Elon
DEVELOPMENT

ANTHONY WAYNE SENIOR HOUSING PHASE III

1701 SOUTH 28th STREET – PARCEL C

(NE CORNER OF SOUTH 28th AND PIERCE STREETS)

PHILADELPHIA, PA 19145

PROPOSAL SUBMITTED TO PHA

SOLICITATION NO. P-004440

UNIT BASED OPERATING SUBSIDY PROGRAM

NOVEMBER 21, 2014

The Altman Group of Companies
240 New York Drive - Suite One; Fort Washington, PA 19034

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TABLE OF CONTENTS

The Altman Group of Companies
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ANTHONY WAYNE SENIOR HOUSING PHASE III

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NOVEMBER 21, 2014

TABLE OF CONTENTS

1.	Narrative Project Description	SECTION 1
2.	Community Resources	SECTION 2
3.	Site and Neighborhood Standards	SECTION 3
4.	Housing Needs Analysis	SECTION 4
5.	Site Layout	SECTION 5
6.	Project Amenities and Services	SECTION 6
7.	Developer Capacity & Qualifications	SECTION 7
8.	Prior Affordable Housing Experience	SECTION 8
9.	Property Management Plan	SECTION 9
10.	Supportive Services Plan	SECTION 10
11.	Budgets	SECTION 11
12.	Readiness & Project Schedule	SECTION 12
13.	Occupancy and Affordability	SECTION 13
14.	Community Support	SECTION 14
15.	Diversity	SECTION 15
16.	PHA Forms	SECTION 16

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PROPOSAL SUBMITTED TO PHA

SOLICITATION NO. P-004440 UNIT BASED OPERATING SUBSIDY PROGRAM

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SECTION 1

NARRATIVE DESCRIPTION OF THE PROJECT

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NOVEMBER 21, 2014

SECTION 01 – NARRATIVE PROJECT DESCRIPTION

The third phase of Anthony Wayne Senior Housing will be the new construction of forty-five (45) senior affordable apartments. The finished property will be three (3) stories and will house thirty four (34) one-bedroom apartments and eleven (11) two-bedroom units. The building will be approximately 45,523 gross square feet will consist of an average of 630 square feet for the one-bedroom units, and 855 square feet for the two-bedroom units.

It is proposed that the development will be in part financed using HOME or CDBG funds from the City of Philadelphia's Office of Housing and Community Development. The majority or resources will come from equity raised from the award of Low Income Housing Tax Credits (LIHTC) from the Pennsylvania Housing Finance Agency (PHFA). There will also be a portion of Developer Fee that will be reinvested to fund an Internal Rent Subsidy Fund.

The Development will be designed and built with green building techniques and will be an Energy Star Rated building. Enterprise Green Homes Criteria will be followed and a Passive Home Certification will be strongly considered for this development. Each apartment will have a fully modern kitchen consisting of a refrigerator and stove. The HVAC system will provide central air conditioning and heating. The building will have an elevator as well as stairway access. There will be a community room complete with a kitchenette. There will also be a leasing office and laundry room.

The development will meet the ADA set-aside requirement by having a total of six (6) units being fully accessible and affordable to seniors with incomes at or below twenty percent (20%) of AMI. Referrals for these units will come from the Philadelphia Office of Supportive Housing, Liberty Housing Development Corporation, Inglis House and various other local service providers for disabled individuals.

The development is accessible via public transportation as well as near several retail centers that are within walking distance or a short drive. The site is approximately a half mile from a post office, police department and fire station. Medical care as well as services for the elderly are available a short distance from the site. The development will also include onsite services provided by Philadelphia Senior Center, who will have staff available two (2) times a week.

The Gray's Ferry Community Council is strongly supportive of this third phase of senior housing and has presented this project to the community. Once complete, the new housing will greatly add to the stability of the neighborhood. The developer will be working with the Grays Ferry Community Council to assure that the neighbors are involved in this development.

The Elon Group, Ltd. is an affiliate of the Altman Companies. Altman has developed numerous tax credit developments including five (5) in Philadelphia that include Anthony Wayne Senior Housing (Phase I and II), Carl Mackley Apartments, Somerville Homes, and the Martin Luther King's Village townhomes.

ANTHONY WAYNE SENIOR HOUSING PHASE III

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NOVEMBER 21, 2014

SECTION 2

COMMUNITY RESOURCES

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NOVEMBER 21, 2014

SECTION 02 – COMMUNITY RESOURCES

The development is accessible via public transportation as well as near several retail centers that are within walking distance or a short drive. The site is approximately a half mile from a post office, police department and fire station. Medical care as well as services for the elderly are available a short distance from the site. The development will also include onsite services provided by Philadelphia Senior Center, who will have staff available two (2) times a week.

Enclosed in this section are an excerpt from the Market Study and a map outlining the amenities available in proximity to the site.

A district plan for the area has not been completed for the South District which includes this site. Additionally the site is not located in any specific state or city designated area targeted for revitalization. However the site borders the Planning Commission's Recertification of Blight area for Point Breeze and Grays Ferry.

The development is specifically targeted for seniors who are 62 and over, most of whom would be on a fixed income and not working. There is no knowledge of any specific employment centers near the city, as it is not a service that has been used or needed in past phases.

transfer; there are no passenger rail lines serving the area.

In addition, the Sponsor has obtained a letter of support from Councilman Johnson, stating that "the development will greatly add to the stability of the Grays Ferry community while providing seniors with quality affordable housing options".

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

The site for the proposed Subject Property is located at the northeast corner of South 28th and Pierce Streets in the Grays Ferry neighborhood. This primarily residential community has been designated an Urban Renewal Area by the City of Philadelphia and is situated south and slightly west of the Central Business District. The Grays Ferry neighborhood is bounded by Grays Ferry and Washington Avenues on the North, the Schuylkill Expressway on the west and south and an elevated train line that runs along South 25th Street on the east. The development site for the Subject Property consists of 0.56 acres out of an entire block. The remainder of the block includes a former school which the Sponsor converted into Anthony Wayne Senior Housing Phase I and a new senior building, Anthony Wayne Senior Housing Phase II, which is nearing completion.

The block where the Subject Property will be developed is situated between South 27th Street to the east, South 28th Street to the west, Morris Street to the north and Pierce Street to the south. The housing stock in the Grays Ferry neighborhood is a mix of small one-, two- and three-story residential row houses built on small lots of which some have been converted to apartments and others have first floor store fronts. There are some commercial and industrial uses along Grays Ferry and Washington Avenues as well as bordering the Schuylkill Expressway, especially on the west side of the Expressway. Development of residential units on this vacant lot will be much more compatible with the residential blocks surrounding the Subject Property.

Public transportation to the site is provided by SEPTA's Route 29 bus service (outlined in red on the Amenities Map included in Attachment 2), which runs east and west along Tasker and Morris Streets and has a stop at 28th and Morris Streets. This bus route provides residents with access to South Broad Street and SEPTA's Broad Street Subway as well as the Pier 70 shopping district. The Broad Street Subway provides access to the Central Business District as well as Philadelphia's sporting arenas. Also the Route 7 bus service (outlined in green on the Amenities Map) provides residents with north-south access along South 22nd and South 23rd Street, respectively. This bus line connects residents with Center City Philadelphia to the north as well as the commercial establishments along Oregon Avenue to the south. The Subject Property is located within two miles of local and national retail stores along Grays Ferry, Washington, Passyunk and Oregon Avenues. These include Pathmark and the Grays Ferry Shopping Center on Grays Ferry Avenue and Home Depot, Shoprite and the Quartermaster Plaza on Oregon Avenue at South 23rd Street.

St Agnes Medical Center is located at South Broad and Mifflin Streets (1.3 miles from the Subject Property), Methodist Hospital is also located along South Broad Street, (1.7 miles) and Penn Medicine at Rittenhouse, a rehabilitation and acute care facility located on the site of the former Graduate Hospital, is located 2.0 miles north from the Subject Property. The Subject Property is also located within close proximity of several parks (including Morris Park which is across South 27th Street from Anthony Wayne Senior Housing Phase II), churches and a branch of the Philadelphia Free Library. The Vare Recreation Center is located on South 26th Street between Morris and Moore Streets. As shown on the map provided as Attachment 2, there are also convenience retail establishments close to the Subject Property. All of the commercial establishments in the area will benefit from the addition of new households in the neighborhood.

The SOS program of PSC will provide a range of supportive services to the residents of the Subject Property, including case management and employment training and placement for those residents who wish to continue working, housing assistance, budgeting and finance,

counseling, transportation as well as referral services to various hospitals and doctors in the area where residents can receive mental and physical health screening.

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

The Housing Providers Needs Assessment form was sent via fax to the President and CEO of the Philadelphia Housing Authority (PHA) on October 2, 2013. No response was received from PHA as of the date of this report. Attachment 4 contains copies of the letter sent to PHA as well as the Housing Providers Needs Assessment Form.

RES received a completed HPNA form for another LIHTC development on September 18, 2013. As of September 2013, there were 28,076 households on the waiting list for conventional public housing, 54,401 households on the list for Housing Choice Vouchers and 26,382 households on the list for the Authority's LIHTC/PAPMC properties. On all of the lists combined, there are 4,407 (non-duplicated) households headed by a person age 62+ and another 723 individuals who require fully accessible housing units. The waiting list was last purged in August 2013. The public housing waiting list has been closed since April 2013 and the Section 8 waiting list has been closed since March 2010.

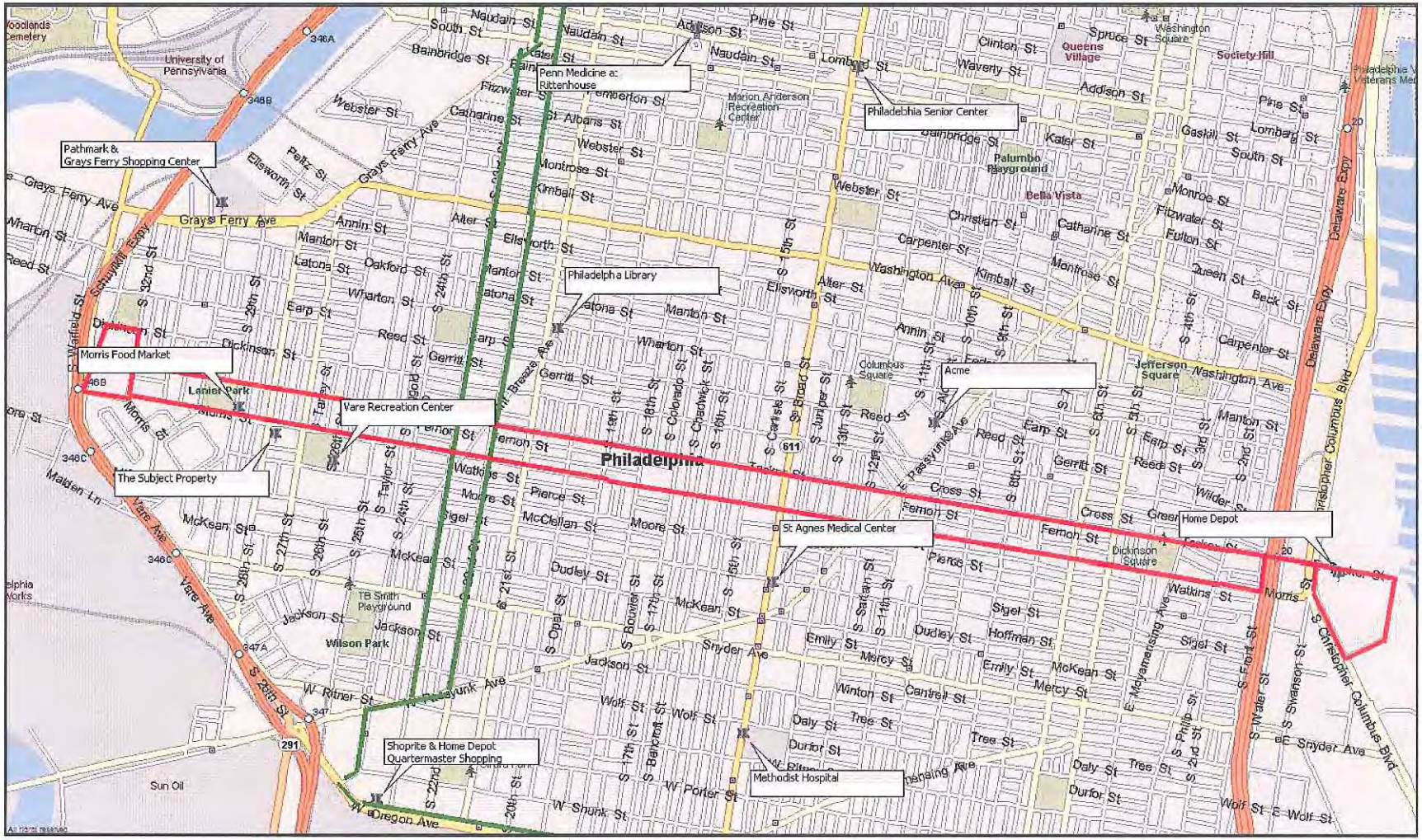
PHA's FY 14 Moving to Work Plan projects that in March 2014, the overall occupancy rate for conventional public housing and sites operated by alternative management entities (AME) will be 97 percent. Historically more than 99 percent of households on the agency's waiting list for public housing had incomes under 30 percent AMI. These data suggest strong demand for affordable general housing throughout the City of Philadelphia. The households on PHA's waiting list are self-selecting and tend to have extremely low households incomes. While these households are not the target market for higher AMI LIHTC units without rent subsidies, senior households on the PHA waiting list would be a pool of potential tenants for the units at the Subject Property for households below 20 percent AMI.

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

According to PHFA's list of LIHTC and PennHOMES properties in the market area received on October 4, 2013, there are 234 LIHTC housing units in five operating properties for seniors located in the PMA. There are an additional 726 public housing and subsidized housing units restricted for seniors in the PMA. Only the LIHTC and PennHOMES units have been included in the calculation of the overall capture rate as have the proposed 45 units at the Subject Property and the 46 units at Anthony Wayne Senior Housing Phase II. Attachment 5 includes the PHFA Housing Inventory Request Form and Attachment 6 provides summary information on the inventory of LIHTC and other subsidized senior properties in the PMA.

The market analysts surveyed management of all of the properties. Of those properties included in the survey, there were seven units available for seniors in the PMA. All of these units were located at the Landreth Apartments. Management at this property indicated that they are currently trying to fill their vacant units with Voucher holders and are processing applicants. Some other affordable properties had units that were being turned over; however, they reported that eligible applicants are waiting to be processed so they could move in. All property managers reported that affordable senior housing units rarely are available. Once senior citizens move into affordable housing units, they tend to stay in place until they are forced to move to an assisted-living facility or skilled-nursing home or they pass away.

ATTACHMENT 2
Location of Shopping, Public Transportation and Services for Residents of the Subject Property



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SECTION 3

SITE AND NEIGHBORHOOD STANDARDS

The Altman Group of Companies
240 New York Drive - Suite One; Fort Washington, PA 19034

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SECTION 03 – SITE AND NEIGHBORHOOD STANDARDS

The following excerpt is taken from the Market Study:

PHA's FY 14 Moving to Work Plan projects that in March 2014, the overall occupancy rate for conventional public housing and sites operated by alternative management entities (AME) will be 97 percent. Historically more than 99 percent of households on the agency's waiting list for public housing had incomes under 30 percent AMI. These data suggest strong demand for affordable general housing throughout the City of Philadelphia. The households on PHA's waiting list are self-selecting and tend to have extremely low households incomes. While these households are not the target market for higher AMI LIHTC units without rent subsidies, senior households on the PHA waiting list would be a pool of potential tenants for the units at the Subject Property for households below 20 percent AMI.

Based on this and the specific location of the development it is anticipated that the proposed Anthony Wayne Senior Housing Phase III will serve:

"3. A racially or economically impacted area where the agency plans to preserve existing affordable housing."

This site is also within three blocks of The Greater Grays Ferry Estates, a successful and recently developed site owned by the Philadelphia Housing Authority. This fact also meets PHA's goal:

"4. In connection with Hope VI or other HUD funded master plan development"

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SECTION 4

HOUSING NEEDS ANALYSIS

The Altman Group of Companies
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SECTION 04 – HOUSING NEEDS ANALYSIS

A market study for Anthony Wayne Senior Housing Phase III was completed in November 2013 by Real Estate Strategies, Inc. Enclosed in this section is the summary of this report. An update is being prepared for submission to PHFA for the 2015 LIHTC application round. The only changes are a slight reconfiguration of the number of 1 and 2 bedroom units, as well as a minor adjustment in rents to reflect a change in LIHTC rents allowable. Also enclosed in this section is a copy of the current waiting list for applicants for Phase II, demonstrating a huge demand for affordable senior housing at this site.

REAL ESTATE STRATEGIES, INC.

63 Chestnut Road, Suite 6
Paoli, PA 19301

Phone: 610-240-0820
Fax: 610-240-0822

November 5, 2013

Mr. Francis Vargas
Development Officer/Project manager
Altman Group/Allied Construction
240 New York Drive, Suite 1
Fort Washington, PA 19034

RE: Anthony Wayne Senior Housing Phase III
1701 S 28th Street
Philadelphia, PA

Dear Mr. Vargas:

In accordance with our engagement letter dated September 23, 2013, Real Estate Strategies, Inc. (RES) is pleased to submit this Market Study/Housing Needs Assessment for the above-referenced 45-unit senior occupancy development targeted to households above 62 years old in Philadelphia.

Our report has not ascertained the legal and regulatory requirements applicable to the project. Our report is based on estimates, assumptions and other information developed from research of the market, our knowledge of the industry and other factors, including certain information that you have provided. The sources of information and bases of the estimates and assumptions are stated in the market study. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results will vary from those described in our market study, and the variations may be material.

Further, we have neither evaluated management's effectiveness nor are we responsible for future marketing efforts and other management actions upon which actual results will depend. We will have no responsibility for updating our market study to account for events and circumstances that occur after the date of our market study, which is the date of this letter. Our report is intended solely for use in support of applications for loans and grants and for submission to the Pennsylvania Housing Finance Agency. Otherwise, neither our report nor its contents, nor any reference to Real Estate Strategies, Inc., may be included or quoted in any offering circular or registration statement, prospectus, sales brochure, loan, appraisal or other agreement or document without our prior written permission.

Attachment 8 provides information about the qualifications of RES and resumes of individuals who assisted with this market study. If there are any questions about our qualifications or this report, please call us.

Very truly yours,

REAL ESTATE STRATEGIES, INC.

Margaret B. Sowell

Margaret B. Sowell, CRE
President

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

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

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

MARKET STUDY/HOUSING NEEDS ASSESSMENT

Anthony Wayne Senior Housing Phase III
Proposed Development Name

1701 South 28th Street, Parcel C
Street Address

Philadelphia	**Philadelphia**	**19145**
City	County	(ZIP)

Housing Type: X Elderly 62+ _____ General Occupancy

_____ Elderly 55+ _____ Other – Special Needs

Total Number of Rental Units: 45

Additional Development Information:

The proposed 45-unit Anthony Wayne Senior Housing Phase III (Subject Property) will be developed on a vacant site located at the northeast corner of South 28th and Pierce Streets in the Grays Ferry neighborhood of the City of Philadelphia. The site for the Subject Property is adjacent to Anthony Wayne Senior Housing Phase I and Phase II, both of which are owned and operated by the Altman Group. The Subject Property will consist of 27 one-bedroom units containing 640 square feet and 18 two-bedroom units containing 850 square feet. The development will include a community room with a kitchenette, central laundry facilities for residents, a leasing office and parking for 12 cars. Units will be equipped with central air conditioning, refrigerators, stoves with four-burner cook tops, carpeting, mini blinds and emergency notification systems.

The target population for the Subject Property includes households age 62 and older with incomes ranging from 20 to 60 percent of the area median income (AMI). The following table presents the unit mix and the gross rents at each income level:

	1-BR	Gross Rent	2-BR	Gross Rent	Total Units
20 percent of AMI	4	$297	2	$356	6
50 percent of AMI	17	$696	0		17
60 percent of AMI	6	$781	16	$932	22
Total	27		18		45

The gross rents outlined in the chart above include both tenant-paid rent and utility allowances. The residents will be responsible for electric heat, lighting and cooking. The landlord will pay for gas hot water, cold water and sewer. The Subject Property has an operating subsidy funded through internal sources which will subsidize the units at 20% of AMI. The Subject Property will be 100 percent visitable. In addition, the Subject Property will

have eight special-needs units; six units will be fully accessible to persons with physical disabilities and two units will be for the hearing and vision impaired (HVI).

The Subject Property is being developed by the Elon Group (Sponsor), an affiliate of the Altman Group (Altman), a local for-profit real estate development company that specializes in multifamily properties, especially affordable housing. The Subject Property will be managed by an affiliate of Altman, Altman Management Group II (AMG). AMG is a full-service management services firm that manages over 13,000 apartment and condominium units, approximately one-third of which are government assisted units. Altman also plans to provide an in-house supportive services program, known as Services on Site (SOS) through an affiliation with Philadelphia Senior Center (PSC). The SOS program offers a comprehensive array of health and supportive services to maximize the independent lifestyles and wellness of seniors.

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

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

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

   The primary market area (PMA) consists of the Grays Ferry, Southwest Center City, Kings Village, Point Breeze, Tasker Homes, Grays Ferry South, West Snyder, St Elizabeth, Wilson Park, Passyunk West, Girard Estates, Packer Park and St Richard neighborhoods of Philadelphia. The PMA includes the 19145 and 19146 zip codes. Attachment 1 contains a map of the PMA and the location of the Subject Property. Attachment 2 contains a map of the amenities in the area that will benefit the residents at the Subject Property. Two maps are presented because the amenities could not be shown in a legible manner on the PMA map.

   The PMA was defined based on conversations with property managers, real estate developers, Realtors, and community groups and an analysis of the previous residences of the individuals currently residing at the Anthony Wayne Senior Housing Phase I as well as those residents who are on the waiting list and those applying for housing at Anthony Wayne Senior Housing Phase II (which is nearing completion). Many of the current residents at the Anthony Wayne Senior Housing Phase I were previous residents of the 19145 and 19146 zip codes. In conversations with providers of social supportive services to seniors, it was indicated that most seniors want to remain in the community where they are currently residing. Some will travel for more affordable housing but the familiarity of the community combined with the support system of friends, neighbors, family and ancillary services makes it hard for seniors to travel far. Due to the lack of affordable housing for seniors, it is possible that the Subject Property will draw target tenant households from beyond the boundaries of the PMA, however, the majority of residents are expected to come from the PMA.

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

   Attachment 3 contains photographs of the subject site, which is currently a vacant lot.

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

__X__ Urban _____ Suburban _____ Rural

The Subject Property is located in Census Tract 33 one block from Census Tracts 32 and 36 in the City of Philadelphia, the central city of the Philadelphia PMSA. All three Census Tracts are Qualified Census Tracts (QCTs) as determined by HUD. The area surrounding the Subject Property is built out primarily with residential row houses on small lots. There are several commercial buildings as well as industrial and institutional uses along Grays Ferry, Washington, Passyunk and Oregon Avenues as well as South Broad Street. Population density is very high in the area and well above the 1,000 persons per square mile definition of urban areas provided by the US Census Bureau.

4. Provide the number of age and income qualified renter and homeowner households for the primary market area from the 2010 census, and a five-year projection. Discuss the population trend and the three factors that are having the most impact on the trend.

2013: **4,312** 5-year (2018) Projection from current date: **4,325**

Data Source: **2013 and 2018: ESRI household age by income tabulations for the delineated PMA. Census 2010 did not collect data on household income.**

A senior household spending no more than 45 percent of income for rent, including utilities, would need to have annual income of at least $7,920 to be able to afford a one-bedroom unit at the lowest gross rent of $297 per month. Further, the maximum income for the two-bedroom unit at 20 percent of AMI would be $12,680 based on the HUD-established income limits for a two-person household in the Philadelphia MSA earning 20 percent of AMI. In order to afford the one-bedroom unit at 50 percent AMI, a senior household spending no more than 45 percent of income for rent, including utilities, would need annual income of at least $18,560. The maximum income for the two-bedroom unit at 60 percent of AMI would be $38,040 based on the HUD-established income limits for a two-person household in the Philadelphia MSA earning 60 percent of AMI. Thus the income ranges of households with incomes that qualify for the Subject Property would be $7,920 to $12,680 and $18,560 to $38,040.

According to 2013 ESRI estimates for households by age and income, there were 4senior ,312 households age 62 and older in the PMA with incomes between $7,920 and $12,680 and between $18,560 and $38,040. The 2013 ESRI estimated households by age and income data were used to determine this calculation because the 2010 Census did not collect information on household income.

Please note that the income range used to define the target market is based on income limits in effect in September 2013 and has not been adjusted to account for income limits that could be in effect during 2018. Thus, the slight increase in eligible households suggested by the figures above is conservative due to the application of a static income range to household counts over a 5-year period.

The table on the following page presents data on population and household trends in the PMA.

Anthonthy Wayne Senior Housing Phase III PMA Population and Household Change		
	Population	Households
2000 Census	81,827	33,290
2010 Census	82,683	34,949
Change 2000-2010	1.0%	5.0%
Average Annual Rate	0.1%	0.5%
2013 Estimate	84,726	36,033
Change 2010-2013	3.5%	8.2%
Average Annual Rate	0.8%	1.0%
2018 Projection	88,169	37,661
Change 2013-2018	4.1%	4.5%
Average Annual Rate	0.8%	0.9%
Sources: 2000 and 2010 Census; ESRI; and, Real Estate Strategies, Inc.		

The population in the PMA increased 1.0 percent from 81,827 at the time of the 2000 Census to 82,683 at the time of the 2010 Census. The number of households has increased in the PMA between the 2000 and 2010 Census, although at a much faster rate reflecting smaller households moving into the area. These trends are projected to continue through 2018.

Increases in population and households are due to several factors:

- **The Southwest Center City neighborhood, which extends from Broad Street to the Schuylkill River and from South Street to Washington Avenue, has experienced a significant increase in population. A new development, Naval Square, on the neighborhood's western border created a large number of new and renovated housing units in a gated community. These units were well accepted by the market despite the fact that the final phases were marketed during the housing crisis.**
- **As a result of increasing housing values in the more stable Center City neighborhoods north of South Street, many residents were forced to move south to find affordable housing opportunities and stay in the general vicinity. This trend is now extending south of Washington Avenue where new households are moving to find more affordable housing now that the Southwest Center City community is becoming increasingly more expensive.**
- **Universal Community Homes, a local not-for-profit, has been successful in rebuilding part of this community with new and renovated affordable housing. The Point Breeze community to the east of South 25th Street has also experienced new housing development.**
- **The areas surrounding Passyunk Avenue has also seen new households locating there as this commercial corridor has been revitalized with new stores and restaurants. The commercial developments at the Navy Yard in Lower South Philadelphia has created approximately 5,000 new jobs and increased the demand for housing in the Girard Estates and Packer Park neighborhoods.**
- **A development of new housing units at a former naval housing complex in Packer Park also attracted new households to the PMA.**

5. Using the number of age and income qualified renter and homeowner households located within the primary market area, compute the development specific capture rate percentage using the 2010 Census data. The minimum household income being used for total housing expenses

should not exceed a total housing expense to income ration of 40% and 45% for general and elderly occupancy designated projects, respectively.

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

> **Based on the number of age and income-qualified households in 2013:** The total number of units proposed **45** divided by the number of age and income qualified households **4,312** equals a capture rate of **1.0%.**

Capture rate calculated using 2013 estimate of age and income qualified households. (2010 Census did not collect income data.)

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

> **Based on the number of age and income-qualified households in 2013:** The total number of units **325** divided by the number of age and income qualified households **4,312** equals an overall capture rate of **7.5%.**

Capture rate calculated using 2013 estimate of age and income qualified households. (2010 Census did not collect income data.)

The overall market area capture rate includes all existing and proposed PennHOMES and Tax Credit senior buildings in the PMA. Of the 325 units, 234 are in buildings that are already completed and occupied. The 46 units under construction at Anthony Wayne Senior Housing Phase II and the 45 units proposed at the Subject Property bring the total to 325.

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

Neighborhood groups, social service agencies that work with seniors and local officials were contacted and asked to provide comments about the proposed development, which are summarized below:

Margie McGrath, Grays Ferry Community Council – 215-336-5005: The Grays Ferry Community Council is responsible for constituent services in the community. They also serve as a resident watchdog for zoning issues. While Ms. McGrath could not comment about support for the Subject Property on behalf of the Grays Ferry Community Council, she did comment that the Sponsors held a community meeting on October 22, 2013 to discuss the progress of Anthony Wayne Senior Housing Phase II and the plans for the Subject Property. Everyone at the meeting was supportive of the Subject Property although Ms. McGrath pointed out that only two residents from Pierce Street attended the meeting. Since the Subject Property will be located directly across the street from these residents, she thought a larger number of these residents should be asked to weigh in on the plans. She thought that the biggest concern for

the residents of Pierce Street will probably be parking. The Subject Property will have parking for 12 cars.

Mary Ellen Bolden, Director of Services on Site, Philadelphia Senior Center – 215-546-5879: The SOS program at PSC offers services to seniors in their own homes. The program provides a range of social supportive services including housing counseling, budget and financial management, home repair and cleaning and case management. In addition PSC offers a range of recreational activities that encourage socialization, including meals, trips, a fitness center, exercise classes, and arts and crafts. SOS has computers and wireless internet service for the seniors to use. Ms. Bolden indicated that there is great need for affordable housing for seniors in South Philadelphia. PSC probably sees over 500 area seniors a year who are faced with housing issues, most of which center around housing affordability. The waiting lists at area affordable senior complexes are long. Many seniors are living in homes that are too hard to manage and maintain. Many of the seniors are unable to afford the deferred maintenance issues or substantial repairs that many of their homes require. Seniors who are living in substandard rental apartments are often paying a majority of their monthly income in rent. Also most of the houses in the area have stairs which are difficult for seniors to manage as they age in place.

Carolyn Walker, Housing Counselor, Philadelphia Senior Center – 215-546-5879: The housing program at PSC offers residents age 55 and older an array of housing services including foreclosure and eviction prevention, assistance with applications for affordable housing and referrals to housing opportunities. Ms. Walker indicated that they have over 400 residents age 55 and older who are on their list seeking affordable housing, an increase of 200 residents from two years ago. The increase stems from an aging population who are staying in Philadelphia. Also many of these seniors have lived in South Philadelphia all of their lives and are now being priced out of their homes as private developers have acquired many houses in the area to be redeveloped for upscale housing. PSC serves seniors from throughout the City, but many residents come from the immediate area near their facility at 509 S. Broad Street. There are not a lot of housing options for seniors in the area. Most affordable housing complexes have waiting lists of over a year. She also indicated that many seniors do not want to leave their communities to find better housing. Many seniors are comfortable with the services that are offered to them in the community and their close relationships with their neighbors. Ms. Walker also indicated that the existing housing stock in South Philadelphia is not conducive to seniors aging in place. She indicated that once seniors are placed in affordable housing opportunities, they tend to stay in place until they are forced to move to assisted living or skilled nursing home or until they pass away. She also mentioned that there is a strong need for two-bedroom units to house senior couples, grandparents raising grandchildren and seniors who have care givers living with them.

Jeannette Brugger, South Philadelphia Community Planner, Philadelphia Planning Commission, 215-683-4637: Ms. Brugger is the Community Planner for South Philadelphia. The Planning Commission is very supportive of the Subject Property as they see a strong need for affordable housing for seniors in this part of the City. There are few affordable senior properties in the area and the existing housing stock, which is primarily row houses, is not conducive to seniors aging in place. In addition, many seniors are getting priced out of areas north of Washington Avenue as this neighborhood transitions to a more mixed income community. There is not a lot of new large-scale residential development planned for the area given the lack of available open space. Most of the residential development taking place consists of renovation of existing row houses and scattered site in-fill housing, however, none of this new development is targeted to the needs of low-income seniors. Ms. Brugger commented on some of the improvements taking place in the community that are having an impact on the demand for housing. These include the development of Grays Ferry Crescent, a new riverfront park from Wharton Street to Grays Ferry Avenue along the River. There are plans that someday this will connect to the Schuylkill River Park and Bartram Gardens along the east side of the Schuylkill River. Also, the University of Pennsylvania has purchased the former DuPont laboratories along the River and has converted this space to back office uses with the potential for laboratory space in the future. The challenge that Ms. Brugger noted is the Schuylkill Expressway and the 25th Street elevated CSX rail lines isolate the neighborhood. She also noted that the commute to the Central Business District from the PMA requires a bus

transfer; there are no passenger rail lines serving the area.

In addition, the Sponsor has obtained a letter of support from Councilman Johnson, stating that "the development will greatly add to the stability of the Grays Ferry community while providing seniors with quality affordable housing options".

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

The site for the proposed Subject Property is located at the northeast corner of South 28th and Pierce Streets in the Grays Ferry neighborhood. This primarily residential community has been designated an Urban Renewal Area by the City of Philadelphia and is situated south and slightly west of the Central Business District. The Grays Ferry neighborhood is bounded by Grays Ferry and Washington Avenues on the North, the Schuylkill Expressway on the west and south and an elevated train line that runs along South 25th Street on the east. The development site for the Subject Property consists of 0.56 acres out of an entire block. The remainder of the block includes a former school which the Sponsor converted into Anthony Wayne Senior Housing Phase I and a new senior building, Anthony Wayne Senior Housing Phase II, which is nearing completion.

The block where the Subject Property will be developed is situated between South 27th Street to the east, South 28th Street to the west, Morris Street to the north and Pierce Street to the south. The housing stock in the Grays Ferry neighborhood is a mix of small one-, two- and three-story residential row houses built on small lots of which some have been converted to apartments and others have first floor store fronts. There are some commercial and industrial uses along Grays Ferry and Washington Avenues as well as bordering the Schuylkill Expressway, especially on the west side of the Expressway. Development of residential units on this vacant lot will be much more compatible with the residential blocks surrounding the Subject Property.

Public transportation to the site is provided by SEPTA's Route 29 bus service (outlined in red on the Amenities Map included in Attachment 2), which runs east and west along Tasker and Morris Streets and has a stop at 28th and Morris Streets. This bus route provides residents with access to South Broad Street and SEPTA's Broad Street Subway as well as the Pier 70 shopping district. The Broad Street Subway provides access to the Central Business District as well as Philadelphia's sporting arenas. Also the Route 7 bus service (outlined in green on the Amenities Map) provides residents with north-south access along South 22nd and South 23rd Street, respectively. This bus line connects residents with Center City Philadelphia to the north as well as the commercial establishments along Oregon Avenue to the south. The Subject Property is located within two miles of local and national retail stores along Grays Ferry, Washington, Passyunk and Oregon Avenues. These include Pathmark and the Grays Ferry Shopping Center on Grays Ferry Avenue and Home Depot, Shoprite and the Quartermaster Plaza on Oregon Avenue at South 23rd Street.

St Agnes Medical Center is located at South Broad and Mifflin Streets (1.3 miles from the Subject Property), Methodist Hospital is also located along South Broad Street, (1.7 miles) and Penn Medicine at Rittenhouse, a rehabilitation and acute care facility located on the site of the former Graduate Hospital, is located 2.0 miles north from the Subject Property. The Subject Property is also located within close proximity of several parks (including Morris Park which is across South 27th Street from Anthony Wayne Senior Housing Phase II), churches and a branch of the Philadelphia Free Library. The Vare Recreation Center is located on South 26th Street between Morris and Moore Streets. As shown on the map provided as Attachment 2, there are also convenience retail establishments close to the Subject Property. All of the commercial establishments in the area will benefit from the addition of new households in the neighborhood.

The SOS program of PSC will provide a range of supportive services to the residents of the Subject Property, including case management and employment training and placement for those residents who wish to continue working, housing assistance, budgeting and finance,

counseling, transportation as well as referral services to various hospitals and doctors in the area where residents can receive mental and physical health screening.

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

The Housing Providers Needs Assessment form was sent via fax to the President and CEO of the Philadelphia Housing Authority (PHA) on October 2, 2013. No response was received from PHA as of the date of this report. Attachment 4 contains copies of the letter sent to PHA as well as the Housing Providers Needs Assessment Form.

RES received a completed HPNA form for another LIHTC development on September 18, 2013. As of September 2013, there were 28,076 households on the waiting list for conventional public housing, 54,401 households on the list for Housing Choice Vouchers and 26,382 households on the list for the Authority's LIHTC/PAPMC properties. On all of the lists combined, there are 4,407 (non-duplicated) households headed by a person age 62+ and another 723 individuals who require fully accessible housing units. The waiting list was last purged in August 2013. The public housing waiting list has been closed since April 2013 and the Section 8 waiting list has been closed since March 2010.

PHA's FY 14 Moving to Work Plan projects that in March 2014, the overall occupancy rate for conventional public housing and sites operated by alternative management entities (AME) will be 97 percent. Historically more than 99 percent of households on the agency's waiting list for public housing had incomes under 30 percent AMI. These data suggest strong demand for affordable general housing throughout the City of Philadelphia. The households on PHA's waiting list are self-selecting and tend to have extremely low households incomes. While these households are not the target market for higher AMI LIHTC units without rent subsidies, senior households on the PHA waiting list would be a pool of potential tenants for the units at the Subject Property for households below 20 percent AMI.

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

According to PHFA's list of LIHTC and PennHOMES properties in the market area received on October 4, 2013, there are 234 LIHTC housing units in five operating properties for seniors located in the PMA. There are an additional 726 public housing and subsidized housing units restricted for seniors in the PMA. Only the LIHTC and PennHOMES units have been included in the calculation of the overall capture rate as have the proposed 45 units at the Subject Property and the 46 units at Anthony Wayne Senior Housing Phase II. Attachment 5 includes the PHFA Housing Inventory Request Form and Attachment 6 provides summary information on the inventory of LIHTC and other subsidized senior properties in the PMA.

The market analysts surveyed management of all of the properties. Of those properties included in the survey, there were seven units available for seniors in the PMA. All of these units were located at the Landreth Apartments. Management at this property indicated that they are currently trying to fill their vacant units with Voucher holders and are processing applicants. Some other affordable properties had units that were being turned over; however, they reported that eligible applicants are waiting to be processed so they could move in. All property managers reported that affordable senior housing units rarely are available. Once senior citizens move into affordable housing units, they tend to stay in place until they are forced to move to an assisted-living facility or skilled-nursing home or they pass away.

With the exception of Landreth Apartments, the properties surveyed all maintained waiting lists. The waiting lists ranged between ten and 58 households. Wait times to get an apartment could take between one month and two years at the LIHTC properties, depending on when a tenant moves. The wait to get an apartment at one of the properties with deep subsidies is much longer. Waiting lists at two of PHA's three public housing properties are currently closed and one property manager reported that the last applicant from the waiting list to secure a unit was first added to the waiting list in 2000. All of the property managers reported that demand is either stronger or the same over the past two to three years.

The management at the existing Anthony Wayne Senior Housing Phase I, AMG, indicated strong demand for the existing 39 units with a waiting list of about 21 seniors. AMG began pre-leasing of Anthony Wayne Senior Housing Phase II and in 60 days received 96 applicants for the 46 units. Of the 96 applicants, AMG has identified 35 households so far that qualify for the units and approved ten households to enter into lease agreements as soon as the building is ready for occupancy. The large pool of applicants interested in leasing units at this new property provides an indication of the strong demand for incremental affordable housing units for seniors. The rents at Anthony Wayne Senior Housing Phase II are the same as the proposed rents at the Subject Property, indicating that the rents at the Subject Property will be affordable when it is completed. All of the 46 Anthony Wayne Senior Housing Phase II units and the 45 Subject Property units are included in the capture rate analysis.

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

The housing stock in the PMA consists primarily of two- and three-story row houses on small lots built between 50 and 100 years ago. Most of the houses range in size from 1,100 to 2,500 square feet and contain three or four bedrooms and one to two and a half bathrooms. There are a few larger houses with five or six bedrooms. Most of the houses are built to the sidewalk with small rear yards. Over the past ten years, some houses have been upgraded but these are mostly in the Southwest Center City neighborhood between South Street and Washington Avenue. Houses further south in the Girard Estates area of the PMA are more diverse and include several single-family semi-attached housing styles, some of which have off-street parking.

There has been a significant amount of new infill development in the Southwest Center City neighborhood over the last ten years. Toll Brothers has developed Naval Square, a new gated community with townhouses, stacked townhouses and condominiums. These units have been well received by the market despite marketing during the economic downturn. This new development has attracted many investors to redevelop vacant housing units in the surrounding Southwest Center City neighborhood, an area which historically had a large population of low-income households. People who have been priced out of the more expensive neighborhoods north of South Street have been moving into Southwest Center City in recent years; as a result, property values have increased and the neighborhood has transitioned from a low-income community to one that is more economically diverse. The increase in property values in Southwest Center City has created affordability issues for many long-term residents, many of whom are seniors. These residents are an ideal target market for the Subject Property.

Houses in the Grays Ferry neighborhood, immediately surrounding the Subject Property, are typically smaller than those in the balance of the PMA. The Grays Ferry houses range in size from 1,100 to 1,500 square feet, and most offer only three bedrooms and one bathroom. There are a few houses in the Grays Ferry neighborhood that were built in the last 60 years. These houses offer off-street parking. Most houses in this neighborhood do not have modern features such as new kitchens or central air conditioning.

The housing stock in the Grays Ferry neighborhood is more stable than some parts of the PMA further to the east. In addition, the redevelopment of Tasker Homes on the western

border of the Grays Ferry neighborhood into Greater Grays Ferry Estates has transformed this once problematic public housing complex into a well maintained, attractive community and has helped with stabilizing the Grays Ferry community. A visual inspection of the Grays Ferry neighborhood indicated that less than five percent of the housing stock was vacant. There is a higher incidence of vacant houses closer to the commercial corridors lining Grays Ferry and Washington Avenue as well as the South 25th Street elevated rail line and the Schuylkill Expressway.

There are over 900 houses for sale in the 19145 and 19146 zip codes. According to local Realtors, houses in the PMA range in price from as low as $12,000 to as high as $1.6 million. The more expensive houses are for the most part in the Southwest Center City, Packer Park and Girard Estates neighborhoods, although a newly renovated large mansion on South Broad Street near Passyunk Avenue is asking close to $550,000. Houses priced below $25,000 are typically vacant shells and in need of major repairs. Houses in the Grays Ferry neighborhood are more reasonably priced and range from $50,000 to $150,000. Many of these are three-bedroom houses with one to one and a half bathrooms. Realtors interviewed for this study report that many of the units in this price range require updating including new kitchens, bathrooms and mechanical systems. Very few of the housing units are accessible to persons with mobility impairments. Almost all have stairs and are difficult for seniors to manage as they age in place. In addition, none are in secure buildings that provide seniors with a sense of safety. Despite the relative affordability of some of these homes, the additional costs of the insurance, real estate taxes and repairs and maintenance would prevent many low-income residents from being able to afford the monthly occupancy costs.

According to ESRI, the median value of the owner-occupied housing stock in the PMA is projected to increase 26 percent from $154,744 in 2013 to $195,182 in 2018. By contrast, household income is projected to increase by less than 18 percent during the same five-year time period, indicating that housing affordability will be a greater issue in the future. ESRI estimates that 52 percent of the 36,033 occupied housing units in the PMA in 2013 are owner-occupied, while 48 percent are renter-occupied. According to 2005-2009 American Community Survey (ACS) data, 86.9 percent of the 2009 housing stock was built before 1969 and is now over 40 years old. An additional 3.5 percent was built between 1970 and 1979. Consequently, many of these houses would require substantial updating to have the features and amenities offered by the Subject Property.

There are several non-subsidized multifamily apartment buildings in the southern portion of the PMA. Very few are located in the Grays Ferry neighborhood. As the demand for rental housing has grown stronger and many neighborhoods comprising the PMA have improved, the rents at many of these properties have been increasing making the units unaffordable to low-income residents. Some of the older apartment buildings (built 40 to 50 years ago) offer one-bedroom units with rents in the $800 to $1,050 per month range and two-bedroom units in the $1,000 to $1,295 per month range. At most properties, residents pay for electric and gas heat, hot water and cooking. One of the older properties that RES surveyed (Packer Park Court Apartments) has an elevator, dishwashers, garbage disposals and central air conditioning, but the units at this property are priced at the upper end of the range. None of the older properties offer in-unit washer and dryers. One rental apartment complex, The Enclaves, was developed seven years ago in the southern portion of the PMA. This property offers fully-equipped kitchens and many amenities. The rents at this community are much higher ($1,230 to $1,330 for one-bedroom units and $1,400 to $1,530 for two-bedroom units) and not affordable to low-income seniors.

There are also apartments available in former row houses that have been converted to apartments in the Southwest Center City neighborhood. These properties are expensive with pricing in the $1,000 to $2,500 per month range for one- to two-bedroom units, which is well above the affordable level for the target population at the Subject Property. The other rental options available in the PMA are row houses and apartments in row houses that have been converted to multifamily use. These rental apartments south of Washington Avenue typically rent for between $700 to $800 for a one-bedroom unit and $750 to $1,000 per month for a two-bedroom unit. Row houses are more expensive and range from $950 to $1,100 per month. Most of the row houses available for rent have three bedrooms. Like the multifamily

apartment buildings, most of these rental single-family homes and apartments in converted row houses are older and would need updating to be comparable to the Subject Property. In addition, many of the existing rental housing units have stairs that are difficult for seniors to manage as they age in place.

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

The Subject Property will include 45 one- and two-bedroom units for low- and extremely low-income seniors. The market area has few affordable housing options, and the number of new housing developments is limited. Anthony Wayne Senior Housing Phase II is the only new development in the area which will provide housing opportunities for low-income seniors. All of the affordable senior housing properties in the PMA, except one, are very well occupied, indicating strong demand for additional units. The one property with vacant units is trying to fill these units with households with Housing Choice Vouchers. Because of the high occupancy rates and waiting lists in existing properties that serve low-income seniors, the market analysts do not anticipate the proposed development of the Subject Property would adversely affect occupancy at existing senior properties in the PHFA inventory. Also, the number of applications received during the pre-leasing of Anthony Wayne Senior Housing Phase II (96 applicants in 60 days) provides an indication of the strong demand for incremental housing units.

There is limited production of affordable housing for seniors planned for the PMA. Despite the strength of the rental market, the construction costs of new and rehabilitated rental housing in the PMA prohibit the development of new market-rate units in the area immediately surrounding the Subject Property. There is development of more expensive units in the Southwest Center City neighborhood; however, these units are not affordable to low-income seniors. Given that the market-rate rental apartment complexes in the PMA are experiencing strong occupancy rates and rent increases, the market analysts do not anticipate any impact on the market-rate housing stock in the PMA either. It is possible that some of the substandard unsubsidized rental units could suffer marginal adverse effects from the construction of new, modern apartments with reasonable rents.

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

Attachment 7 provides a map indicating the locations of one- and two-bedroom market-rate comparables as well as the Comparable Housing Survey forms for each property. The one- and two-bedroom units are all in multifamily apartment buildings. Two of the properties, Marine Club and Gateway Towers, have elevators and the rest are walk ups. Three of the comparable rental properties were built over 40 years ago, while the Enclaves was built seven years ago and is the newest addition to the supply of multifamily rental housing in the PMA. The units at the Marine Club are large loft style units that were developed as apartments in an adaptive reuse of a historic building. The building was converted to condominiums several years ago at which time many of the units were renovated. Some of these condominium units are available for rent.

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

Unit Size	Rent		Tenant Paid Utilities*		Adjusted Market Rent
One-Bedroom	**$1,079**	+	**$164**	=	**$1,253**
Two-Bedroom	**$1,288**	+	**$219**	=	**$1,507**

***Adjustments for tenant-paid utilities were made using the Philadelphia Housing Authority utility allowances for units with Housing Choice Vouchers.**

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

Unit Size	Gross Rent	Adjusted Market Rent	Pricing Advantage*
1 BR – 20% AMI	**$297**	**$1,253**	**321.8%**
1 BR – 50% AMI	**$696**	**$1,253**	**80.0%**
1 BR – 60% AMI	**$781**	**$1,253**	**60.4%**
2 BR – 20% AMI	**$356**	**$1,507**	**323.2%**
2 BR – 60% AMI	**$932**	**$1,507**	**61.7%**

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

The above Pricing Advantage calculations show the advantage for each bedroom type and income level targeted at the Subject Property. The gross rent includes all utilities. At all income levels, the Subject Property will offer newer units with modern features at a pricing advantage over the unassisted rent range for the units.

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

Not Applicable

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

The analysis presented above indicates market support for the proposed Anthony Wayne Senior Housing Phase III development. The market analysts recommend approval of the project as currently conceived. With the exception of one property, the affordable senior apartments in the PMA are 100 percent occupied and many have long waiting lists for residents to get an apartment. There has been limited production of new housing units in the neighborhood and very few existing housing units are appropriate for seniors aging in place. The supply of sound affordable units with specialized supportive services is especially limited

for seniors. The only new addition to the supply of affordable senior housing is Anthony Wayne Senior Housing Phase II, which is in pre-leasing. AMG received 96 applications in 60 days. Although the private housing market has available rental units, many of these properties are older and in need of substantial repair and modernization. None offer social supportive services to provide a holistic approach to assisting seniors as they age in place.

The market analysts anticipate that the Subject Property will be successful in attracting residents from areas within the PMA. The lack of quality safe affordable housing in the community has deterred many residents from considering this community and has resulted in local residents seeking housing units elsewhere. Seniors, however, prefer to stay in their communities so having new housing units in a secure building with social services will be appealing to these households.

The Elon Group and their affiliate organizations are excellent providers and managers of safe, modern affordable housing and plan to contract with PSC to offer an array of social supportive services for the residents at the Subject Property. Elon is very experienced in developing and managing affordable housing properties throughout the area. Their Anthony Wayne Senior Housing Phase I is fully leased with 21 seniors on the waiting list. Their pre-leasing efforts at Anthony Wayne Senior Housing Phase II have been very successful.

Absorption

Based on the strong demand for units at the Anthony Wayne Senior Housing Phase II, (96 applications in 60 days) and the need for affordable housing for seniors documented by property managers at comparable properties in the area and the Housing Counselor at PSC, absorption of all units at the Subject Property should occur at a pace of 10 to 15 units per month.

Vacancy Rate

Based on the performance of other senior properties in the PMA, stabilized vacancy rate of less than three percent should be achievable.

Submitted by:

11/05/2013	**Stephen L. Kazanjian/Elizabeth M. Beckett**
Date	Name (type or print)
	Project Manager/Senior Vice President
	Title
	Real Estate Strategies, Inc.
	Firm
	63 Chestnut Rd., #6, Paoli, PA 19301
	Address
	610.240.0820
	Phone Number
	610.240.0822
	FAX Number
	skazanjian@resadvisors.com / ebeckett@resadvisors.com
	Email

WAITING LIST PROPERTY NAME: ANTHONY WAYNE 2

Date of Application	Time	Head of household	Phone Number	Unit Size	INCOME LEVEL			Need for accessibility	
					ELI	VLI	LI	Y	N
6/27/13	10:55am	Flaherty, Thomas	609-847-2903	1	1				1
7/3/13	8:42am	Cephas, Muriel	215-334-1969	1	1				1
7/3/13	1:44pm	Thompson, Pauline	(215)978-7874	1	1				1
7/3/13	2:31pm	Outland, Jerome	706-755-9680	1	1				1
7/17/13	1:23pm	Montgomery, Deborah	267-650-5171	1	1				1
7/18/13	12:45pm	Boykin, Esther	267-788-8100	1	1				1
7/19/13	10:30am	Cradle, Bernard L.	(215)467-4836	1	1				1
7/19/13	2:51pm	McFadden, Deborah	(267) -650-5171	1	1				1
7/19/13	2:51pm	Sarricchio, Lillian	(215)336-2585	1	1				1
7/22/13	10:27am	Shannon, Stanley	(215)468-2678	1	1				1
7/22/13	11:41am	Kessler, Jerry	215-888-7830	1	1				1
7/24/13	10:33am	Rainer, Leonard	7036282072	1	1				1
7/24/13	11:08am	Selby, Caryl	(215)459-4605	1	1				1
7/25/13	10:55am	Coulter, Sandra	(856)430-4807	1		1			1
7/26/13	10:30am	Barksdale, Bonnita	(215)386-1484	1	1				1
7/29/13	9:25am	Lamb, Jennie	267-297-3684	1	1				1
7/31/13	11:17am	Zullo, Joseph	(215) -463-5156	1	1				1
8/2/13	11:21am	Long, Elmer	267) -788-5701	1	1				1
8/2/13	11:33am	Harper, Delores	(215) -923-3017	1	1				1
8/2/13	12:50pm	Monterosso, Frank	(215) 271-2636	1	1				1
8/7/13	10:30am	Kluska, Glenn	215-554-8688	1	1				1
8/7/13	10:34a	Martin, Elizabeth	(267) -977-6261	1	1				1
8/8/13	9:00a	Burnett, Gwendolyn	(267) -216-4145	1		1			1
8/9/13	3:20pm	Pittman, Diane	215-755-4129	1	1				1
8/12/13	12:18p	Graves, Julia	(215)389-7509	1	1				1
8/12/13	1:26p	Eberhardt, Wayne	(267) -971-8518	1	1				1
8/12/13	1:29p	Boynton, Alice	(21) -476-6264	1	1				1
8/14/13	11:00a	Ghebre, Beshane	(267) -595-5800	1	1				1
8/14/13	1:45p	Foster, Audrey	(267) -928-7144	1	1				1
8/14/13	3:52p	Chavis, Diane	(267) 393-2008	1	1				1
8/19/13	2:07p	Butler, Charles	((26) 7) -232-x8450	1		1			1
8/19/13	2:10p	Morris, Edyther	2159213279	1		1			1
8/19/13	2:27pm	McGee, Roslyn	215-868-6626	1	1				1
8/20/13	1233p	Shinholster, Francis	267-639-3590	1	1				1
8/21/13	8:40am	Pollard, Carol	267-979-1853	1	1				1

WAITING LIST PROPERTY NAME: ANTHONY WAYNE 2

Date of Application	Time	Head of household	Phone Number	Unit Size	INCOME LEVEL			Need for accessibility	
					ELI	VLI	LI	Y	N
8/21/13	9:47am	Gamble, Vincent		1					1
8/21/13	12:10pm	Ray, Marlene	267-591-4394	1	1				1
8/21/13	2:00pm	Walthrust, Cecilio	516-325-6736	1	1				1
8/21/13	2:15pm	Chapman, Barbara	2679848397	1	1				1
8/21/13	2:40pm	Avallone, John	(484) -326-0226	1	1				1
8/23/13	11:00am	Young, Florence	(215) 747-4713	1	1				1
8/23/13	11:30am	Holloran, Michael	215-292-5641	1	1				1
8/24/13	12:00pm	Smith, Gwendolyn	215-475-0252	1	1				1
8/26/13	9:25A	McKnight, Bettie	718-594-6176	1	1				1
8/26/13	11:00am	Stewart, Alfred	(267)978-4988	1		1			1
8/27/13	12:24pm	Ramsey, Anna D	215-271-2154	1	1				1
8/27/13	1:05pm	Clinkscale, Florence	215-800-5584	1	1				1
8/28/13	11:00 AM	Stewart, Alfred	(267)978-4988	1	1				1
8/28/13	3:00p	Pettus, Betty	267-808-3169	1	1				1
8/29/13	3:07p	Washington, Albert	(215) 724-4440	1		1			1
9/3/13	3:30PM	Barrett, Barbara	(215)462-2590	1	1				1
9/4/13	10:15am	Walker, Kyle	(215) 546-2983	1		1			1
9/5/13	9:00ma	Mackrides, Geneva	(215)342-1229	1	1				1
9/5/13	3:40pm	Booth, Steven	(215)455-2804	1	1			1	
9/9/13	9:00am	Singletary, Paulette	(267)342-2848	1		1			1
9/9/13	11:30am	Chiancone, James	(215)868-2379	1	1				1
9/10/13	10:50am	Walker, Naomi	267-667-9218	1	1				1
9/11/13	10:19am	King, Gloria D	267-292-2599	1	1				1
9/11/13	11:00am	WIlliams, Sandra		1	1				1
9/12/13	10:01am	Yates, Michael	(267) -819-7862	1	1				1
9/13/13	11:05am	Duncan, Carolyn	(267)213-3290	1	1				1
9/13/13	1:15pm	Bambo, Christina	770-334-0646	1	1				1
9/16/13	12:00pm	Dassler, Janice	215-338-5894	1	1				1
9/16/13	12:01pm	Kluska, Glenn	(215) 554-8688	1	1				1
9/19/13	12:30pm	Williams, Donna	(267) -977-8156	1	1				1
9/19/13	12:50pm	Goldsmith, Harry	(267) -408-3107	1	1				1
9/19/13	1:00pm	Strayer-Fant, Margret	(21 5) -726-0317	1	1				1
9/23/13	10:00am	Richard, Charles	(484)401-2995	1	1				1
9/23/13	1:30pm	Vargas, Isabel	(267) -584-8828	1	1				1
9/23/13	1:35pm	Turpin, Jeanette		1	1				1

WAITING LIST PROPERTY NAME: ANTHONY WAYNE 2

Date of Application	Time	Head of household	Phone Number	Unit Size	INCOME LEVEL			Need for accessibility	
					ELI	VLI	LI	Y	N
9/23/13	2:00pm	Cooper, Thomas	(215) -400-1357	1		1			1
9/23/13	3:30pm	Martin, Willie	(856)535-7339	2	1				1
9/25/13	1:30pm	WIlliam, Cornelia	(267)519-0312	1			1		1
9/25/13	2:10 PM	Fitzgerald, Jesse		1	1			1	
9/26/13	1:34pm	Sabur, Rebecca	(215)271-3975	1	1				1
9/26/13	1:37pm	Jun, Ki		1	1				1
9/27/13	9:45am	Cade, Rochelle	(610)726-4183	1	1				1
9/27/13	10:00am	Rivera, Feleita	(267)770-6265	1	1				1
9/30/13	9:30am	Pumphrey, Michelle	(215)726-7933	1	1				1
9/30/13	12:00pm	Watson, Velina	215-429-7388	2	1				1
10/2/13	4:25pm	Moore, Ronald	(215)609-0784	1	1				1
10/4/13	1:22PM	McClean, Regina	267-622-7292	2	1				1
10/7/13	11:00a	Lester, Sherry	(215)551-1532	2	1				1
10/7/13	11:30am	Green, Edward	(267)338-8385	1	1				1
10/7/13	9:00am	Lawson, Robert L	(215)339-8038	1	1				1
10/10/13	9:50a	Hagerman, Brenda	267-603-0171	1	1				1
10/10/13	1:40 PM	Bright, James C	(267)249-3767	1	1			1	
10/14/13	10:35a	King, Gloria D	(215)467-1690	1	1				1
10/14/13	11:40a	Davis, Leo Jr	(267)303-3922	1	1			1	
10/18/13	10:30 AM	Hayes, Cynthia	(267)997-8696	1	1				1
10/18/13	12:15p	Holmes, Diane	(856)962-7253	1	1				1
10/22/13	10:30am	Anderson, Pamela	(215)609-0784	1	1				1
10/22/13	10:45 AM	Bradshaw, Earlene	(215)600-8197	1	1				1
10/23/13	4:25 PM	Scales, Sharon	(215)729-6520	1	1				1
10/28/13	1:30pm	DeFrancesco, Anita	(310)210-1464	1		1			
10/29/13	10:19 AM	Leila Williams	(215)584-8715	1	1				1
10/30/13	11:00am	Grady, Martina	(267)809-1851	2	1				1
10/30/13	11:05am	Holt, Anita G	1-570-0385	1	1				1
10/30/13	12:30 PM	Mitchell, Mary	(267)702-8618	1			1		1
11/4/13	10:50am	Wells, Johnnie	(215)333-6322	1	1				1
11/4/13	1:40p	Craig, Jacqueline E	(215)432-7858	1	1				1
11/7/13	4:15p	Robinson, Gilbert	(215)463-8153	1	1				1
11/7/13	4:57 PM	English, Stanley	(215)971-3736	1	1				1
11/8/13	12:52 PM	Rowe, Thomas	(215)222-0106	1	1				1
11/8/13	9:42a	Gatti, Lisa A	(215)735-4847	1	1				1

WAITING LIST PROPERTY NAME: ANTHONY WAYNE 2

Date of Application	Time	Head of household	Phone Number	Unit Size	INCOME LEVEL			Need for accessibility	
					ELI	VLI	LI	Y	N
11/8/13	1:36 PM	Taylor, Diane	(267)439-9279	1	1				1
11/11/13	12:30 PM	Dennis, Vincent	(215)463-1638	1	1				1
11/11/13	4:45 PM	Williams, Donald	(267)866-5871	1	1				1
11/13/13	12:19 PM	Williams, Robert	(215)888-4341	1	1			1	
11/14/13	4:04 PM	Johnson, Alerie	(215)254-0772	1	1				1
11/18/13	10:10 AM	Bailey, Mary	(215)264-3322	1	1				1
11/18/13	11:18 AM	Rowland, Mary	(215)548-1362	1	1				1
11/18/13	1:56 PM	Adams, Willie G	(267)650-8280	1	1				1
11/19/13	10:51 AM	Jones, Deborah	(267)439-4790	1	1				1
11/19/13	11:00 AM	Tully, Diane	(215-558-8214	1	1			1	
11/19/13	1:00 PM	English, Stanley	(215)971-3736	1	1				1
11/19/13	1:57 PM	Sheffield, King	(267)521-9723	1	1				1
11/20/13	8:45 AM	Lewis, Sharon	(267)6503238	1	1			1	
11/20/13	8:59 AM	Gindraw, Gwendolyn	(570)666-3113	1	1				1
11/20/13	9:28 AM	Whittington, Bernard	1(410-310-4198	1	1				1
11/20/13	4:04 PM	Johnson, Gary	(267)634-0639	1	1				1
11/20/13	4:00 PM	Rogers, Jacqueline	(215)820-9855	1	1				1
11/21/13	11:30 AM	Arnold Howard	(215)222-4379	1	1				1
11/21/13	3:30 PM	Jones, Lillie	(215)680-2202	1	1				1
11/22/13	4:35 PM	Baker, Doris	(610)203-2117	1	1				1
11/25/13	3:06 PM	Mackrides, Geneva	(215)342-1229	1	1			1	
11/25/13	3:08 PM	Walker, Maria	(267)312-0931	1	1				1
11/27/13	12:06 PM	Kilner, James	(215)843-3874	1	1			1	
11/27/13	1:00pm	Thompson, Barbara A	(302)300-8310	1	1				1
12/3/13	3:59 AM	McQueen, Lonnie	(215)755-4385	1	1				1
12/4/13	3:18 PM	Scott, Gerald	(215)463-1228	1					1
12/5/13	9:55 AM	Lyons, Wanda	(215)868-6866	1	1				1
12/5/13	2:15 PM	Brown, Albert	(215)447-4476	1	1			1	
12/9/13	9:59 AM	Epps, Kerry	(267)600-0636	1	1				1
12/9/13	1:08 PM	Perry, Joanne	(215)334-7542	1	1				1
12/16/13	11:54 AM	White, Stella	(267)280-2790	1	1				1
12/19/13	11:00 AM	Marnelli, Richard &	(215)465-3170	1	1				1
12/20/13	11:24 AM	Barlow, Richard	(267)595-7181	1	1				1
12/23/13	12:56 PM	Bryant, Emily	(215-839-4271	1	1				1
12/30/13	2:50 PM	Pumphrey, Michelle	(215)726-7933	1	1				1

WAITING LIST PROPERTY NAME: ANTHONY WAYNE 2

Date of Application	Time	Head of household	Phone Number	Unit Size	INCOME LEVEL			Need for accessibility	
					ELI	VLI	LI	Y	N
12/31/13	1:13 PM	Bynum, Gregory	(215)425-3791	1	1				1
1/1/14	9:27 AM	Hart, John	(215)715-3843	1	1				1
1/6/14	6:02 PM	Summers, Arlene	(267)499-7658	1	1				1
1/9/14	2:39 AM	Flangers, William	(215)878-3231	1	1				1
1/14/14	12:23 PM	Johnson, Jeanette	(215)546-2958	1	1				1
1/15/14	10:00 AM	Jones, Yvonee	(215)755-7767	1	1				1
1/23/14	12:54 PM	Cook, James	(757)768-3884	1	1				1
1/16/14	4:01 PM	Overo, Betty	(215)879-0103	1	1			1	
1/29/14	12:05 PM	Hutchinson, Lillian	(267)2641584	1	1				1
2/3/14	3:10 PM	Greer, Phillip	(215)303-2618	1	1				1
2/4/14	5:40 PM	Braxton, Lottie	(215)471-5817	1	1				1
2/5/14	2:55 PM	Battle, Michael	(267)342-4180	2	1				1
2/7/14	10:15 AM	Thomas, Joann	(215)847-0660	1	1				1
2/7/14	10:42a	Cucinotta, Bridget	(215-685-5636	1	1				1
2/7/14	11:21 AM	Ricciuti, Jules	(215)463-2955	2	1				1
2/10/14	8:30 AM	Thompson, Gilbert	(215)465-0903	1	1				1
2/10/14	3:10 PM	Mitchell, John	(856)616-0156	2	1				1
2/11/14	4:40 PM	Davis, Lauren	(215)551-7535	2	1				1
2/11/14	11:31 AM	Lee, Perry	(215)224-3676	2	1				1
2/18/14	1:15 PM	Nelson, Minerva	(267)230-3727	1	1				1
2/12/14	1:02 PM	Hardnett, Paul	(215)667-3760	1	1				1
2/18/14	2:50 PM	Anderson, Lottie	(215)667-4302	2	1				1
2/19/14	12:59 AM	Pasley, Leon	(267)586-3844	2	1				1
2/21/14	2:35 PM	Monk, Cynthia	(267)239-3440	2	1				1
2/14/14	8:30 AM	Graham, Mildred	(215)467-6019	1	1				1
2/26/14	1:30 PM	Short, Inez	(267)601-2789	1		1			1
2/27/14	1:12 PM	Stokes, Famashain	(215)526-1954	1	1				1
3/4/14	11:00 AM	McCuthcheon, Jerry	(267)888-0152	1	1				1
3/10/14	10:30 AM	Feaster, Charles	(215)640-9675	1	1				1
3/10/14	1:15 PM	Saxton, Mariam	(267)670-9671	1	1				1
3/10/14	3:45pm	Tillar, Brenda	(215)334-7252	1	1				1
3/11/14	2:00 PM	Thurman, Sherree	(215)463-0645	1	1				1
3/19/14	12:38 PM	Hudson, Thomas E	(336)685-7060	1	1				1
3/24/14	1:31 PM	Hayes, Cassandra	(267)254-7368	1	1				1
3/25/14	10:45 AM	Bullock, Catherine	(267)777-0461	1	1				1

WAITING LIST PROPERTY NAME: ANTHONY WAYNE 2

Date of Application	Time	Head of household	Phone Number	Unit Size	INCOME LEVEL			Need for accessibility	
					ELI	VLI	LI	Y	N
3/27/13	9:15 AM	Saunders, Keith	(267)912-4831	1	1				1
3/31/14	12:05 PM	Hearn, Olivia	(215)365-1485	1	1				1
4/4/14	12:29 PM	Okonski, Craig	(215)674-2500	1	1				1
4/7/14	8:30 AM	Barkley, Ruth	(215)313-8218	1	1				
4/9/14	2:00 PM	Phillips, Kim	(215)687-5367	1	1				1
4/10/14	2:00 PM	Monroe, Leonard	(267)970-86030	1	1				1
4/14/14	2:00 PM	Wood, Gregory	(215)551-6963	1	1				
4/21/15	2:39 PM	Phillips, Charles	(267)752-0253	1	1				1
4/21/14	4:57 PM	Truesdale, William	(215)240-0568	1	1				
4/22/14	9:40 AM	Bradley, Leroy	(215)758-3024	1	1				1
4/28/14	11:39 AM	Tighe, David	(215)467-4227	1	1			1	
5/6/14	8:30 AM	Green, Cheryl	(215)727-0888	1	1				1
5/6/14	10:26 AM	Williams, Major	(215)455-2323	1	1				1
5/7/14	10:00 AM	Conway, William	(267)449-6496	1	1				1
5/12/14	11:29 AM	Damiani, Joseph	(215)218-3685	1	1				1
5/13/14	11:50 AM	Franeeschini,	(215)617-4768	1	1				1
5/16/14	10:08 AM	Toney, Hope	(215)389-6690	1	1				1
5/27/14	3:02 PM	Mitchell, Mabel	(215)365-8576	1	1				1
6/3/14	10:00 AM	Keys, Oscar	(267)970-9001	1	1				1
5/30/14	3:43 PM	Strickland, Sondra	(267)994-6984	1	1			1	
6/4/14	9:15 AM	Brown, James	(267)333-2906	1	1				1
6/6/14	11:56 AM	Annini-Bey, Kojo	(267)968-3663	1	1			1	
6/9/14	8:30 AM	Dwyer, John	(610)202-9377	1	1				
6/10/14	9:00 AM	Clark, Oreatha	(215)303-2674	1	1				1
6/10/14	12:39 PM	Robinson, Barbara	(484)494-0174	1	1				
6/10/14	12:45 PM	Blackson, Eugene	(215)463-6163	1	1				1
6/12/14	4:45 PM	Jones, Herman	(215)389-4824	1	1				1
6/24/14	10:15 AM	Sydnor, Sheila	(215)251-2525	1	1				
6/25/14	2:45 PM	Sheedy, Walter	(267)345-8585	1	1				1
7/714	2:45 PM	Robinson, Jacqueline	(215)743-5285	1	1				1
7/14/14	9:21 AM	Jones, Yvonee	(267)595-2621	1	1				1
7/14/14	10:00 AM	McDaniel, Yvonne	(215)463-5445	1	1				1
7/18/14	12:00 PM	Wilson, Mary	(267)251-2027	1	1				1
7/18/14	1:00 PM	Hall, Clarissa	(215)417-8484	1	1				1
8/4/14	12:37 PM	Stewart, James	(267)319-1652	1	1				1

WAITING LIST PROPERTY NAME: ANTHONY WAYNE 2

Date of Application	Time	Head of household	Phone Number	Unit Size	INCOME LEVEL			Need for accessibility	
					ELI	VLI	LI	Y	N
8/5/14	3:45 PM	Hearn, Olivia	(215)883-0276	1	1				1
8/4/14	8:30 AM	Jacob, Diane	(215-22-1839	1	1				1
8/12/14	8:30 AM	Payton, Bernice	(215)921-3812	1	1				1
8/19/14	11:00 AM	Armstead, Marsh	(267)403-6119	1	1				1
8/19/14	11:00 AM	Robinson, Gloria	(215)465-4059	1	1				1
10/1/14	4:11 PM	Smith, Vernita	(267)401-5838	1	1				1
10/2/14	1:30 PM	Artis, Fred	(267)241-2722	1	1				1
10/8/14	12:38 PM	Lombardi, Robert	(267)264-1363	1	1				1

ANTHONY WAYNE SENIOR HOUSING PHASE III

PROPOSAL SUBMITTED TO PHA

SOLICITATION NO. P-004440 UNIT BASED OPERATING SUBSIDY PROGRAM

NOVEMBER 21, 2014

SECTION 5

SITE LAYOUT

The Altman Group of Companies
240 New York Drive - Suite One; Fort Washington, PA 19034

ANTHONY WAYNE SENIOR HOUSING PHASE III

PROPOSAL SUBMITTED TO PHA

SOLICITATION NO. P-004440 UNIT BASED OPERATING SUBSIDY PROGRAM

NOVEMBER 21, 2014

SECTION 05 – SITE LAYOUT

The Elon Group, Ltd. proposes to develop Phase III of the existing Anthony Wayne Senior Housing Development. It will be a 45-unit new construction, 3-story building, consisting of 1 and 2 bedroom units each with 1 bathroom to be leased to low income seniors.

The property is currently a vacant piece of land adjacent to Anthony Wayne Senior Housing Phase I and II, which are two occupied senior housing developments. The property is a subdivision known as Parcel "C" of the original site whose address is 1701 S. 28th Parcel C; Philadelphia, PA 19145. A neighborhood map of the location is included in this section of the proposal.

The chart below represents an outline of the unit and rent distribution. Four (4) 1-Bedroom and Two (2) 2-Bedroom units will be fully Handicap Accessible, representing over 10% of the total unit count. A total of 2 units, representing 4% of the total unit count will be set aside for individuals with Sensory Impairments.

1. Unit configuration & Rental Income Projections

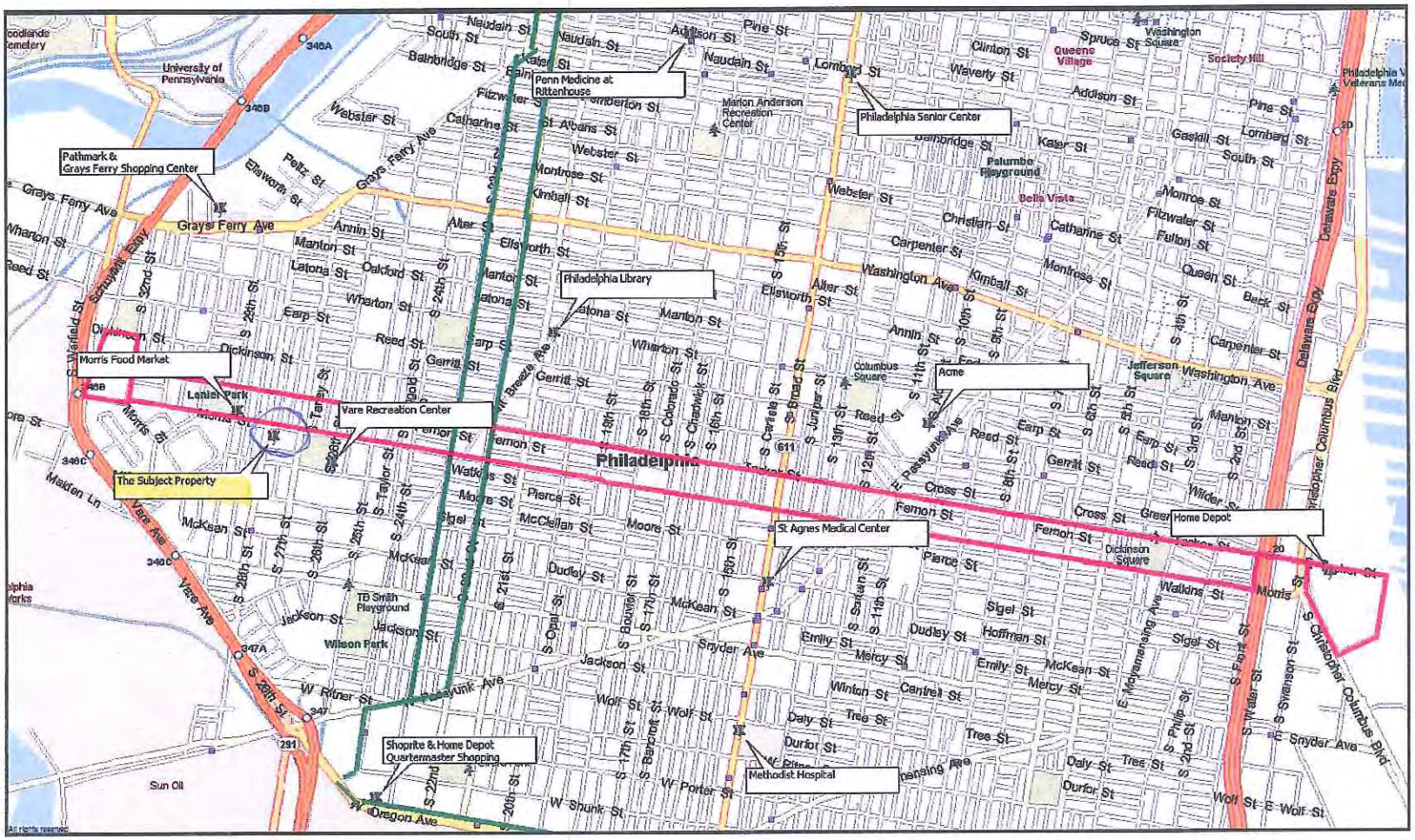
			A	B	A+B	C		A+B+C		
No. of	No. of	Average	Tenant	Utility	Total	Rental Assistance		Total	Targeted	Targeted
SRO	0	0	0	0	0	0		0		
	0	0	0	0	0	0		0		
EFF	0	0	0	0	0	0		0		
	0	0	0	0	0	0		0		
1BR	4	640	193	102	295	440	internal	735	20%	20%
	17	640	594	102	696	0		696	50%	50%
	8	640	679	102	781	0		781	60%	60%
	5	640	285	102	387	500	ACC	887	60%	60%
2BR	2	850	225	130	355	530	internal	885	20%	20%
	2	850	750	130	880	0		880	50%	50%
	2	850	802	130	932	0		932	60%	60%
	5	850	435	130	565	500	ACC	1065	60%	60%
3BR	0	0	0	0	0	0		0		
	0	0	0	0	0	0		0		
4BR	0	0	0	0	0	0		0		
	0	0	0	0	0	0		0		
5BR	0	0	0	0	0	0		0		
	0	0	0	0	0	0		0		
Total:	45									

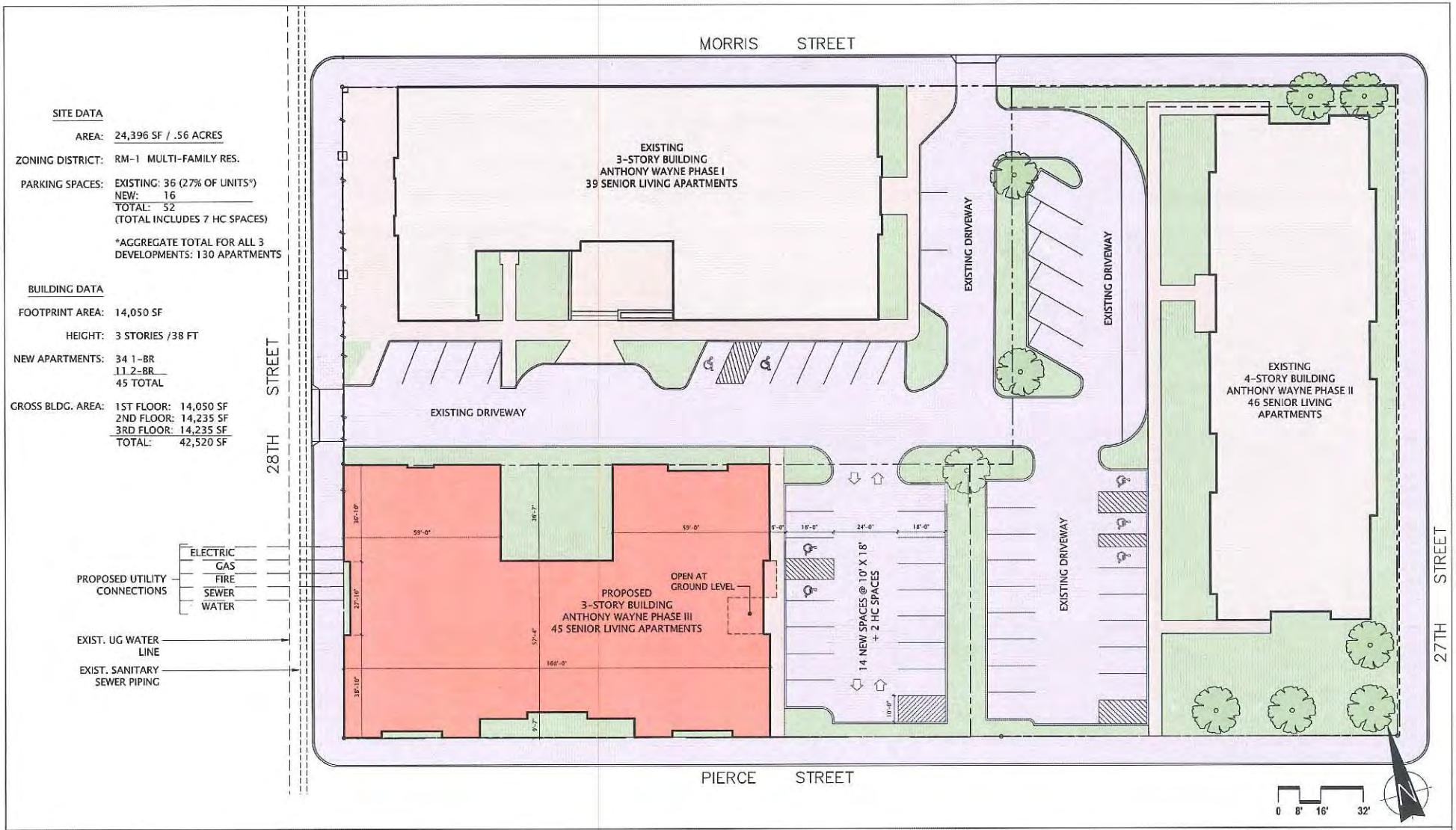
Once completed, the development will consist of 45 new units and 16 new parking spaces that will complement the neighboring properties and provide new housing opportunities of low income seniors in the surrounding area. A site plan, elevation, and unit layouts are included as an attachment at the end of this section. Elon Group is committing to meet both the Energy Star Criteria as well as the Enterprise Green Communities Criteria. Additionally the development team is exploring the possibility of seeking a Passive House Certification for the proposed development. Incorporated into the proposed design are several "green" components that include but are not limited to the following:

- The construction assemblies will meet Energy Star Multifamily standards, including all necessary reviews, inspections, and testing. The overall U-value of the exterior building envelope will exceed the requirements of the 2009 International Energy Conservation Code, Chapter 4, as verified by a REScheck certificate.
- All appliances, mechanical equipment, windows, ceiling fans, exhaust fans and exit signs, shall be Energy Star® labeled.

- All permanent room light fixtures in the apartments will be equipped with compact fluorescent or LED bulbs and all community room and common area corridor and stair lighting shall be energy efficient.
- Including fluorescent lamps and electronic ballasts, compact fluorescent lamps, or LED lamps. All site lighting will have photocell operation.
- Water saving plumbing fixtures in compliance with the EPA Water Sense program will be installed throughout the development, including showerheads, bathroom and kitchen faucets, and toilets.
- Landscaping will not require an irrigation system.
- A recycling program will be provided.
- All paint and finishing products, caulking and sealants will be low volatile organic compound (VOC) type.
- Composite woods used indoors shall be free of urea formaldehyde or sealed with a durable low VOC sealer.
- Carpets shall bear the Carpet and Rug Institute "Green Label" or shall be manufactured from at least 25% recycled materials.
- Bathroom and kitchen fans and clothes dryers will be vented directly to the outdoors.
- Mechanical ventilation will be installed in accordance with ASHRAE 62.2.
- No piping will be located outside of the insulated building envelope. All domestic water pipes except for PEX piping will be insulated.
- Only moisture resistant materials will be used in bathrooms and at tub-shower surrounds.
- A Green Building Guide and orientation will be provided to the residents explaining the Green Building components and amenities and how they benefit from them.

ATTACHMENT 2
Location of Shopping, Public Transportation and Services for Residents of the Subject Property





SITE DATA

AREA: 24,396 SF / .56 ACRES

ZONING DISTRICT: RM-1 MULTI-FAMILY RES.

PARKING SPACES: EXISTING: 36 (27% OF UNITS*)
NEW: 16
TOTAL: 52
(TOTAL INCLUDES 7 HC SPACES)

*AGGREGATE TOTAL FOR ALL 3 DEVELOPMENTS: 130 APARTMENTS

BUILDING DATA

FOOTPRINT AREA: 14,050 SF

HEIGHT: 3 STORIES /38 FT

NEW APARTMENTS: 34 1-BR
11 2-BR
45 TOTAL

GROSS BLDG. AREA: 1ST FLOOR: 14,050 SF
2ND FLOOR: 14,235 SF
3RD FLOOR: 14,235 SF
TOTAL: 42,520 SF

JKR PARTNERS LLC
ARCHITECTS • DESIGNERS

1128 WALNUT STREET
SUITE 200
PHILADELPHIA, PA 19107
215.928.9331
215.928.0218 (F)
JKRPARTNERS.COM

SITE PLAN

ANTHONY WAYNE SENIOR HOUSING PHASE III

28TH & PIERCE STREETS PHILADELPHIA, PENNSYLVANIA

DATE 11.11.2014

DRAWN BY GW / LE / TS

FILE K:\Anthony Wayne III

3 / SK-2 SCHEMATIC EAST FACADE – MAIN ENTRANCE
SCALE: 1/8" = 1'-0"

2 / SK-2 SCHEMATIC NORTH FACADE
SCALE: 1/8" = 1'-0"

1 / SK-2 SCHEMATIC SOUTH FACADE FACING PIERCE STREET
SCALE: 1/8" = 1'-0"

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SCHEMATIC ELEVATIONS

ANTHONY WAYNE SENIOR HOUSING PHASE III

28TH & PIERCE STREETS PHILADELPHIA, PENNSYLVANIA

DATE	11.11.2014
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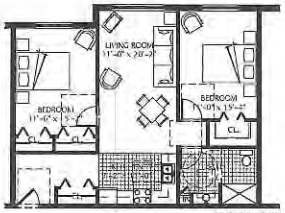
1 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

2 SECOND & THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

FEATURES FOR ENVIRONMENTAL & ENERGY SUSTAINABILITY

- THE CONSTRUCTION ASSEMBLIES WILL MEET ENERGY STAR MULTIFAMILY STANDARDS, INCLUDING ALL NECESSARY REVIEWS, INSPECTIONS, AND TESTING. THE OVERALL U-VALUE OF THE EXTERIOR BUILDING ENVELOPE WILL EXCEED THE REQUIREMENTS OF THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE, CHAPTER 4, AS VERIFIED BY A REScheck CERTIFICATE.
- ALL APPLIANCES, MECHANICAL EQUIPMENT, WINDOWS, CEILING FANS, EXHAUST FANS AND EXIT SIGNS, SHALL BE ENERGY STAR® LABELED.
- ALL PERMANENT ROOM LIGHT FIXTURES IN THE APARTMENTS WILL BE EQUIPPED WITH COMPACT FLUORESCENT OR LED BULBS AND ALL COMMUNITY ROOM AND COMMON AREA CORRIDOR AND STAIR LIGHTING SHALL BE ENERGY EFFICIENT.
- INCLUDING FLUORESCENT LAMPS AND ELECTRONIC BALLASTS, COMPACT FLUORESCENT LAMPS, OR LED LAMPS. ALL SITE LIGHTING WILL HAVE PHOTOCELL OPERATION.
- WATER SAVING PLUMBING FIXTURES IN COMPLIANCE WITH THE EPA WATERSENSE PROGRAM WILL BE INSTALLED THROUGHOUT THE DEVELOPMENT, INCLUDING SHOWERHEADS, BATHROOM AND KITCHEN FAUCETS, AND TOILETS.
- LANDSCAPING WILL NOT REQUIRE AN IRRIGATION SYSTEM.
- A RECYCLING PROGRAM WILL BE PROVIDED.
- ALL PAINT AND FINISHING PRODUCTS, CAULKING AND SEALANTS WILL BE LOW VOLATILE ORGANIC COMPOUND (VOC) TYPE.
- COMPOSITE WOODS USED INDOORS SHALL BE FREE OF URSA FORMALDEHYDE OR SEALED WITH A DURABLE LOW VOC SEALER.
- CARPETS SHALL BEAR THE CARPET AND RUG INSTITUTE "GREEN LABEL" OR SHALL BE MANUFACTURED FROM AT LEAST 25% RECYCLED MATERIALS.
- BATHROOM AND KITCHEN FANS AND CLOTHES DRYERS WILL BE VENTED DIRECTLY TO THE OUTDOORS.
- MECHANICAL VENTILATION WILL BE INSTALLED IN ACCORDANCE WITH ASHRAE 62.2.
- NO PIPING WILL BE LOCATED OUTSIDE OF THE INSULATED BUILDING ENVELOPE. ALL DOMESTIC WATER PIPES EXCEPT FOR PEX PIPING WILL BE INSULATED.
- ONLY MOISTURE RESISTANT MATERIALS WILL BE USED IN BATHROOMS AND AT TUB-SHOWER SURROUNDS.
- A GREEN BUILDING GUIDE AND ORIENTATION WILL BE PROVIDED TO THE RESIDENTS EXPLAINING THE GREEN BUILDING COMPONENTS AND AMENITIES AND HOW THEY BENEFIT FROM THEM.



3 TYP. 2-BEDROOM UNIT
SCALE: 1/8"=1'-0"

4 TYP. 1-BEDROOM UNIT
SCALE: 1/8"=1'-0"

BUILDING FOOTPRINT:	14,174 SF
BUILDING AREA (3 STORY):	45,523 SF
NUMBER OF UNITS:	49

	1-BEDROOM	2-BEDROOM
FIRST FLOOR	10	3
SECOND FLOOR	12	4
THIRD FLOOR	12	4
	34	11

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SCHEMATIC PLANS

ANTHONY WAYNE SENIOR HOUSING PHASE III

28TH & PIERCE STREETS PHILADELPHIA, PENNSYLVANIA

DATE	11.19.2014
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FILE	K:\Anthony Wayne III

ANTHONY WAYNE SENIOR HOUSING PHASE III

PROPOSAL SUBMITTED TO PHA

SOLICITATION NO. P-004440 UNIT BASED OPERATING SUBSIDY PROGRAM

NOVEMBER 21, 2014

SECTION 6

PROJECT AMENITIES AND SERVICES

The Altman Group of Companies
240 New York Drive - Suite One; Fort Washington, PA 19034

ANTHONY WAYNE SENIOR HOUSING PHASE III

PROPOSAL SUBMITTED TO PHA

SOLICITATION NO. P-004440 UNIT BASED OPERATING SUBSIDY PROGRAM

NOVEMBER 21, 2014

SECTION 06 – PROJECT AMENITIES AND SERVICES

The development is specifically for seniors 62 and over and offers the following amenities and services:

1. Social Services – Services will be available at no cost to all residents for the development and will be provided by Philadelphia Senior Center. A more thorough description is offered in Section 10 of this proposal.
2. Community Room – A community room with a kitchenette is available for resident use.
3. On Site Management – An office will be located on the site.
4. On Site Common Laundry – Laundry Facilities will be available on site
5. Off Street Parking will be available on site
6. Bike Rack will be provided on site
7. Secure Electronically controlled entrance will be provided to the building
8. Energy Star and other green components will be incorporated into the design that will reduce utility costs and help promote a healthier living environment.
9. All units will be 100% visitable.
10. Six units will be fully ADA Accessible and two units will be designated for tenants with sensory impairments.