

Community Support

- Support Letters
- Presentation to the Community
- Meeting Flyer

14. Community Support

ACHIEVEability and Mission First have completed extensive outreach to community members regarding Haddington III. In addition to the support of District Councilman Curtis Jones and Councilwoman Jannie Blackwell, it is worth noting that the community members themselves are very much in favor of the project. In many neighborhoods, a project moves forward simply because the neighbors are unopposed. In this instance, however, the neighbors enthusiastically support the project and are truly hopeful that it will receive the financing necessary to come to fruition.

In November 2014, Mission First's Director of Business Development and ACHIEVEability's Interim Executive Director met with Councilwoman Blackwell and Councilman Jones, separately, to discuss the preservation and proposed renovations for Haddington III. Mission First and ACHIEVEability highlighted the importance of operating assistance for Haddington III units, and how such assistance is critical for the project's success. Both Councilpersons expressed their strong support for the project, and the important work that ACHIEVEability does with the residents it serves.

Enclosed please find letters of support from Councilwoman Blackwell, Councilman Jones, the Block Captains Coalition of Haddington, the Community Advisory Committee for Haddington and Cobbs Creek, and the Office of Supportive Housing.

The Haddington III project has been discussed at several Neighborhood Advisory Committee (NAC) and Community Advisory Committee (CAC) meetings throughout the last three years.

On November 12, 2014 Mission First Housing Group and ACHIEVEability presented at ACHIEVEability's Monthly Registered Community Organization (RCO) meeting to inform local residents and community leaders about the Haddington III project. Attendees were supportive of the project and there was no opposition. Among the items discussed was the need for the project and who would be its target population. Mission First's Senior Director of Property Management explained to the group that the units were currently operating as affordable housing that this project would renovate the existing units, and upon completion the existing tenants would be occupying the units.

RCO meetings are held monthly, on the second Wednesday of every month throughout the year. The community is notified in a variety of ways, through the RCO's email list, posted flyers at the community office, bi-weekly e-blasts, and announcements in the local community paper, Westside Weekly.

Enclosed, please find Mission First and ACHIEVEability's presentation to the community from the November 12, 2014 meeting and the RCO meeting flyer.

In addition, Haddington III was discussed at length at the community meeting on September 7, 2013 at Boys' Latin of Philadelphia Charter School. The comments received at the meeting were across the board positive. Residents specifically said the following of the project:

- That the project is overwhelmingly positive for the neighborhood because rehabilitation is among the community's most pressing needs

14. Community Support

- The community's existing affordable housing stock needs to be preserved, and that efforts to do so, would be welcomed

The general sentiment derived from the community meetings at which the project was discussed is that neighbors believe that the renovations will have a much needed stabilizing effect on the community, reducing crime via the "broken window theory" and encouraging other owners on the block to make improvements to their properties. The neighbors further support this project because they believe it will have a positive impact on their property values.



CITY OF PHILADELPHIA
CITY COUNCIL

JANNIE L. BLACKWELL
ROOM 408, CITY HALL
PHILADELPHIA, PA 19107
(215) 686-3418 or 3419
Fax No. (215) 686-1933

COUNCILWOMAN - 3RD DISTRICT

COMMITTEES

Chairlady
Education
Housing, Neighborhood Development
& the Homeless

Vice Chair
Committee on Finance

Member
Committee of the Whole
Committee on Transportation
& Public Utilities
Committee on Ethics

November 6, 2014

Kelvin A. Jeremiah
President and Chief Executive Officer
Philadelphia Housing Authority
123 S. 23rd Street
Philadelphia, PA 19103

Mr. Jeremiah:

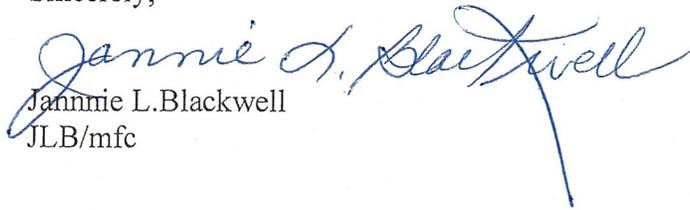
I am writing this letter to express my support for Haddington III, the proposed affordable housing development in the Haddington Neighborhood of Philadelphia. Haddington III is the first development project from the innovative strategic alliance between two non-profit organizations, Mission First Housing Group and ACHIEVEability. I support the application to the Philadelphia Housing Authority for the Unit-Based Operating Subsidy Program.

I have been a strong supporter of affordable housing in Philadelphia for thirty years, and have worked closely with Walt Kubiak and Mission First Housing Group on many developments. Mission First has done a great job for many years in providing good quality affordable housing. I have always supported their projects and support their new projects, too, even if they are not in my district.

The Haddington III project calls for the preservation of 48 homes as affordable rental units (21 transitional housing and 27 permanent housing units). The project spans both my district and District 4. I find it laudable that Mission First Housing Group and ACHIEVEability are working hard not just to preserve these 48 homes as affordable housing but also to renovate them in such a way that they will be as energy efficient and environmentally sound as possible. Since these homes were first built in the mid-1990s, they have served our community well for families leaving their past of homelessness behind and aspiring to become self-sufficient with the help of ACHIEVEability's support services that focus on education, parenting, finances and employment and personal development. With these homes being redone, they will become fresh springboards for a new generation seeking to move from dependence and poverty to stability, self-sufficiency and prosperity.

I support the alliance between Mission First Housing Group and ACHIEVEability and I support the Haddington III project and I support the Haddington III project and their application to the Philadelphia Housing Authority.

Sincerely,

A handwritten signature in blue ink that reads "Jannine L. Blackwell". The signature is written in a cursive style with a long, sweeping tail that extends downwards.

Jannine L. Blackwell

JLB/mfc



CITY OF PHILADELPHIA
CITY COUNCIL

CURTIS JONES, JR.
ROOM 404, CITY HALL
PHILADELPHIA, PA 19107
(215) 686-3416 or 3417
Fax No. (215) 686-1934

COUNCILMAN - 4TH DISTRICT
MAJORITY LEADER

COMMITTEES

Chairman
Committee on Public Safety

Vice Chair
Committee of the Whole Council
Committee on Appropriations
Committee on Parks, Recreation
& Cultural Affairs

Member
All Committees

November 4, 2014

Mr. Kelvin A. Jeremiah
President
Philadelphia Housing Authority
12 S. 23rd Street
Philadelphia, PA 19103

Dear Mr. Jeremiah:

I am writing this letter to express my support for Haddington III, the proposed affordable housing development in the Haddington Neighborhood of Philadelphia. Haddington III is the first development project from the innovative strategic alliance between two non-profit organizations, Mission First Housing Group and ACHIEVEability. I support the application to the Philadelphia Housing Authority for the Unit-Based Operating Subsidy Program.

I have been a strong supporter of affordable housing in Philadelphia and greatly appreciate the contributions of ACHIEVEability in my district.

The Haddington III project calls for the preservation of 48 homes as affordable rental units (21 transitional housing and 27 permanent housing units). The project spans both my district and District 3. I find it laudable that Mission First Housing Group and ACHIEVEability are working hard not just to preserve these 48 homes as affordable housing but also to renovate them in such a way that they will be as energy efficient and environmentally sound as possible. Since these homes were first built in the mid-1990s, they have served our community well for families leaving their past of homelessness behind and aspiring to become self-sufficient with the help of ACHIEVEability's support services that focus on education, parenting, finances and employment and personal development. With these homes being redone, they will become fresh springboards

for a new generation seeking to move from dependence and poverty to stability, self-sufficiency and prosperity.

I support the alliance between Mission First Housing Group and ACHIEVEability and I support the Haddington III project and their application to the Philadelphia Housing Authority.

Sincerely,

A handwritten signature in black ink, appearing to read 'CJ Jr.', written in a cursive style.

Curtis Jones Jr.
Councilman 4th District

Block Captains Coalition of Haddington
111 North 53rd Street, Philadelphia, PA 19139
215-472-5866

November 13, 2014

ACHIEVEability
Attn: Susan Patton
21 South 61st Street
Philadelphia PA 19139

RE: Letter of Support for Haddington III Preservation Initiative

Dear Ms. Patton:

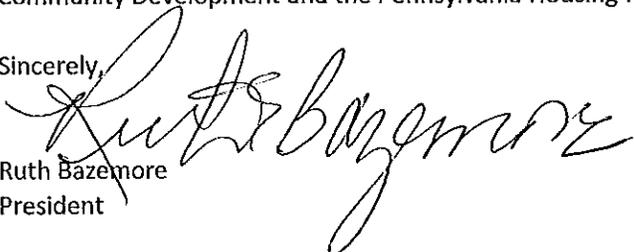
I am writing this letter to express the Block Captains Coalition of Haddington's support for Haddington III, ACHIEVEability and Mission First Housing Group's proposed affordable housing development in the Haddington Neighborhood of Philadelphia. The project calls for the preservation of 48 homes as affordable rental units (21 transitional housing and 27 permanent housing units).

I am proud to say that I was an integral part of the process when Jacques Ferber and ACHIEVEability were first thinking of developing Haddington and Haddington II in the early 1990s when I was the President of Haddington Leadership Organization. I helped to rally community support for the project and to enlist the support as well of our then Councilman Michael Nutter, who helped with the conveyance of many of the properties from ownership by the City. It is wonderful that ACHIEVEability is working hard not just to preserve these 48 homes as affordable housing but also to renovate all interiors and exteriors in such a way as to meet Enterprise Green Communities criteria and to replace all major systems, plumbing, flooring, windows, roofs, fixtures, appliances, and interior and exterior finished so that they can be as energy efficient and environmentally sound as possible.

I am also proud of the achievements of the families that have lived in these homes over the years. You don't pay me, but I can't help but be a PR person for the ACHIEVEability program. I have seen how you have helped families rebuild their lives from poverty and dependence to self-sufficiency. I am confident that with the redevelopment of these homes, we will have new generations of achievers.

We wish you the best with the Haddington III project and extend our support for your applications for funding to the Philadelphia Housing Authority, Office of Housing and Community Development and the Pennsylvania Housing Finance Agency.

Sincerely,


Ruth Bazemore
President

**ACHIEVEability Community Advisory Committee for Haddington and Cobbs Creek
c/o 59 N 60th Street, Philadelphia, PA 19139**

October 16, 2014

ACHIEVEability
Attn: Susan Patton
21 South 61st Street
Philadelphia PA 19139

RE: Letter of Support for Haddington III Preservation Initiative

Dear Ms. Patton:

The Community Advisory Committee for Haddington and Cobbs Creek strongly supports the Haddington III Preservation Initiative, ACHIEVEability and Mission First Housing Group's proposed affordable housing development in the Haddington Neighborhood of Philadelphia. The project calls for the preservation of 48 homes as affordable rental units (21 transitional housing and 27 permanent housing units). We believe this project, and the newly formed partnership between ACHIEVEability and Mission First, will greatly benefit our communities and the families who reside here.

ACHIEVEability and Mission First's proposal to not just to preserve these 48 homes as affordable housing, but also to rehabilitate them in such a way as to meet Enterprise Green Communities criteria by replacing all major systems and renovating all interiors and exteriors is a wonderful achievement and an important way to preserve this much needed affordable housing in the Haddington neighborhood.

Since these homes were first built in the mid-1990s, ACHIEVEability has served our community well and complimented ACHIEVEability's Family Self-Sufficiency Program. These homes have been the foundation for families moving up from poverty and achieving goals, through your help, in the areas of education, parenting, finances and employment and personal development. With these homes being redone, we have no doubt that the families who will live in them will be inspired to break the generational cycle of poverty and become productive members of our community.

The Community Advisory Committee for Haddington and Cobbs Creek wishes ACHIEVEability and Mission First the best with the Haddington III project and extend our support for the applications for funding from the Philadelphia Housing Authority, Office of Housing and Community Development and the Pennsylvania Housing Finance Agency.

Sincerely,



James Wright

President, Community Advisory Committee for Haddington and Cobbs Creek



CITY OF PHILADELPHIA

OFFICE OF SUPPORTIVE HOUSING
1401 JFK Boulevard - 10th Flr.
Philadelphia, PA 19102
(215) 686-7106
FAX (215) 686-7126
dainette.mintz@phila.gov

DAINETTE M. MINTZ - DIRECTOR
Deputy Managing Director - Special Needs Housing

November 17, 2014

Susan Patton, Interim CEO
ACHIEVEability
21 S. 61st Street
Philadelphia, PA 19139

Alfredo de la Pena, COO
Mission First Housing Group
2042-48 Arch Street, 2nd
Philadelphia, PA 19103

RE: ACHIEVEability/Mission First Housing Group Support for Haddington III

Dear Ms. Patton and Mr. de la Pena:

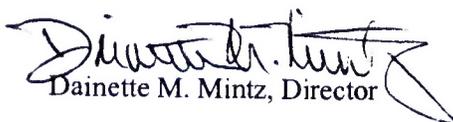
The City of Philadelphia's Office of Supportive Housing (OSH) is pleased to support this proposal for preservation funding for ACHIEVEability/Mission First Housing Group. As the City agency charged with coordinating Philadelphia's response to homelessness, OSH is familiar with the high-quality work of both of these entities through the HUD Continuum of Care for homeless individuals and families.

ACHIEVEability, an experienced, non-profit supportive housing provider for homeless families, is partnering with Mission First Housing Group, one of Philadelphia's most successful nonprofit housing developers, to preserve 48 units of subsidized rental housing in the Haddington neighborhood of West Philadelphia. Families living in the Haddington III Preservation Initiative will have access to an array of comprehensive social services, giving them the much needed stabilization and support to reach self-sufficiency while battling homelessness, physical and emotional abuse, substance dependency, and other challenging circumstances.

The City of Philadelphia's Office of Supportive Housing (OSH) is in support of Mission First Housing Group and ACHIEVEability's proposal. The Haddington III project is an ideal candidate for City investment because the renovations will preserve much needed housing for homeless and vulnerable low income individuals and families. In addition, ACHIEVEability's many social service programs will help families receive much needed additional support on the way to reaching self-sufficiency.

ACHIEVEability and Mission First Housing Group recently announced a strategic alliance between the two organizations. The integration of two organizations with robust histories and shared values is an opportunity to leverage the property management and operational expertise of Mission First with the social service, event management and fundraising capabilities of ACHIEVEability.

Sincerely,


Dainette M. Mintz, Director

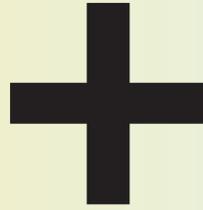


missionfirst
HOUSING GROUP



Presentation on Haddington III

November 12, 2014



INDIVIDUAL STRENGTHS:

ACHIEVEability



Mission First



- Self-sufficiency outcomes and history
- Community service
- Fundraising and events
- Loyal staff, volunteers, donors and community support

- Real estate expertise
- Financial and operational procedures
- Government contracting and compliance
- Management experience

ORGANIZATIONAL SNAPSHOTS:

ACHIEVEability



Mission First



- Founded in 1981
- \$2M budget, 20 employees
- Headquartered in West Philadelphia, with 158 nearby units and offices
- Financial challenges due to complexity

- Founded in 1988
- \$40M budget, 110 employees
- Headquartered in Center City, with over 2400 units from NJ to VA
- Strong financial performance

OVERVIEW OF ALLIANCE:

ACHIEVEability



Mission First



- ACHIEVEability maintains name, services, fundraising operation and Board Members
- Preserves mission and restores real estate expertise
- Continues neighborhood commitment

- Many real estate and back-office procedures migrate to Mission First procedures
- Potential for more tenants to receive life changing services

STRONGER TOGETHER.



Haddington III Basics

- 48 single family homes in 3rd and 4th Districts (first developed 15+ years ago as Haddington I and II)
- Haddington III will be the first project for the strategic alliance.
 - Mission First will serve as sponsor and developer.
 - ACHIEVEability as Supportive Service provider and Community Liaison
- Substantial rehabilitation of the homes to include:
 - Repairs to exterior porches and backyards
 - New energy efficient windows
 - Improved ventilation in the homes to balance moisture and indoor air quality
 - New energy star light fixtures
 - New high efficiency heating/cooling systems
 - Installation of new roofs and windows
 - New kitchen cabinets and appliances,
 - New bathroom fixtures, tubs with surround and accessories,
 - All new floor finishes.

Haddington III – Benefits

- Stabilizes ACHIEVEability's finances and stops diversion of ACHIEVEability funds into real estate
- Enhances the residential stability of the West Philadelphia neighborhoods that ACHIEVEability serves.
- Creates a strong platform for future development in West Philadelphia.

Haddington III- Support for Project

- Project needs funding from City and State.
- Community support will be crucial in getting City and State funding
- Letters and emails in support of project can be sent to ACHIEVEability through Kimberly Snowden or to Mission First Housing Group, either
 - Heidi Bohn, Hbohn@missionfirsthousing.org or
 - Mark Deitcher Mdeitcher@Missionfirsthousing.org



Join Us For Our Monthly RCO Meeting

Wednesday, November 12

6:00pm-7:00pm

59 N. 60th Street

- **Learn about new developments with ACHIEVEability**
- **What new Businesses And Organizations are coming**
- **What changes will impact you!**

