



proposal:

St. John Neumann Place II



submitted to:

Philadelphia Housing Authority

3100 Penrose Ferry Road
Philadelphia, PA 19145

submitted by:

Office for Community Development, Catholic Human Services

222 N 17th Street
Philadelphia, PA 19103

November 21, 2014

Table of Contents

- 1) **Narrative Description of the Project**
- 2) **Community Resources**
- 3) **Site and Neighborhood Standards**
- 4) **Housing Needs Analysis**
 - Market Study
- 5) **Site/Layout**
 - Site and Floor plans
- 6) **Project Amenities/Services**
- 7) **Developer Capacity and Qualifications**
- 8) **Prior Affordable Housing Experience**
- 9) **Property Management Plan**
 - List of Managed Properties
 - Tenant Selection Plan
 - Management Plan
- 10) **Supportive Services Plan**
- 11) **Budgets**
 - Development Pro Forma
 - Operating Budget
 - Tax Credit Summary
 - Letter of Intent from PNC Bank
- 12) **Readiness and Project Schedule**
 - Deed of Confirmation
- 13) **Occupancy and Affordability**
- 14) **Community Support**
 - Invitation to Community Meeting & Minutes
 - Letter of Support from Councilman Johnson
 - Evidence of notice sent to the Tenant Association of Greater Grays Ferry Estates
 - Certification that community's comments have been considered
- 15) **Diversity**
- 16) **Acknowledgement of Addendum**
 - Certifications and Representations of Offerors