit an offer for the purpose of restricting competition.
- (b) Each signature on the offer is considered to be a certification by the signatory that the signatory:
 - (i) Is the person in the offeror's organization responsible for determining the prices being offered in this bid or proposal, and that the signatory has not participated and will not participate in any action contrary to subparagraphs (a)(i) through (a)(iii) above; or
 - (ii)
 - (1) Has been authorized, in writing, to act as agent for the following principals in certifying that those principals have not participated, and will not participate in any action contrary to subparagraphs (a)(i) through (a)(iii) above (insert full name of person(s) in the offeror's organization responsible for determining the prices offered in this bid or proposal, and the title of his or her position in the offeror's organization):

N/A

- (2) As an authorized agent, does certify that the principals named in subdivision (b)(2)(i) above have not participated, and will not participate, in any action contrary to subparagraphs (a)(i) through (a)(iii) above; and
- (3) As an agent, has not personally participated, and will not participate in any action contrary to subparagraphs (a)(i) through (a)(iii) above.
- (c) If the offeror deletes or modifies subparagraph (a)2 above, the bidder/offeror must furnish with its offer a signed statement setting forth in detail the circumstances of the disclosure.
- (d) The offeror further certifies that he/she has not been convicted or found liable for any act prohibited by state or federal law involving conspiracy or collusion with respect to proposing or bidding on any public contract within the last three years. Such act or conviction does not automatically disqualify an offeror, but may be grounds for administrative suspension or grounds for consideration by PHA as to whether PHA should decline to award a contract to such an offeror on the basis of a lack of responsibility. If offeror has been convicted of any act prohibited by State or Federal law involving collusion with respect to proposing or bidding on any public contract within the past three years, offeror should attach an explanation of the circumstances surrounding that conviction.
- (e) [check if following paragraph is applicable]

Non-collusive affidavit. (applicable to contracts for construction and equipment exceeding \$50,000)

- (i) Each bidder shall execute, in the form provided by the PHA/IHA, an affidavit to the effect that he/she has not colluded with any other person, firm or corporation in regard to any bid submitted in response to this solicitation. If the successful bidder did not submit the affidavit with his/her bid, he/she must submit it within three (3) working days of bid opening. Failure to submit the affidavit by that date may render the bid nonresponsive. No contract award will be made without a properly executed affidavit.

- (ii) A fully executed "Non-collusive Affidavit" [] is, [] is not included with the bid. (See page I-12 for Affidavit form).

6. Certification And Disclosure Regarding Payments To Influence Certain Federal Transactions (applicable to contracts exceeding \$100,000)

- (a) The definitions and prohibitions contained in Section 1352 of title 31, United States Code, are hereby incorporated by reference in paragraph (b) of this certification.
- (b) The offeror, by signing its proposal, hereby certifies to the best of his or her knowledge and belief as of Dec 1, 2014 that:
 - (i) No Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with the awarding of a contract resulting from this solicitation;
 - (ii) If any funds other than Federal appropriated funds (including profit or fee received under a covered Federal transaction) have been paid, or will be paid, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with this solicitation, the proposer shall complete and submit, with its proposal, OMB standard form LLL, "Disclosure of Lobbying Activities;" and
 - (iii) He or she will include the language of this certification in all subcontracts at any tier and require that all recipients of subcontract awards in excess of \$100,000 shall certify and disclose accordingly.
 - (iv) Submission of this certification and disclosure is a prerequisite for making or entering into this Contract imposed by section 1352, title 31, United States Code. Any person who makes an expenditure prohibited under this provision or who fails to file or amend the disclosure form to be filed or amended by this provision, shall be subject to a civil penalty of not less than \$10,000, and not more than \$100,000, for each such failure.

7. Certification Of Nonsegregated Facilities (applicable to contracts exceeding \$10,000)

- (a) The offeror's attention is called to the clause entitled "Equal Employment Opportunity" of Section I of the Terms and Conditions of the Contract.

- (b) "Segregated facilities," as used in this provision, means any waiting rooms, work areas, rest rooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees, that are segregated by explicit directive or are in fact segregated on the basis of race, color, religion, or national origin because of habit, local custom, or otherwise.
- (c) By the submission of this proposal, the offeror certifies that it does not and will not maintain or provide for its employees any segregated facilities at any of its establishments, and that it does not and will not permit its employees to perform their services at any location under its control where segregated facilities are maintained. The offeror agrees that a breach of this certification is a violation of the Equal Employment Opportunity clause in the Contract.
- (d) The offeror further agrees that (except where it has obtained identical certifications from proposed subcontractors for specific time periods) prior to entering into subcontracts which exceed \$10,000 and are not exempt from the requirements of the Equal Employment Opportunity clause, it will:
 - (i) Obtain identical certifications from the proposed subcontractors;
 - (ii) Retain the certifications in its files; and
 - (iii) Forward the following notice to the proposed subcontractors (except if the proposed subcontractors have submitted identical certifications for specific time periods):

**NOTICE TO PROSPECTIVE SUBCONTRACTORS OF
REQUIREMENT FOR CERTIFICATIONS OF NONSEGREGATED
FACILITIES.**

A Certification of Non-segregated Facilities must be submitted before the award of a subcontract exceeding \$10,000 which is not exempt from the provisions of the Equal Employment Opportunity clause of the prime contract. The certification may be submitted either for each subcontract or for all subcontracts during a period (i.e., quarterly, semiannually, or annually).

NOTE: The penalty for making false statements in bids is prescribed in 18 U.S.C. 1001.

8. Clean Air And Water Certification (applicable to contracts exceeding \$100,000)

The offeror certifies that (check the block applicable):

- (a) Any facility to be used in the performance of this Contract [] is [] is not listed on the Environmental Protection Agency List of Violating Facilities;
- (b) The offeror will immediately notify the PHA Contracting Officer, before award, of the receipt of any communication from the Administrator, or a designee, of the Environmental Protection Agency, indicating that any facility that the offeror proposes to use for the performance of the Contract is under consideration to be listed on the EPA List of Violating Facilities; and,
- (c) The offeror will include a certification substantially the same as this certification, including this paragraph (c), in every nonexempt subcontract.

9. Drug-Free Workplace Certification

By submission of its offer, the offeror, if other than an individual, who is making an offer that equals or exceeds \$10,000, certifies and agrees, that with respect to all employees of the offeror to be employed under a contract resulting from this solicitation, other than a contract for the procurement of commercial items, it will - no later than 30 calendar days after contract award (unless a longer period is agreed to in writing), for contracts of 30 calendar days or more performance duration; or as soon as possible for contracts of less than 30 calendar days performance duration, but in any case, by a date prior to when performance is expected to be completed -

- (a) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the Contractor's workplace and specifying the actions that will be taken against employees for violations of such prohibition;
- (b) Establish an ongoing drug-free awareness program to inform such employees about:
 - (i) The dangers of drug abuse in the workplace;
 - (ii) The Contractor's policy of maintaining a drug-free workplace;
 - (iii) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (iv) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
- (c) Provide all employees engaged in the performance of the Contract with a copy of the statement required by subparagraph (a) of this provision;
- (d) Notify such employees in writing in the statement required by subparagraph (a) of this provision that, as a condition of continued employment on the Contract resulting from this solicitation, the employee will:

- (i) Abide by the terms of the statement; and
- (ii) Notify the employer in writing of the employee's conviction under a criminal drug statute for a violation occurring in the workplace no later than five (5) calendar days after such conviction;
- (iii) Notify the Contracting Officer in writing within ten (10) calendar days after receiving notice under Subdivision (d)(2) of this provision, from an employee or otherwise receiving actual notice of such conviction. The notice shall include the position title of the employee; and
- (iv) Within thirty (30) calendar days after receiving notice under subdivision (d)(2) of this provision of a conviction, take one of the following actions with respect to any employee who is convicted of a drug abuse violation occurring in the workplace:
 - (1) Take appropriate personnel action against such employee, up to and including termination; or
 - (2) Require such employee to satisfactorily participate in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State or local health, law enforcement, or other appropriate agency.
- (e) Make a good faith effort to maintain a drug-free workplace through implementation of subparagraphs (a) through (d) of this provision.
- (f) By submission of its offer, the offeror, if an individual who is making an offer of any dollar value, certifies and agrees that the offeror will not engage in the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance in the performance of the contract resulting from this solicitation.
- (g) In addition to other remedies available to the PHA, the certifications required by this provision concern a matter within the jurisdiction of an agency of the United States and the making of a false, fictitious, or fraudulent certification may render the maker subject to prosecution under title 18, United States Code, section 1001.

10. PHA Fraud Policy

The offeror certifies that he/she has read the following PHA Fraud Policy, will adhere to it, and is aware of the penalties for failure to comply:

- (a) For purposes of this policy, and in concurrence with the PHA Office of Inspector General's (OIG) mandate, "fraud" includes: fraudulent activity by any person employed by or contracting with the PHA; bribery and official

corruption; theft of PHA funds, property or benefits; and serious breaches of integrity. Some examples of activities covered include: extortion/extortion attempts by PHA employees or officials; acceptance or solicitation of bribes; submission of fraudulent documents; employee collusion with contractors or vendors; material misstatements of facts in contracts or documents, relating to services performed or materials provided; bid rigging; and disclosure of confidential information.

(b) Covered Parties

- (i) All PHA employees and officials.
- (ii) All contractors, subcontractors, vendors and consultants doing business with the PHA -

NOTE: Contractors are responsible for compliance with this Fraud Policy by their subcontractors.

- (iii) All owners of housing who receive subsidies from PHA.
- (iv) Any other individual or entity doing business with or seeking to do business with the PHA.

(c) Responsibilities

- (i) All "covered" parties" must report any type of fraud when they become aware of such activity, and they must cooperate fully with the OIG in any ensuing investigation.
- (ii) "Fraud" must be reported to a representative of the PHA's OIG, 1101 Market Street, Suite 1320, Philadelphia, PA 19107, (215) 684-8300.
- (iii) Management officials will support the Fraud Policy and ensure compliance with this policy by persons they supervise, and/or individuals and business entities that they deal with.

(d) Penalties For Failure To Report Fraud

Penalties for failure to timely report fraud can include: loss of contract and/or debarment from future contracts by contractors, subcontractors, vendors, and any other individual or entity doing business with the PHA; and other action deemed appropriate by PHA officials.

(e) Confidentiality

All information reported to the OIG is confidential, and the identity of those reporting information to the OIG will be protected.

(f) Whistle Blower Protection

- (i) Anyone who provides information to the OIG may not be discharged, demoted or otherwise subject to any adverse action as a result of reporting wrongdoing. Any person who retaliates against someone for reporting wrongdoing may be subject to civil liabilities and penalties.
- (ii) PHA Management supports the position that "whistle blowers" will be protected and commended for their honesty and dedication to the PHA.

(g) Authorized Negotiators

The offeror represents that the following persons are authorized to negotiate on its behalf with the PHA in connection with this request for proposals:
(list names, titles, and telephone numbers of the authorized negotiators):

Bahim Islam, CEO
Shahied Dawan, Sr. Executive Vice President

11. Offeror's Signature

Pursuant to 28 U.S.C. § 1746, I declare under penalty of perjury that the information contained in the foregoing certifications and representations is true and correct.

 12-1-2014
Signature & Date

Shahied Dawan
Typed or Printed Name

Sr. Executive Vice President
Title

NON-COLLUSIVE AFFIDAVIT
(required if Certification & Representation Clause 5(e) is selected)

State of Pennsylvania
County of Philadelphia

Shahid A. Dawan, being first sworn, deposes and
says: That he/she is Partner (president, sole owner, partner,
etc.) of Triumph's Victory Village LP (firm name) the party
making the forgoing proposal or bid, that such proposal or bid is genuine and not collusive
or sham; that no one conspired, connived or agreed, directly or indirectly, with any bidder
or person, to put in a sham bid or to refrain from bidding, and has not in any manner,
directly or indirectly sought by agreement or collusion, or communication or conference,
with any person, to fix the bid price of the affiant or of any other bidder, or to fix any
overhead, profit or cost element of said bid price, to secure any advantage against the
Philadelphia Housing Authority or any person interested in the proposed contract: and that
all statements in said proposal or bid are true.

By [Signature]

Title Managing Partner
(Affix Corporate Seal if required)

Subscribed and sworn to before me
this 1st day of December, 2014.
Wallace S. Dawan
My commission expires Oct 26, 2017

(Notary Seal Required)

