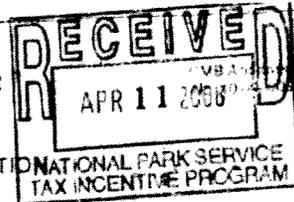


PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT

Continuation sheets attached: yes no

Form 10-199a
Rev. 12-90

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE



HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 - DESCRIPTION OF REHABILITATION

NPS Office Use Only
Project No:

21012

NPS Office Use Only
NRIS No:

Instructions: Read the instructions carefully before completing the application. No certifications will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets. A copy of this form may be provided to the Internal Revenue Service. The decision by the National Park Service with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings, and specifications), the application form shall take precedence.

1. Name of Property: Temple North 10th
Address of Property: Street 1710 North 10th Street
City Philadelphia County Philadelphia State PA Zip 19121

Listed individually in the National Register of Historic Places, give date of listing: _____
 Located in a Registered Historic District, specify: Lower North Philadelphia Supportive Housing Historic District
Has a Part 1 Application (Evaluation of Significance) been submitted for this project? yes no
If yes, date Part 1 submitted: 11-6-07 Date of certification: 11-27-07 NPS Project Number: 21012

2. Data on building and rehabilitation project:
Date building constructed: Circa 1874 Total number of housing units before rehabilitation: 3
Type of construction: Masonry bearing with wood floors/rent houses Number that are low/moderate income: 3
Use(s) before rehabilitation: Multi-Family Dwelling Unit Total number of housing units after rehabilitation: 3
Proposed use(s) after rehabilitation: Multi-Family Dwelling Unit Number that are low/moderate income: 3
Estimated cost of rehabilitation: \$579,414.00 Floor area before rehabilitation: 3058 SF
This application covers phase number 1 of 1 phases Floor area after rehabilitation: 3058 SF
Project/phase start date (est.): Nov 2008 Completion date (est.): Dec 2009

3. Project contact:
Name: Elka Slezak - Kijung Architects
Street: 150 S. Bethlehem Pike City: Artist
State: PA Zip: 19002 Daytime Telephone Number: 215-654-7722

4. Owner:
I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of such representations in this application is subject to criminal penalties (up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001).
Name: David Hahn Signature: [Signature] Date: 2/5/2008
Organization: 1750 Housing Development Corporation
Social Security or Taxpayer Identification Number: 23-2536290
Street: 2042 48 Arch Street 2nd Floor City: Philadelphia
State: PA Zip: 19103 Daytime Telephone Number: 215-587-1404

NPS Office Use Only

The National Park Service has reviewed the Historic Preservation Application (Part 2) for the above-referenced property and has determined:
 that the rehabilitation described herein is consistent with the historic character of the property or the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehab. Bldgs. This letter is a preliminary determination only. A final certification of rehabilitation can be issued only to the owner of a "listed" or "sound" structure after rehabilitation work is completed.
 that the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
 that the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation. A copy of this form will be provided to the Internal Revenue Service.

4/15/08
Rebecca A. Shiffa
[Signature]
[Signature]
x Attachment

PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT

Form 10-1996
New

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CONDITIONS SHEET Historic Preservation Certification Application

Project Number: 21012

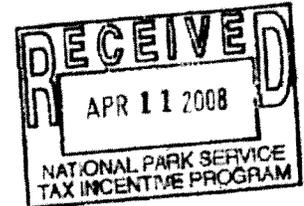
Property name: _____

Property address: 1710 N. 16th Street

Philadelphia, PA

The rehabilitation of this property as described in the Historic Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

Interior features and finishes: Interior architectural features and finishes, consisting of interior trim at the windows must be preserved. This remaining feature is virtually the only remaining historic interior feature, and, as such, is critical to the building's historic character. Photographs showing the preservation of this historic fabric preserved in place must be submitted with the Request for Certification of Completed Work (Part 3).



4/15/08 Caroline McDonald
Date State Official Signature Deputy SHPO

Bonnie Wilkinson Mark 717-787-0771
State Contact Telephone Number

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

4/15/08 Rebecca A. Saffer
Date National Park Service Signature

N/S
Telephone Number

PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT

Form 10-1084
10-01

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CONDITIONS SHEET Historic Preservation Certification Application

Project Number: 21015

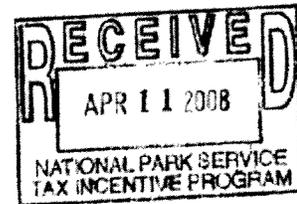
Property name: _____

Property address: 1704 N. 16th Street

Philadelphia, PA

The rehabilitation of this property as described in the Historic Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

Interior features and finishes: Interior architectural features and finishes, consisting of interior trim at the windows must be preserved. This remaining feature is virtually the only remaining historic interior feature, and, as such, is critical to the building's historic character. Photographs showing the preservation of this historic fabric preserved in place must be submitted with the Request for Certification of Completed Work (Part 3).



4/15/08 _____

Date

State Official Signature

Deputy SHPO

Bennie Wilkinson Mark

717-787-0772

State Contact Telephone Number

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

4/15/08

Date

Rebecca A. Sniffen
National Park Service Signature

NPS
Telephone Number

PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT

**Attachment A
SELLER'S OCCUPANCY CERTIFICATION**

I/we, the Seller(s) of the property located at:

1704, 1710, 1714 North 16th Street
Address of Property

Philadelphia, Pennsylvania 19121
City, State Zip

Certify that::

This property is vacant land and without any tenant resident or tenant personal property, or is owned and occupied by the seller. **[If checked here, disregard the remaining statements, and sign and return this document to the person indicated as the contact person.]**

If the property does have a structure, or has tenant owned personal property, I/we certify that the following "checked" items are applicable: (Please "√" only those items that are applicable.)

The property is vacant, and no tenant(s) has/have occupied the property for a period of one year prior to the date of this purchase or option to purchase contract.

This property did have a tenant who moved within the past year who was not asked to move in relation to this proposed acquisition transaction. The reason the tenant (or tenants) moved within the past year is explained on an attached page. (Please attach.)

The property is tenant occupied, and I/we agree to allow egress/ingress to the site so that required notices can be delivered to each resident, and that so each resident can be surveyed to determine their replacement housing needs and related moving costs.

By signature below, I/we certify that the statement checked above are true to the best of our knowledge, and that if any new tenants are allowed to occupy this property that I/we assume responsibility for providing displacement assistance if we fail to have executed the Move-In Notice that has been provided to us as **Attachment B**.

Signature of Prospective Sellers (s)

Date: _____
Date: _____

PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT

EXHIBIT 4 - Need and Project Information

(d) Evidence of site control and permissive zoning.

(v) Narrative description

Temple SIL will be located at 1704, 1710, and 1714 North 16th Street in the Cecil B. Moore neighborhood of northeast Philadelphia, approximately 2 miles from Center City. Both the site and the surrounding area are well-suited for the proposed project. All public utilities including water, sewer, electric, and natural gas serve the sites. 1704, 1710, and 1714 North 16th Street does not lie within a HUD-designated Special Flood Hazard area.

The neighborhood is a built-out and currently revitalizing mixed-use area that includes residential and commercial uses. A variety of neighborhood amenities are located within easy walking distance of the site. Sixteen grocery stores and/or markets are located within a half mile; seven shopping centers are located within two miles. Twenty-one places of worship are located within a quarter mile of the site, and 14 schools as well as 14 day care centers are located within half a mile of the site. Temple University is 0.2 miles away. Additionally, four movie theatres are located within 2.5 miles of the site, and 11 recreational centers are located within a mile. The Cecil B. Moore Library is located half a mile away, with two additional Free Library of Philadelphia branches located within 1.5 miles of the site. The Kensington and Hahnemann University Hospitals are located 1.4 miles and 1.6 miles from the site, respectfully. The Broad Street Health Center and the Meade Medical Center are both located within a quarter mile of the site.

Three major Philadelphia bus lines (Bus 2, 3, and 33) run within a quarter mile of the site, and the Market-Frankford subway line (Cecil B. Moore Station) is located less than a quarter mile away, providing easy access to additional retail, cultural, and employment opportunities in Center City and throughout the Greater Philadelphia area. (Maps of these routes are enclosed)

According to the U.S. Census Bureau's latest data (year 2000) Temple SIL is located in Census Tract 147, with a total population of 2,338. Of the 1,160 occupied housing units within the Census Tract, 33.8% are renter-occupied and 66.2% are owner-occupied. Of the 99.2% of residents who are of one race, 96.3% are African American, 1.5% are Caucasian, 0.7% are Asian American, and 0.1% are Native American. Additionally, 0.8% of residents are of two or more races, and 1.8% of residents are Hispanic or Latino. The median household income within the Census Tract is \$16,411, and the median family income is \$18,185. 48.1% of families live below the poverty line, and 55.2% of individuals live below the poverty line. 57.8% of residents 16 years and older are not in the labor force. Of the

PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT

42.2% in the labor force, 11.8% are unemployed. Additionally, 40.1% of residents aged 21-64 are disabled, 4.9% of residents aged 5 and older speak a language other than English at home, and 10.4% of residents aged 18 and older are veterans. 29.1% of residents aged 25 and older have a high school degree, and 3.7% of residents have a Bachelor's degree.

By locating and investing in this community, Temple SIL will both expand housing choice and further fair housing. Temple SIL will promote greater housing opportunities for minority persons with disabilities by expanding the quantity of quality housing stock in a community with a high percentage of minorities (98%) and a high percentage of individuals with disabilities (40.1% of those aged 21-64 years). Moreover, Philadelphia's Analysis of Impediments identifies vacancy and abandonment in low-income areas as a major impediment to fair housing choice. Temple SIL will affirmatively further fair housing by expanding the quantity of high-quality affordable housing stock in an economically disadvantaged, majority-minority neighborhood. Thus, this project will expand housing choice and address the needs identified in the Analysis of Impediments by rehabilitating housing in a low-income area and increasing the stock of high-quality, affordable housing available to low-income and minority populations.

PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT

5-13-03

To whom it may concern:

In the 4 years that I have known Gary he has helped me in many ways. As a Property Manager he has assisted me when I have called him regarding any issues or situation with my apartment.



PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT

To Gary

5/15/03

When my heat was off
You call the man to have it
turn back on. When I needed
help with section 8 you was
there. I can go on and on, you
got the picture. Gary you been
a big help to me. I can't speech
for everybody, but I appreciate
you.

Sincerely

A large black rectangular redaction mark covering the signature of the sender.

February 15, 1983

Ann Fitzgerald

It was ever so nice of you!

We can't thank you enough
for all of your work to help
Marlene through this transition.
She seems much happier in
her new surroundings and her
ability just to get around with
greater ease.

We send our best to you.
After all, that's what Jesus did for us.



May God Bless you
Sir, your love ones always

I'm Sending you
This Card To

Thank you so very
much for having good
patients with no due

to the fact our Creator

Knew I need help so
He gave me a 2nd hand

like yourself to show me
kindness and trust me
Sir, you see everything
PLEASE always keep them cared

I

And will ^{excuse} ~~love~~ Bless
you for it, you did
not place mental pressure
beyond my mind which
shows he that you a
feared man and you

How nice you were ^{always}
to think of me! ^{Keep this}
I hope this will express ^{letter} &
Some position of my gratitude ^{care}
for all your thoughtfulness!

Have a Conscious I

also know when have had
with understandings and did not
always see everything eye-to
eye. I will always have
respect for you & be grateful
Bless you may God
you always

PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT

5/19/03

Ms. Maist is sometimes unreachably,
but she calls back when needed.
She answers my questions about
1260 Housing and Section 8. She's
still pretty new, but she doing
a good job.



PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT

EXHIBIT 3 - Your purpose, community ties, and experience:

(f) Description of efforts to involve members of the target population

Columbus Property Management (CPM) is dedicated to serving the specialized needs of seriously mentally ill persons throughout Philadelphia. To this end, the organization strives to ensure that consumer preferences are taken into account in the design of the housing it develops, the services its tenants receive, and the daily operation of the agency. Indeed, consumer input and control is a defining feature of CPM. Consumers make up a majority of CPM's Board of Directors, which oversees the development of all new projects, the management of properties, and the organization's operations. CPM's Board has been advised of and has consented to the organization's plans for Temple Supported Independent Living (SIL). The Boards of all eight of CPM's previously funded Section 811 developments are also consumer controlled. The ongoing oversight and involvement of these consumers ensures that CPM is responsive to the needs and preferences of the target population it serves.

Moreover, CPM's property management staff actively solicit input from tenants with serious mental illness. In addition, CPM utilizes surveys conducted by the Consumer Satisfaction Team (CST), an independent organization of consumers and family members that monitor service quality and advocate for the needs of individual consumers and their families, which measure how well CPM's projects are meeting the needs of their tenants. The insights and lessons learned from this input are incorporated into the management of CPM properties and are reflected in Temple SIL. For example, consumers have expressed a preference for buildings that blend with the local architecture and smaller units that are easy to maintain. Each of these preferences has been incorporated into the design of this project. Data from the CST surveys will similarly inform the management and operations of Temple SIL, as they are in all of CPM's developments.

To ensure that it considers the preferences of mental health consumers from throughout the City, CPM coordinates its developments with the City of Philadelphia's Department of Behavioral Health (DBH), which oversees the provision of housing and services for persons with mental illness. DBH continually involves consumer, provider and family groups in the development of policies and procedures that affect them directly. DBH regularly organizes task forces that have included provider, consumer, and family representatives to address programmatic issues. DBH also meets regularly with CST, which tracks and addresses the needs of consumers served in all parts of the behavioral health system. This involves

PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT

assessing the satisfaction of consumers in drug and alcohol, adult and children's mental health, and dual diagnosis programs. CST also houses an ombudsman established to mediate complaints or concerns of consumers or family members served by Community Behavioral Health (CBH). An ombudsman for children's services, performing a similar function, is located at the Mental Health Association of Southeastern Pennsylvania, an organization with which CPM works closely. The information provided by CST is used by the Department of Behavioral Health and provider agencies to continually improve the quality of mental health services in Philadelphia and inform the design and operation of CPM's developments.

PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT

EXHIBIT 3 - Your purpose, community ties, and experience:

(g) Practical solutions that will enable residents to achieve independent living and economic empowerment.

Independent living and economic empowerment

The primary purpose of supported living programs such as Temple SIL is to help consumers develop the skills necessary to live independently. To this end, Temple SIL will provide tenants with a comprehensive array of supportive services that will include, but not be limited to: Intake, Psychiatric Assessment and Evaluation, Service Management, Resource Coordination, Medication Management, Outpatient Mental Health Therapy, Life Skills Training, and Drug and Alcohol Outpatient Therapy. (A full description of these services is enclosed in Exhibit 5 of this application.)

In addition, to empower them with improved academic skills and enhanced employability, Temple SIL tenants will have access to specialized educational programs offered by Horizon House, which include access to and training with computers. The Horizon House Education Program consists of adult basic education (ABE), GED preparation class, and college preparation classes. The assignment of all students to the Education Program's ABE, GED, and College-Bound classes as well as their learning progress are determined by their performance on the Test of Adult Basic Education (TABE) and the Tests of General Educational Development.

To facilitate maximum participation in educational programming, Horizon House's Education Program is an "open-entry/open-exit" program, which allows students to enroll in the Education Program at any time during the year. In addition, all books and instructional materials/supplies are provided to students free of charge and students are provided with SEPTA tokens if transportation assistance is needed.

Adult basic education classes enable students to improve their fundamental reading comprehension, writing, and mathematics skills. Many students participate in ABE classes in order to qualify themselves for future enrollment into a GED class or to qualify themselves for either immediate employment or participation in competitive job training. Still others desire nothing more than to achieve the general improvement of their basic language and math skills for the purpose of enhancing their lives. The Program's ABE classes are organized into basic, intermediate, and advanced levels. ABE class size varies

PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT

from 10 to 13 students. Each adult basic education class provides 5 hours of instruction per week.

Instruction provided by the Education Program's GED class enables students to take and pass the official examination for the General Equivalency Diploma. All five GED subject areas -- writing skills, social studies, science, literature and the arts, and mathematics -- are thoroughly covered. PDE-approved standardized GED predictor tests are used to determine students' general progress and readiness to take the GED examination. Maximum GED class size is 12 to 15 students.

In the wake of the implementation of GED 2002, which is considerably more difficult than the old GED Examination, the Education Program offers two alternative instructional components that also enable students to work toward obtaining diplomas. The first new component is designed to provide students with instruction in reading, writing, oral communication and mathematics so they may qualify for admission to the Center For Literacy's Adult Diploma Program (ADP). ADP is a rigorous independent study program that is approved by the Pennsylvania Department of Education. Students must complete a total of 165 individual learning activities under five general competency areas (Cultural Awareness, Government/Citizenship, Occupational Knowledge, Health and Self-Awareness, and Consumer Economics) in order to earn a high school diploma.

The second instructional alternative to the traditional GED process is directed toward students who seek to attend college as well as obtain a diploma. Students with these dual goals would immediately enter the Education Program's College-Bound classes (described below), which are designed to enable students to prepare themselves to enroll into Community College of Philadelphia. Once enrolled at CCP, these students would become eligible to be awarded a diploma upon earning 30 college credits. GED classes provide 9 hours of instruction per week.

The Education Program's College-Bound classes provide students with post-GED level/advanced interdisciplinary instruction in writing skills/essay development, social studies, humanities, and mathematics so they may successfully enroll (or in some cases re-enroll) in classes at Community College of Philadelphia. Emphasis is placed on giving students a thorough academic and survival skills orientation to the college classroom.

PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT

Maximum College-Bound class size is 12 to 15 students. The College-Bound class provides 7 hours of instruction per week.

In addition, residents of Temple SIL will have access to a comprehensive array of job training, placement, and supported employment services through Horizon Employment Services, which is easily accessible by public transportation. Specific programs available include:

Career planning services

The Career Planning Services program assists consumers with a primary mental health diagnosis to choose a career path through evaluation, job training, and placement. It also provides follow-up support services after employment is obtained. This program is suitable for individuals who want to work a minimum of 20 hours per week in a competitive work setting, and lasts from three to six months. Features of this program include:

- Evaluation – Designed to match each individual’s interests and skills with training options
- Educational services – Help trainees improve reading and writing skills in their chosen training area.
- Placement – Successful trainees are matched to jobs according to their individual skills and preferences.
- Follow-up support services.
- Paid stipend during training in a variety of entry-level jobs:
 - + Clerical/Receptionist - Includes computer training, basic math and English, office management, and mailroom operations. Trainees who meet skill requirements are awarded an Office Proficiency Assessment and Certification.
 - + Mail Clerk - Includes sorting, metering and delivering mail, and using a computer to track special mail.
 - + Supply Clerk - Includes receiving shipments, stocking inventory, customer service, and using a computer to track supplies.
 - + Custodial - Includes basic office and restroom cleaning, floor and carpet care, and instruction in operating state-of-the-art equipment.
 - + Food Services - Includes all aspects of restaurant work, from food preparation, presentation and serving; clean up and dishwashing; table setting and bussing, to operation of kitchen equipment.

Trainees who meet the skill requirements for the mail clerk, supply clerk, custodial, and food services jobs receive a Certificate of Completion.

Supported employment services

Supported Employment Services match mental health consumers who want to work in the community to jobs suited to their abilities and preferences. Participants have a job coach,

PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT

who works closely with the individual and the employer to tailor on-the-job training and supports. Features of this program include:

- Applications may be completed at the location of the consumer's choice.
- Participants are matched to jobs according to their individual skills and preferences.
- On-going support to both the consumer and the employer to ensure success.
- No time limit on support services

Improved living environment

Persons living in Temple SIL will be referred from Philadelphia's mental health housing continuum, which offers a variety of housing options for persons with serious mental illness ranging from shelter through congregate and institutional care leading to supported independent living. The City of Philadelphia's Department of Behavioral Health (DBH) has found that consumers have increasingly voiced their desire for housing in a home of their own. As a result, DBH has consistently supported the expansion of SIL-type living arrangements, which offer the following advantages:

In supported living, consumers have the same tenant roles and expectations given to other members of the community. Rehabilitation takes place in the consumer's own home. Furthermore, individuals are dispersed and socially integrated into the community in a manner that allows them to participate in the daily life of the community. They are not housed in an environment set aside or segregated solely for people with mental illness. The supported living model decouples services from a facility and provides services on an individualized basis. Services to be provided are negotiated with the consumer with respect for individual needs and preferences. As a consumer's needs change, services are introduced or withdrawn, with the consumer remaining in stable housing.

The primary responsibility of supported living programs is to help consumers develop the skills needed to maintain housing. These skills include cleaning, cooking, money management, self-medication, acquiring friends and developing social supports through linkages with community activities. Learning takes place *in vivo*, in the environment where they will be used. Supported living staff work side by side with consumers in an intensive hands on approach to skill development.

Thus, as it is the least restrictive, most integrated housing option, Temple SIL will offer tenants an improved living arrangement, as compared to the other options within the mental health housing continuum from which they will be referred.

PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT

EXHIBIT 3 - Your purpose, community ties, and experience:

(h) Plan for completing the proposed project.

Columbus Property Management (CPM) has received eight Section 811 funding awards in the past seven years; two in 2001, two in 2002, two in 2003, one in 2004 and one in 2005. One of the 2001 awards, Keystone SIL, completed initial closing in April 2003, within 18 months of the conditional commitment. The second 2001 award, Walnut SIL, completed initial closing in June 2003, within 20 months of the conditional commitment. Construction was complete on Keystone SIL in October of 2003. Walnut SIL was completed in November of 2003. Both of the 2002 awards, Castor SIL and Center-South SIL, completed initial closing in September of 2003, (within 12 months of conditional commitment) and completed construction in May of 2004. Both of the 2003 awards, Bustleton SIL and Crease-Dyre SIL reached initial closing by October of 2004 and construction was completed by June 2005. Mantua SIL, which received an award in 2004, closed in May of 2006 and completed construction in April of 2007. Melon SIL, which received an award in 2005, closed in November 2006 and completed construction in October of 2007.

The process of completing the initial closing on these previous Section 811 awards has allowed CPM to develop internal processes, procedures, and capacity for managing the critical path leading to final closing with HUD. As indicated by the significant decrease in the time to closing for the second set of awards garnered by CPM, the organization has created an efficient management approach that will ensure that the proposed project is closed and constructed within the appropriate timeframe. Specifically, CPM will utilize the following plan and timeline to ensure that Temple Supported Independent Living (SIL) will reach initial closing and commence construction within the 18 month fund reservation period:

PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT

ITEM	DUE DATE
Conditional commitment from HUD	October 2008
Formation of single-purpose Owner corporation	November 2008
Application for tax exemption-new entity	November 2008
Appraisal	December 2008
Application to PHFA for Low Income Housing Tax Credit Allocation	October 2008
Selection of development team	December 2008
Submission of HE-2530 for officers and directors	January 2009
Architect Drawing and Specifications	February 2009
Development team required forms	February 2009
Survey and required forms	February 2009
Construction Cost Estimate and required forms	February 2009
Completion of HUD forms	February 2009
Approval of Low Income Housing Tax Credit Allocation	April 2009
Mortgagor Cost Breakdown	May 2009
Internal/Consultant Review	May 2009
Submission to HUD of Firm Commitment Application	June 2009
Initial Closing	September 2009
Construction Commencement	November 2009
Construction Completion	November 2010
Final Closing	January 2011

PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT

EXHIBIT 3 - Your purpose, community ties, and experience:

(i) Coordination with other organizations

Columbus Property Management (CPM) coordinates all of its developments with the City of Philadelphia Department of Behavioral Health (DBH), which is the agency responsible for overseeing the provision of housing and services for all low-income mentally ill persons in the City of Philadelphia. As such, DBH tracks and coordinates the activities of all agencies that attend to this population in order to avoid duplication of effort and ensure that the needs of consumers are met in a comprehensive and holistic manner. In the case of Temple Supported Independent Living (SIL), CPM consulted with DBH regarding site selection, data collection, program design, and the selection of the support service provider. CPM will also share the outcomes from this project as part of its regular reporting and collaboration with DBH.

As noted previously, CPM operates supportive housing for persons with serious mental illness throughout the City of Philadelphia. A network of service providers whose activities are overseen by DBH, provide services for tenants of these developments. Thus, to ensure that its tenants receive all appropriate services in a comprehensive and holistic manner, CPM must regularly coordinate its efforts with the array of mental health agencies that serve mentally ill Philadelphians. In the case of Temple SIL, CPM has contacted the service provider community to inform them of the project, solicit their input, ensure that the proposed activities mesh with on-going service plans, and proactively coordinate the provision of services to ensure that all tenants have access to the supports they will need to live as independently as possible. Support letters from mental health service agencies that are not actively participating in this project are enclosed in Exhibit 3(d).

Moreover, mental health services in the City of Philadelphia are coordinated by DBH and provided by a collaborative of service providers. Tenants of Temple SIL will have access to the Supported Independent Living (SIL) program, a comprehensive set of services that are offered by mental health agencies throughout the City. In addition to the core services offered through SIL, each agency in the network has developed linkages with specialized medical, mental health, social service, and educational and vocational training organizations to ensure that consumers receive all the services necessary to meet their individual needs. The provision of these services is coordinated by DBH, which refers consumers to the primary provider and coordinates the interaction of the organizations within the system.

PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT

Thus, tenants of Temple SIL will have access to a citywide network of services that will ensure that their individual needs are met in a holistic and comprehensive manner.

CPM also informed Liberty Resources, the local center for independent living, of the project to solicit their input and ensure that the project is coordinated with existing efforts and programs.

PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT

EXHIBIT 3 - Your purpose, community ties, and experience:

(j) Consultation with Continuum of Care organizations

As noted in Section 3d, Columbus Property Management (CPM) has developed long-term relationships with a variety of service providers that serve homeless populations, many of whom are involved in the City of Philadelphia's Continuum of Care. These agencies have been advised of CPM's plan for Temple Supported Independent Living (SIL) and have been encouraged to refer any chronically homeless individuals that qualify for and would benefit from the SIL program to the Department of Behavioral Health, which controls all admissions into the program.

CPM also consults regularly with the City of Philadelphia's Office of Supportive Housing (OSH), which is the organization that coordinates the City's Continuum of Care process, to develop programs to meet the needs of the homeless, including disabled persons who are chronically homeless. CPM has worked with OSH, Horizon House, the service provider for Temple SIL, and other members of the Continuum of Care, to develop programs specifically targeted to chronically homeless individuals. One of these, HomeFirst, was developed in response to the NOFA for the Collaborative Initiative to Help End Chronic Homelessness and received a funding award from the Interagency Council on Homelessness in 2004. CPM also consults with OSH on a regular basis about ways in which it can help strengthen Philadelphia's Continuum of Care and address the needs of the homeless. In the case of Temple SIL, CPM has advised OSH of its plans and has requested input as to how the program can best assist disabled persons who are chronically homeless. OSH has also been advised of the population to be served and encouraged to refer chronically homeless persons who would qualify for and benefit from the program to the Department of Behavioral Health. A letter from OSH in support of the project is attached.

PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT



CITY OF PHILADELPHIA

Office of Supportive Housing
15th and Arch Streets
Philadelphia, PA 19103
Tel: 215-686-1000
www.phila.gov

Office of Supportive Housing
15th and Arch Streets
Philadelphia, PA 19103
Tel: 215-686-1000
www.phila.gov

July 11, 2008

Mr. J. Alfredo de la Pena
Executive Director
Columbus Property Management & Development, Inc.
2042-48 Arch Street, 2nd Floor
Philadelphia, PA 19103

**RE: HUD SECTION 811 PROGRAM APPLICATION
TEMPLE SUPPORTED INDEPENDENT LIVING (TEMPLE SIL)**

Dear Mr. de la Pena:

This letter is in reference to Columbus Property Management & Development, Inc.'s (CPM) application to the Department of Housing & Urban Development for Section 811 Program funds for the Temple Supported Independent Living Program. The City of Philadelphia Office of Supportive Housing (OSH) is pleased to support this application.

There are currently insufficient permanent and affordable supported housing resources for those with behavioral health issues, many of whom are often chronically homeless. OSH is responsible for planning and coordinating the citywide strategy to address homelessness, which includes oversight for more than 6000 beds in emergency, transitional and permanent housing. OSH will make referrals to the City of Philadelphia's Department of Behavioral Health (DBH) for these units and looks forward to having this resource available to provide permanent supported housing.

Our office works closely with CPM on various permanent housing projects and can enthusiastically attest to the expertise of their leadership and staff and their commitment to provide high-quality housing and property management services to individuals with disabilities.

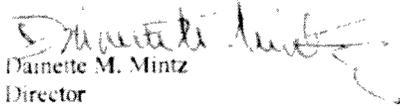
PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT

**HUD SECTION 811 PROGRAM APPLICATION
TEMPLE SUPPORTED INDEPENDENT LIVING (TEMPLE SIL)**

Page 2

We wish you much success with this important project.

Sincerely,


Darnette M. Mintz
Director

Cc: Roberta Cancellier, Leti Egea-Hinton, Katrina Pratt

PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT

EXHIBIT 3 - Your purpose, community ties, and experience:

(k) Efforts to remove regulatory barriers to affordable housing.

Columbus Property Management (CPM) and 1260 HDC have been working to remove barriers that keep people from accessing affordable housing for more than 16 years. During that time, CPM has worked closely with various government agencies in Philadelphia and the state of Pennsylvania to remove barriers to affordable housing by developing housing options for low-income persons and those with special needs. CPM also consults regularly with the City of Philadelphia's Office of Supportive Housing (OSH), which is the organization that coordinates the City's Continuum of Care process, to develop strategies for creating affordable housing. Please see the attached Form HUD-27300 for further information on Philadelphia's efforts to reduce barriers to affordable housing.

PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT

America's Affordable Communities Initiative	U.S. Department of Housing and Urban Development	OMB approval no. 2510-0013 exp. 03/31/2010
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Public reporting burden for this collection of information is estimated to average 3 hours. This includes the time for collecting, reviewing, and reporting the data. The information will be used to encourage applicants to pursue and promote efforts to remove regulatory barriers to affordable housing. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

City of Philadelphia – Office of Housing and Community Development

Contact: **Deborah McColloch, Director**
 City of Philadelphia
 Office of Housing & Community Development
 1234 Market Street, 17th Floor
 (215)686-9750
Deborah.McColloch@phila.gov

Questionnaire for HUD's Initiative on Removal of Regulatory Barriers

Part A. Local Jurisdictions, Counties Exercising Land Use and Building Regulatory Authority and Other Applicants Applying for Projects Located in such Jurisdictions or Counties
 [Collectively, Jurisdiction]

	1	2
1. Does your jurisdiction's comprehensive plan (or in the case of a tribe or TDHE, a local Indian Housing Plan) include a "housing element"? A local comprehensive plan means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical plan for the public development of land and water. If your jurisdiction does not have a local comprehensive plan with a "housing element," please enter no. If no, skip to question # 4.	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
2. If your jurisdiction has a comprehensive plan with a housing element, does the plan provide estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle income families, for at least the next five years?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
3. Does your zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdiction's comprehensive plan regarding housing needs by providing: a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped "as of right" in these categories, that can permit the building of affordable housing addressing the needs identified in the plan? (For purposes of this notice, "as-of-right," as applied to zoning, means uses and development standards that are determined in advance and specifically authorized by the zoning ordinance. The ordinance is largely self-enforcing because little or no discretion occurs in its administration.) If the jurisdiction has chosen not to have either zoning, or other development controls that have varying standards based upon districts or zones, the applicant may also enter yes.	<input type="checkbox"/> No	<input type="checkbox"/> Yes

PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT

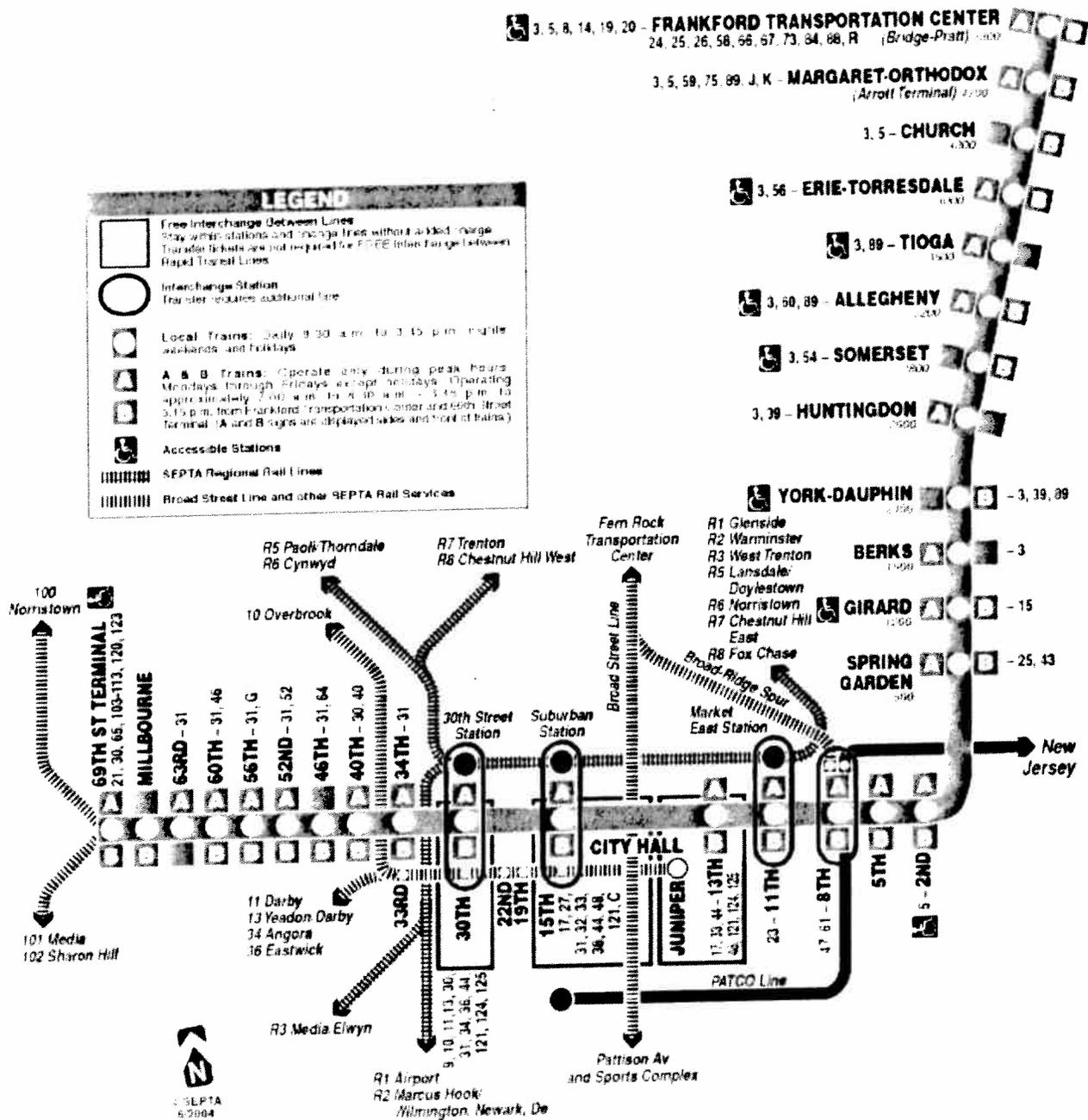
<p>4. Does your jurisdiction's zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<p>5. If your jurisdiction has development impact fees, are the fees specified and calculated under local or state statutory criteria? If no, skip to question #7. Alternatively, if your jurisdiction does not have impact fees, you may enter yes.</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>6. If yes to question #5, does the statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus), and a method for fee calculation?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>7. If your jurisdiction has impact or other significant fees, does the jurisdiction provide waivers of these fees for affordable housing?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>8. Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graduated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: "Smart Codes in Your Community: A Guide to Building Rehabilitation Codes" (www.huduser.org/publications/desitech/smartcodes.html)</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>9. Does your jurisdiction use a recent version (i.e. published within the last 5 years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification. In the case of a tribe or TDHE, has a recent version of one of the model building codes as described above been adopted or, alternatively, has the tribe or TDHE adopted a building code that is substantially equivalent to one or more of the recognized model building codes?</p> <p>Alternatively, if a significant technical amendment has been made to the above model codes, can the jurisdiction supply supporting data that the amendments do not negatively impact affordability?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>10. Does your jurisdiction's zoning ordinance or land use regulations permit manufactured (HUD-Code) housing "as of right" in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes

PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT

<p>11. Within the past five years, has a jurisdiction official (i.e., chief executive, mayor, county chairman, city manager, administrator, or a tribally recognized official, etc.), the local legislative body, or planning commission, directly, or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or hearings, or has the jurisdiction established a formal ongoing process, to review the rules, regulations, development standards, and processes of the jurisdiction to assess their impact on the supply of affordable housing?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>12. Within the past five years, has the jurisdiction initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the jurisdiction's "HUD Consolidated Plan?" If yes, attach a brief list of these major regulatory reforms.</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>13. Within the past five years has your jurisdiction modified infrastructure standards and/or authorized the use of new infrastructure technologies (e.g. water, sewer, street width) to significantly reduce the cost of housing?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>14. Does your jurisdiction give "as-of-right" density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of affordable housing? (As applied to density bonuses, "as of right" means a density bonus granted for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.)</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>15. Has your jurisdiction established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits? Alternatively, does your jurisdiction conduct concurrent, not sequential, reviews for all required permits and approvals?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>16. Does your jurisdiction provide for expedited or "fast track" permitting and approvals for all affordable housing projects in your community?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>17. Has your jurisdiction established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>18. Does your jurisdiction allow "accessory apartments" either as: a) a special exception or conditional use in all single-family residential zones or, b) "as of right" in a majority of residential districts otherwise zoned for single-family housing?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>19. Does your jurisdiction have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>20. Does your jurisdiction require affordable housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<p>Total Points:</p>		<p>25</p>

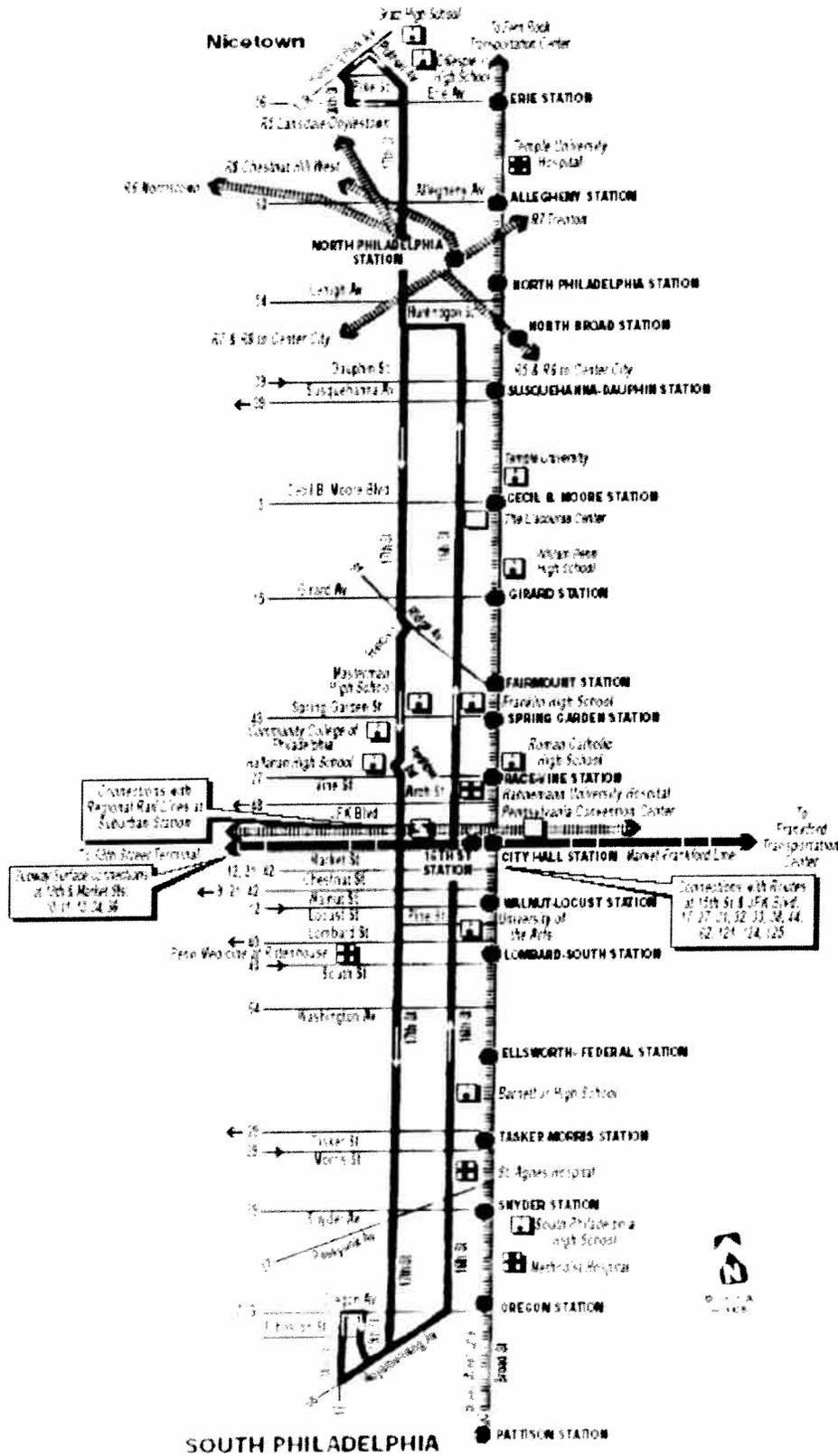
PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT

Market-Frankfort Line



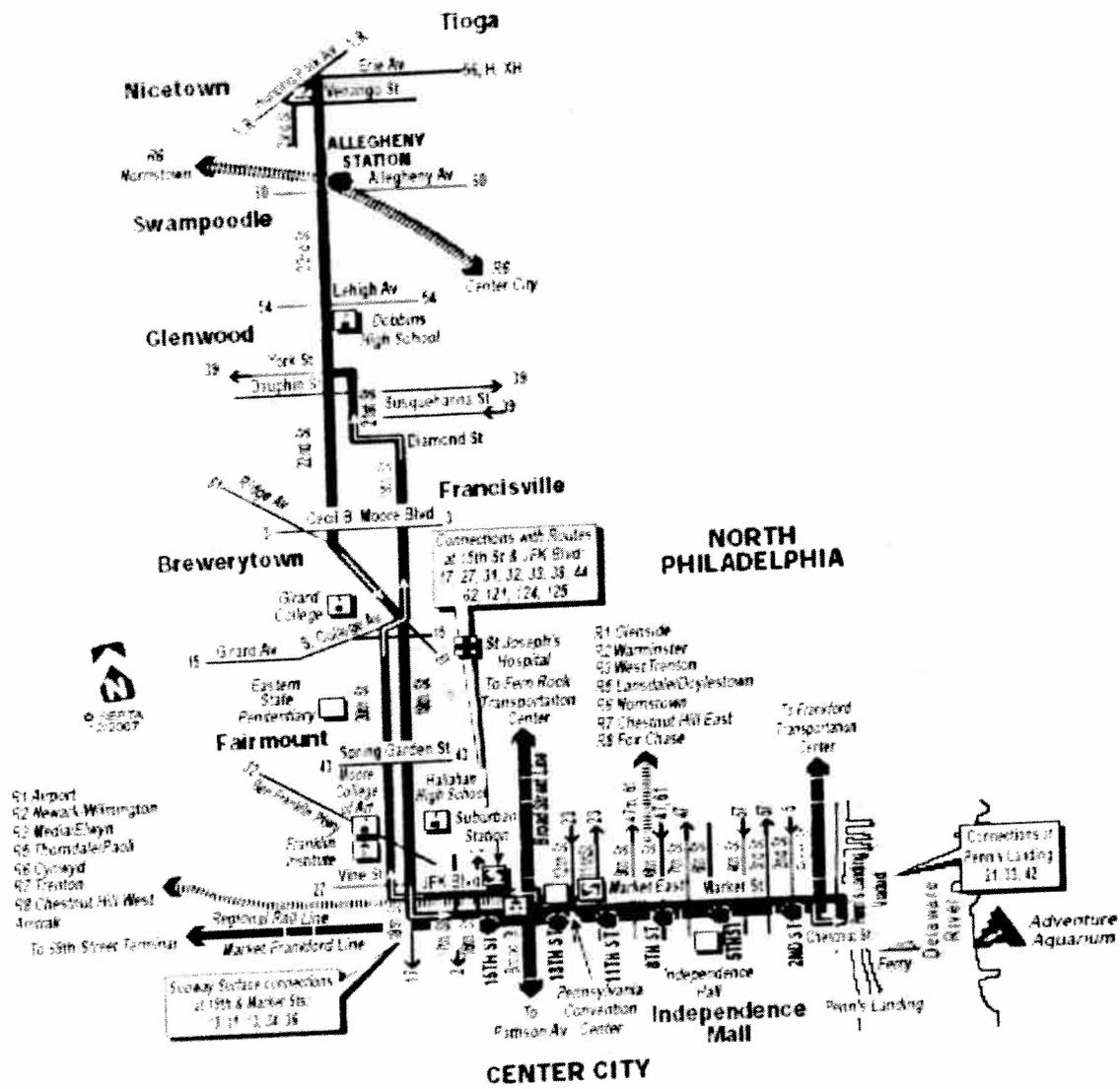
PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT

Bus Route 2



PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT

Bus Route 33



PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT

EXHIBIT 4 - Need and Project Information

(d) Evidence of site control and permissive zoning.

(vi) Map showing the location of the site, the racial composition of the neighborhood, and any areas of racial concentration.

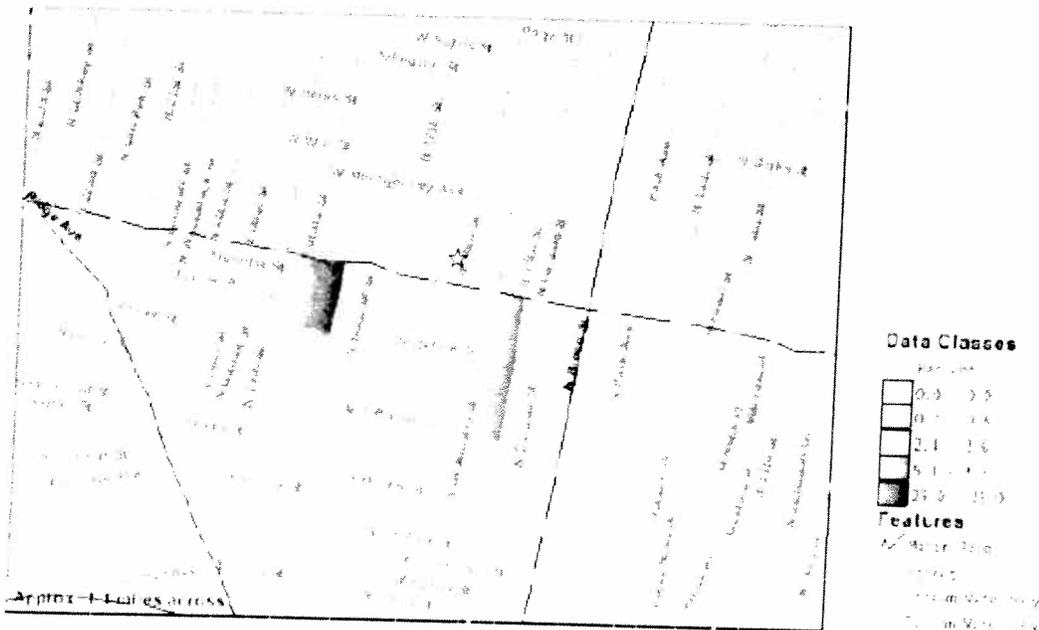
**1704, 1710, and 1714 North 16th Street
Census Tract: 147**

Racial Profile: Census Tract 147	Number	Percent
Total Population	2,338	100.00
White	34	1.5
Black or African American	2,252	96.3
American Indian/Alaska Native	3	0.1
Asian	16	0.7
Native Hawaiian/Pacific Islander	1	0.0
Hispanic	41	1.8
Non Hispanic	2297	98.2

City of Philadelphia

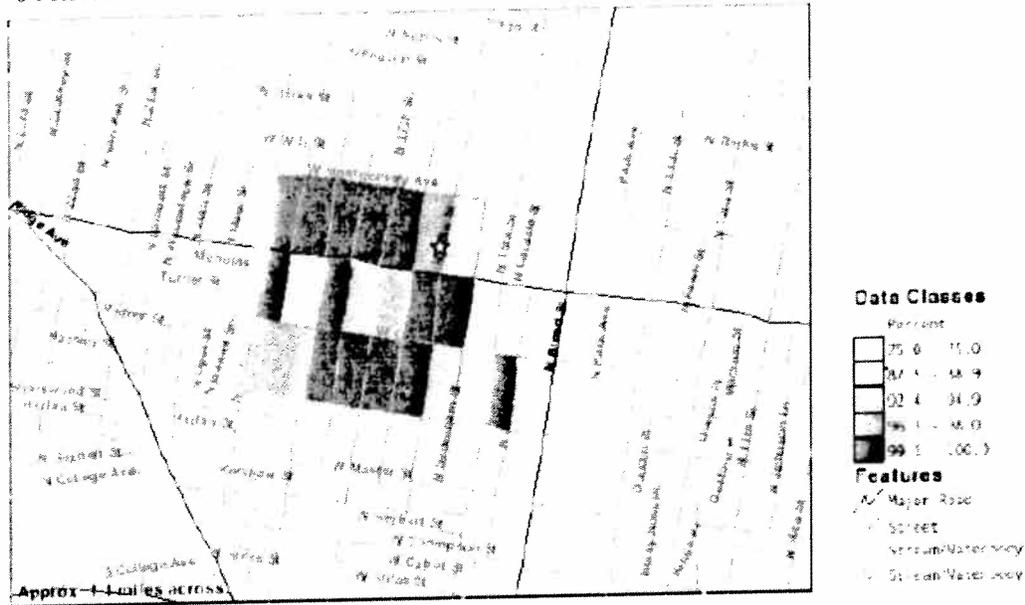
Racial Profile: Philadelphia	Number	Percent
Total Population	1,517,550	100.00
White	683,267	45.0
Black or African American	655,824	43.2
American Indian/Alaska Native	4,073	0.3
Asian	67,654	4.5
Native Hawaiian/Pacific Islander	729	0.0
Hispanic	128,928	8.5
Non Hispanic	1,388,622	91.5

% White



PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT

% African American

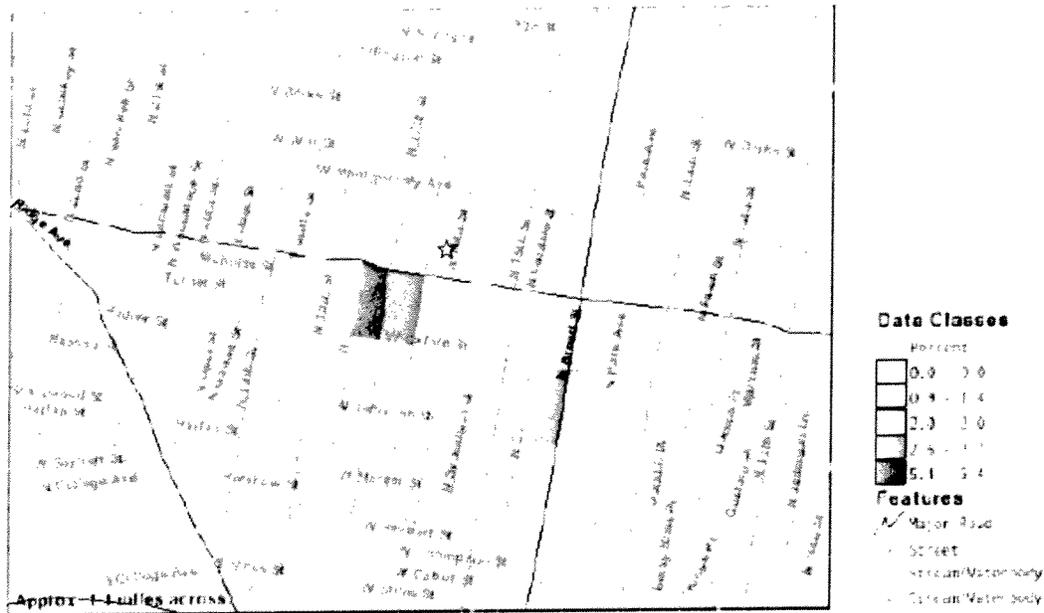


% American Indian/Alaskan Native

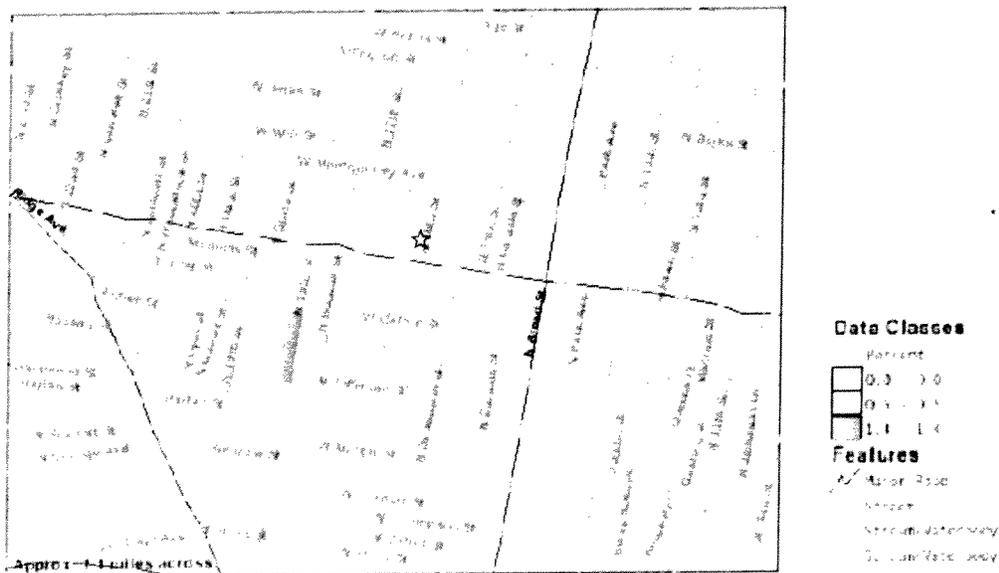


PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT

% Asian



% Native Hawaiian/Other Pacific Islander



PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT

% Hispanic



**PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND
SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT**

EXHIBIT 4 - Need and Project Information

- (d) Evidence of site control and permissive zoning.
 - (vii) A Phase I Environmental Site Assessment
 - (viii) Asbestos survey

A Phase I Environmental Site Assessment and Asbestos Survey are attached to this application as separate files.

**PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND
SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT**

EXHIBIT 4 - Need and Project Information

(d) Evidence of site control and permissive zoning.

(ix) State/Tribal Historic Preservation Officer (SHPO/THPO)

The letter sent to the SHPO office is enclosed. The SHPO has not yet responded.

**PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND
SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT**



**1260 Housing Development Corporation
COLUMBUS PROPERTY MANAGEMENT & DEVELOPMENT, INC.**

July 2, 2008

Mr. Doug McLearen
Chief
Division of Archeology and Protection
Bureau of Historic Preservation
Pennsylvania Historical and Museum Commission
100 North Street, 2nd Floor
Harrisburg, PA 17120-0093

Re: Section 106 Historic Review
Project: Temple Supported Independent Living
Addresses: 1704, 1710, 1714 North 16th Street
Municipality: Philadelphia County: Philadelphia
Federal Program: Supportive Housing for the Disabled Section 811 of the
National Housing Act

Dear Mr. McLearen:

Pursuant to 36 CFR Part 800, Section 800.2(c)(5), HUD has authorized Columbus Property Management & Development, Inc. (CPM), as a project sponsor under its Fiscal Year 2008 Section 202 Program, to initiate the Federal historic preservation review process mandated by Section 106 of the National Historic Preservation Act of 1966, as amended, on its behalf. HUD has informed CPM that while CPM has been authorized to initiate the Section 106 process on its behalf, it remains legally responsible for all findings and the implementation of all determinations made as a result of the Section 106 process. A copy of HUD Philadelphia HUB Office's letter of April 5, 2002 to you concerning this authorization is enclosed.

The Temple Supported Independent Living Project involves the rehabilitation of 9 apartment units North Philadelphia. The three, three-story walkup buildings are zoned as R10 Residential and are legal for its use. The site will provide housing for disabled persons with one unit fully accessible to persons with physical disabilities.

CPM has reviewed the National Historic Register of Historic Places and the Register produced by the Philadelphia Historic Commission, a listing of eligible Historic places and an updated list of recently nominated sites. CPM has outlined the areas of potential effect on the enclosed street map and has concluded that the site is within a Historic District – the Lower North Philadelphia Speculative Housing Historic District. Part 1 and Part 2 Historic Preservation Certification Approvals by the National Park Service have been received for the project.

Enclosed are copies of the narrative description of the proposed development, neighborhood map, photographs and copies of the Part 2 approvals.

1260 Arch Street, 10th Floor, Philadelphia, PA 19103 Phone: 215 551-8484 Fax: 215 551-8447
www.1260skd.org www.columbuspm.org



**PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND
SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT**

July 3, 2008

● Page 2

Please respond in writing to CPM and HUD within the thirty-day time period as noted at §800.3(c)4. HUD's mailing address is:

Encarnacion Loukatos, Director Multifamily
U.S. Department of Housing & Urban Development
HUD Section 811 Program
100 Penn Square East
The Wanamaker Building
Philadelphia, PA 19107

If you concur with the findings in this submission, please sign and date on the line below and return as noted above. If you do not concur, CPM requests that you express your concerns and objections clearly in writing so that HUD may continue the consultation process as needed. Please also indicate in your non-concurrence letter if there are other sources of information that should be checked, and if there are other parties, tribes, or members of the public you believe should be included in the consultation process. Thank you for your prompt attention to this matter.

Sincerely,



Emille Degville
Grants Management Administrator
Enclosures

CONCURRENCE: _____

PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT

Temple Supported Independent Living (Temple SIL)

The Temple Supported Independent Living (Temple SIL) project will involve the rehabilitation of three buildings, each a three-story walkup with three two-bedroom units in each. The project, part of a larger mixed-use project, is located at 1704, 1710 and 1714 North 16th Street in North Philadelphia. The owner and developer of the project will be Columbus Property Management & Development, Inc. (CPM).

The site is conveniently located minutes from Center City Philadelphia and University City. Public transportation is nearby. When completed, the development will house nine high-functioning persons with behavioral health issues, including one individual with physical disabilities. Amenities available to residents will include a common laundry room as well as landscaped grounds, and a community meeting room. The immediate neighborhood is in a revitalization period, with older buildings being renovated, and new construction planned for formerly blighted vacant lots. The site is located in the Lower North Philadelphia Speculative Housing Historic District as designated by the National Register of Historic Districts. The project has received Part 1 and Part 2 Historic Preservation Certification approvals from the National Park Service.

The substantial rehabilitation will include:

Masonry: Repointing and/or replacing of brick facades. Regrouting, resetting and/or replacing of tiles on front facade. This work also includes repair and/or replacement of marble entry steps. Rear and side elevations with stucco will be cleaned.

Metals: Cleaning, painting and reinstalling security bars at all basement and 1st floor windows and resetting curb railings and railings at the entry stairs.

Carpentry: Replacing wood sashes and jambs at front facade windows and new windowsills throughout buildings. This work also includes new kitchen cabinets in all units and new bathroom vanities. Soffits and reframing required for the new kitchens and cornice repair.

Thermal & Moisture Protection: Installation of a new white TPO roof system, new aluminum gutters, downspouts and flashing curbs. This work will also include spray insulation at all basements.

Windows and Doors: All existing windows will be replaced with new Low E, argon filled vinyl windows on the rear and side elevations. All windowsills will be replaced as well. Front facade windows will receive new insulated Low-E glazing, new jamb liners, new window sashes and existing trim will be repainted. Interior and exterior doors will be replaced on a as needed basis.

Finishes: New flooring throughout the property including green label carpet and linoleum floors in the kitchen and ceramic tile in bathrooms. This work also includes painting with low VOC paints throughout property and new drywall ceilings.

Specialties: This work includes new bathroom accessories in all units, fire extinguishers in all kitchens and new unit and building signage.

Equipment: This work includes new Energy Star appliances in all kitchens including refrigerator, dishwasher, range and range hood.

PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT

Furnishings: New kitchen countertops, cultured marble tops for new vanities, and new aluminum blinds throughout units.

Special Construction: Provisions will be made to be photovoltaic ready for future installation of PV panels on the roofs.

Plumbing: New plumbing fixtures throughout the property including dishwashers, new kitchen sinks, and new bathroom fixtures, which are specified as low flow fixtures.

Fire Protection: Upgrades as required to the existing fire protection system.

HVAC: Individual HVAC system to be provided in all units. This also includes exhaust fans vented to the outside for all kitchen range hoods and bathrooms.

Electric: Three new separate CAT 5 line throughout all units, new GFI receptacles in all kitchen and bathrooms. New Energy Star fixtures will be installed throughout units and exterior of building. This work also includes new intercom system at all shared entrances.

Supportive independent living situations tend to foster personal choice and avoid "institutionalization" or an insular environment, an arrangement that encourages participants to develop self-sufficiency. In individual apartments, residents can and must develop skills they will need to live more independently.

The design of Temple SIL is particularly well suited to the needs of the residents it will serve. The project is designed to provide independent living for nine high-functioning individuals with behavioral health issues. As such, there will be no on-site support service or residential staff. Off-site case managers in keeping with the promotion of independent living will provide social services.

From past experience including comments from consumers, indicate that one-bedroom apartments in buildings that blend with the surrounding community help them develop and/or maintain individual living skills. As the supports from the service program are delivered to them in their homes, they develop the critical coping skills needed to live more independently. In addition, by utilizing a building that blends with the surrounding community, Temple SIL eliminates the stigma that often accompanies more institutional supportive housing designs and helps residents integrate into the surrounding community.

PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT

1704 N 16TH ST

Home Data Dictionary Map a New Address Map a New Area Logout ?

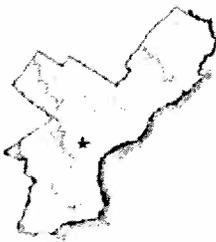
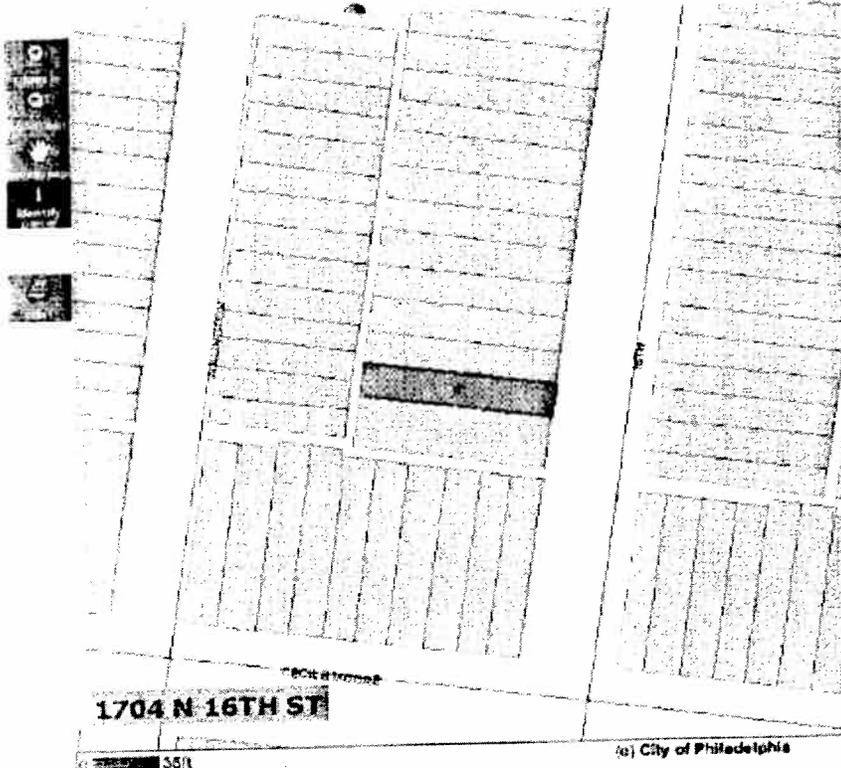
1704 N 16TH ST

New Address Find

Print Report

Add/Remove Layers

- Street Centerline
- City Boundary
- Water
- Parks
- Parcels



This site is maintained by the Cartographic Modeling Lab at the University of Pennsylvania. The NIS is currently made possible through the generous support of the William Penn Foundation and the City of Philadelphia. Additional funds have been provided by Penn Facilities and Real Estate to further develop the NIS.

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<http://cmf.upenn.edu/parcelbase/nis/MapAction.asp>

7/3/2008

**PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND
SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT**

**SUBJECT PHOTOS
Temple I - North 16th
Philadelphia, Pennsylvania 19121**



**Street view looking
north on 16th Street
Subject buildings on
both sides of street**



**Street View looking
South on 16th Street**



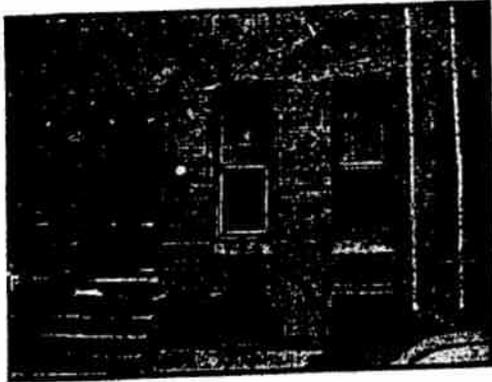
**Street view looking
east on Cecil B. Moore Avenue**

Photos taken December 11, 2007

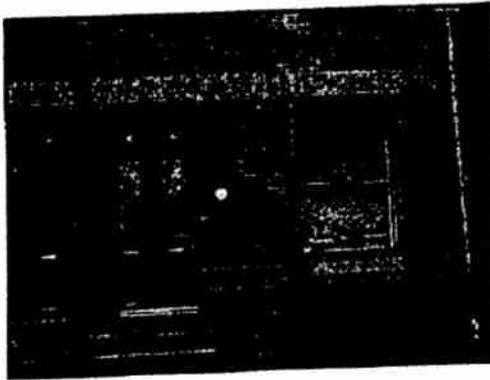
by P.J. Byrne

**PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND
SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT**

**TEMPLE I - NORTH 16TH STREET
SUBJECT PHOTOS OF MULTI-FAMILY DWELLINGS**



**1729 N. 17TH STREET
TRIPLEX**



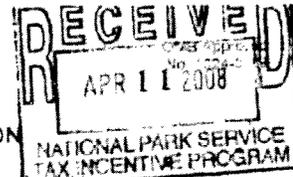
**1737 N. 16TH STREET
TRIPLEX**

Compiled by: Mastroianni & Associates, Inc
Photos taken by J.P. Ray
12/07/2007

PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT

Form 10-179a
Rev. 12/99

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE



HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 - DESCRIPTION OF REHABILITATION

NPS Office Use Only

NPS No:

NPS Office
Project No:

21015

Instructions: Read the instructions carefully before completing the application. No certifications will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets. A copy of this form may be provided to the Internal Revenue Service. The decision by the National Park Service with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings, and specifications), the application form shall take precedence.

1. Name of Property: Temple L North 14th
Address of Property: Street 1704 North 14th Street
City Philadelphia County Philadelphia State PA Zip 19121

- Listed individually in the National Register of Historic Places; give date of listing: _____
 Located in a Registered Historic District; specify Lower North Philadelphia Special Historic District

Has a Part 1 Application (Evaluation of Significance) been submitted for this project? yes no

If yes, date Part 1 submitted: 11-27-07 Date of certification: 11-27-08 NPS Project Number: 21015

2. Data on building and rehabilitation project:

Date building constructed: Circa 1874 Total number of housing units before rehabilitation: 3
Type of construction: Masonry Bearing with Wood Floor/Roof Trusses Number that are low/moderate income: 3
Use(s) before rehabilitation: Multi-Family Dwelling Unit Total number of housing units after rehabilitation: 3
Proposed use(s) after rehabilitation: Multi-Family Dwelling Unit Number that are low/moderate income: 3
Estimated cost of rehabilitation: \$679,414.00 Floor area before rehabilitation: 3058 SF
This application covers phase number 1 of 1 phases Floor area after rehabilitation: 3058 SF
Project/phase start (date test): NOV 2008 Completion date (est.): Dec 2009

3. Project contact:

Name: Eliza Szazak - Kramer/Marks Architects
Street: 158 E. Baltimore Pike City: Ambler
State: PA Zip: 19002 Daytime Telephone Number: 215 654-7722

4. Owner:

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name: David Incha Signature: [Signature] Date: 2/5/2008
Organization: CPHO Housing Development
Social Security or Taxpayer Identification Number: 33-2526739
Street: 2042-48 Arch Street 2nd Floor City: Philadelphia
State: PA Zip: 19103 Daytime Telephone Number: 215 567 8484

NPS Office Use Only

The National Park Service has reviewed the Historic Rehabilitation Application (Part 2) for the above named property and has determined:

- that the rehabilitation described herein is consistent with the historic character of the property or the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter of preliminary determination may serve as a permit for completion of work. Further work is not required.
 that the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
 that the rehabilitation described herein is not consistent with the Secretary of the Interior's Standards for Rehabilitation. A copy of this form will be provided to the Internal Revenue Service.

4/15/08
Date

Rebecca A. Stuffer
National Park Service Authorized Representative

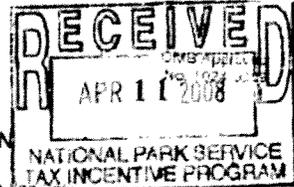
NPS
National Park Service Office Telephone No.

(X Attachments)

PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT

Form 10-158a
Rev. 10/90

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE



HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 - DESCRIPTION OF REHABILITATION

NPS Office Use Only
NRIS No. _____

NPS Office Use Only
Project No. 21015

Instructions: Read the instructions carefully before completing the application. No certifications will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets. A copy of this form may be provided to the Internal Revenue Service. The decision by the National Park Service with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings, and specifications), the application form shall take precedence.

1. Name of Property: Temple I North 10th
Address of Property Street: 1734 North 10th Street
City: Philadelphia County: Philadelphia State: PA Zip: 19121

Listed individually in the National Register of Historic Places, give date of listing: _____
 Located in a Registered Historic District, specify: Lower North Philadelphia Speculative Housing Historic District
Has a Part 1 Application (Evaluation of Significance) been submitted for this project? yes no
If yes, date Part 1 submitted: 11-3-07 Date of certification: 11-27-08 NPS Project Number: 21015

2. Data on building and rehabilitation project:
Date building constructed: Circa 1974 Total number of housing units before rehabilitation: 3
Type of construction: Masonry Bearing with Wood Floor/Roof Trusses Number that are low/moderate income: 3
Use(s) before rehabilitation: Multi-Family Dwelling Unit Total number of housing units after rehabilitation: 3
Proposed use(s) after rehabilitation: Multi-Family Dwelling Unit Number that are low/moderate income: 3
Estimated cost of rehabilitation: \$276,414.00 Floor area before rehabilitation: 3058 SF
This application covers phase number 1 of 1 phases Floor area after rehabilitation: 3068 SF
Project/phase start date (est.): Nov. 2008 Completion date (est.): Dec. 2009

3. Project contact:
Name: Erica Glezak - Kramer/Mark Architects
Street: 158 S. Bethlehem Pike City: Ambler
State: PA Zip: 19002 Daytime Telephone Number: 215 854-7722

4. Owner:
I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that rehabilitation of factual representations in this application is subject to a penalty of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.
Name: Carol Hobb Signature: [Signature] Date: 2/3/2008
Organization: 1999 Housing Development
Social Security or Taxpayer Identification Number: 33-250739
Street: 2042-48 Arch Street 2nd Floor City: Philadelphia
State: PA Zip: 19103 Daytime Telephone Number: 215-597-8484

NPS Office Use Only

The National Park Service has received the Historic Certification Application - Part 2 for the above-named property and has determined:
 that the rehabilitation described herein is consistent with the historic character of the property or the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only. Since a formal justification of certification can be issued only to the owner of a certified historic structure after rehabilitation work is completed.
 that the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
 that the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation. A copy of this form will be provided to the Internal Revenue Service.

4/15/08
Date

Rebecca A. Suffer
National Park Service Archeologist

NPS
National Park Service Archeologist

(X Attachments)

PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT

Form 10-1987
New

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

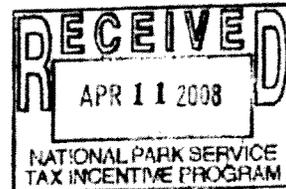
CONDITIONS SHEET
Historic Preservation Certification Application

Property name: _____
Property address: 1704 N. 16th Street
Philadelphia, PA

Project Number: 21015

The rehabilitation of this property as described in the Historic Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

Interior features and finishes: Interior architectural features and finishes, consisting of interior trim at the windows must be preserved. This remaining feature is virtually the only remaining historic interior feature, and, as such, is critical to the building's historic character. Photographs showing the preservation of this historic fabric preserved in place must be submitted with the Request for Certification of Completed Work (Part 3).



4/15/08 [Signature] _____ Bonnie Wilkinson Mark 717-987-0772
Date State Official Signature Deputy SFIPO Site Contact Telephone Number

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

4/15/08 [Signature] _____ NPS
Date National Park Service Signature Telephone Number

**PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND
SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT**



U.S. Department of Housing and Urban Development

Philadelphia HUD Office
The Wanamaker Building
100 Penn Square East
Philadelphia, Pennsylvania 19107-3380

"Building Better Communities Through Partnerships".

Mr. Kurt Carr
Chief, Division of Archaeology and Protection
Bureau for Historic Preservation
Pennsylvania Historical and Museum Commission
Commonwealth Keystone Building, 2nd Floor
400 North Street
Harrisburg, PA 17120-0093

1 MAY 2003

Subject: Section 106 Historic Review For Fiscal Year 2003
Section 202/811 Capital Advance Funding Applications

Dear Mr. Carr:

The HUD Philadelphia Office will soon be conducting its Fiscal Year 2003 Section 202/811 Capital Advance Funding Application Workshop, in this Office for potential Sponsor/Applicants. The Section 202/811 Applications are due in this Office by close of business on June 13, 2003. The 1997 change that the Sponsor/Applicant submit with their application a letter from the State Historic Preservation Officer stating whether the proposed site(s) has historic significance has been retained. Enclosed are relevant sections of the Super Notice of Funding Availability (Super NOFA) for Sections 202 and 811.

For the Fiscal Years 1996 through 2002 Funding Cycles the Sponsor/Applicants were instructed to initiate Section 106 consultations with your office on behalf of HUD regarding their sites directly to you for review. The FY 2003 Notice of Fund Availability for the Sections 202/811 Programs contains the same instruction. Enclosed is a copy of the guidance material that we intend to provide to prospective project sponsors concerning documentation that they should include in their requests for review. The documentation that housing sponsors send to you should include the following:

- Cover letter describing the site or property in which they reference this letter to you.
- 35 mm photographs of the site with street scene of the surrounding area including north, south, east and west.
- Geological Survey map of the site.

Visit our web page at <http://www.hud.gov/local/philadelphia.html>

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**PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND
SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT**

- Map indicating the location of the site.

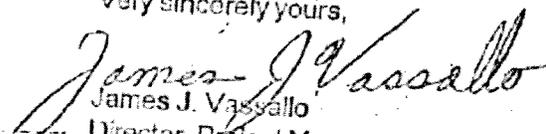
As we did for the FY 2002 funding cycle, we are requesting, but are not requiring potential sponsors to submit their preliminary conclusions concerning the "area of potential effect" on historic properties for their undertaking, the existence of properties listed on the National Register of Historic Places (Register)/Register eligible Properties, and the effect of the undertaking on those Properties (No Effect/No Adverse Effect/Adverse Effect).

As in FY 2002, for proposals being considered for funding under the above-cited two Programs we will consider consulting parties to be limited to HUD, the sponsor/applicant, your Office, and, in certain adverse effect situations, the Advisory Council on Historic Preservation, if the Council chooses to participate.

As concerns our plan for public involvement, due to the limited magnitude of undertakings supported via these two Programs and confidentiality concerns regarding, in particular, proposals under our Section 811 Program, we propose to limit public participation to the local unit of government within which each undertaking is located and its staff, local unit of government sponsored hearings/meetings, and, subject to the above-noted confidentiality concerns, local/County historic preservation groups. Sponsors/applicants will be requested to coordinate with the local/County historic preservation groups prior to initiating consultations with you on our behalf. This procedure was followed in FY 2002. As in the past, formal contact with local units of government will be made by HUD upon receipt of proposals from project sponsors.

If you have any questions regarding this matter please contact Dennis Scardilli, of my staff at (215) 656-0624 Ext. 3545. Thanking you in advance for your assistance in this matter I am

Very sincerely yours,



James J. Vassallo
Director, Project Management
Philadelphia Multifamily HUB

Enclosures

PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee <i>R. Batus</i></p> <p>B. Received by (Printed Name) <input checked="" type="checkbox"/> Restricted Delivery JUL 07 2008</p>
<p>1. Article Addressed to:</p> <p><i>Doug McLeaven Bureau of Historic Preservation Pennsylvania Historical & Museum Commission 400 North Street, 2nd Floor Harrisburg, PA 17120-0093</i></p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service)</p>	<p>91 7108 2133 3934 4683 6023</p>
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595 02-M-1540</p>	

**PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND
SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT**

EXHIBIT 4 - Need and Project Information

(d) Evidence of site control and permissive zoning.

(x) Willingness to seek a different site.

Enclosed.

**PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND
SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT**



**1260 Housing Development Corporation
COLUMBUS PROPERTY MANAGEMENT & DEVELOPMENT, INC.**

July 14, 2008

U.S. Department of Housing and Urban Development
Philadelphia HUB Office
The Wanamaker Building
100 Penn Square East
Philadelphia, PA 19107-3380

**RE: HUD SECTION 811 GRANT APPLICATION
TEMPLE SUPPORTIVE INDEPENDENT LIVING PROJECT**

Dear Sir or Madam:

Columbus Property Management and Development, Inc. (CPM) certifies that it that you is willing to seek a different site if the preferred site is not approvable and that site control will be obtained within six months of notification of fund reservation.

Sincerely,



Alfredo de la Pena
Executive Director

2042-48 Arch Street, 2nd floor, Philadelphia, PA 19103 - Phone: 215-557-8484 - Fax: 215-557-8447/215-557-8449
www.1260hdc.org - www.columbuspm.org



**PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND
SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT**

EXHIBIT 4 - Need and Project Information

(d) Evidence of site control and permissive zoning.

(xi) Exception to project size limits

NOT APPLICABLE

(e) Identification of a Site.

NOT APPLICABLE

PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT

EXHIBIT 5 – Supportive Services Plan

(a) Description of occupancy.

Temple SIL will provide safe, decent, affordable housing and access to comprehensive support services for 9 households containing persons with chronic mental illness. The Access to Alternative Services (AAS) Unit of the Department of Behavioral Health (DBH) will be directly involved in referring tenants to this project. The AAS unit currently serves as a “gatekeeper” for the majority of the housing placements funded or managed by DBH. Referrals are sent to the AAS unit from a variety of sources including case managers, social workers, and City-funded emergency shelter and transitional housing programs. The AAS unit reviews the referral application and makes a decision as to where the referral should be forwarded for placement. The AAS Unit has full knowledge of placement plans, bed availability for all of the residential providers in the City and refers consumers based upon their preferences and needs and the provider’s availability and ability to meet those needs.

(b) Request to restrict occupancy,

NOT APPLICABLE

(c) Supportive service needs of the persons that the housing is expected to serve.

The population to be served by this project will be households containing persons with serious mental illness who are able to live independently within the context of a service-enriched housing environment. While these people have a full array of services available to them, they are often unaware of these services or are unable to access them without assistance. In addition, these individuals often need services designed to help them adjust to independent living situations after extended periods of homelessness or living in more institutional housing. Although all consumers will require case management, supportive services, and life skills training designed to stabilize individuals within an independent living environment, the specific service needs of each individual will vary. Accordingly, the services available to residents will include a core program that will be augmented by specialized services to meet each consumer’s individual needs in a comprehensive manner. The range of services available will include, but not be limited to: Intake, Psychiatric Assessment and Evaluation, Service Management, Resource Coordination, Medication Management, Outpatient Mental Health Therapy, Life Skills Training, and Drug and Alcohol Outpatient Therapy.

Horizon House, Inc., the primary service provider for Temple SIL, has a long commitment to serving the needs of persons with serious mental illness. The agency will provide residents

PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT

of the project with access to the Supported Independent Living program (SIL), a comprehensive set of services that are offered by mental health agencies throughout the City. In addition to the core services offered through SIL, Horizon House has developed a network of specialized medical, mental health, social service, and educational and vocational training organizations to ensure that consumers receive all the services necessary to meet their individual needs. The provision of these services is coordinated and funded by DBH, which refers consumers to the primary provider and coordinates the interaction of the organizations within the system. Thus, residents of Temple SIL will have access to a citywide network of services that will ensure that their individual needs are met in a holistic and comprehensive manner. The specific services that will be offered are described below.

Case Management - Case management services will focus on helping the consumer to secure entitlements and receive coordinated services from community providers. Case Managers will help consumers to apply for SSI and other benefits that they can receive to ensure that they have some source of stable income. Case Managers will also work with each consumer to develop an individualized service plan that describes the activities and services needed by the consumer to achieve increasing independence. This planning process is driven by the consumer and his or her needs and focuses on helping the consumer to take control of the service process. Services appropriate to each consumer's needs, such as life skills training, drug and alcohol treatment, mental health counseling and vocational assistance, will then be arranged for or directly provided in a manner that avoids duplication or service overlap.

Life Skills Training - Services will focus on helping each consumer develop the full array of skills that are essential for successful independent community living by improving life skills in areas such as personal appearance, hygiene, shopping skills, meal preparation, housekeeping, and maintaining personal health and safety issues. This process will be consumer driven and training will focus on those areas of most concern to the consumer. Consumers will also be helped to improve "community living skills" by teaching them how to use community services such as public transportation, local shopping facilities, religious institutions, recreational facilities and educational resources. Finally, consumers will be helped to improve money management skills so that each can develop a realistic budget, manage their money responsibly, open bank accounts and pay bills on time.

Regular Supervision and Community Support - Case Managers will provide on-going support to consumers in their homes and other community settings. Services will focus on monitoring each consumer's living conditions and apparent health and providing case

PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT

management, counseling and advocacy services, as appropriate to consumer needs, to overcome identified problems and to help consumers negotiate systems with which they may be unfamiliar. Program staff will also work with key family members and other people in the community to reinforce and strengthen significant relationships that provide additional support to the consumer.

Crisis Intervention - Crisis intervention services will be provided at any time that consumer behavior threatens the stability of the community placement. Immediate interventions will be structured with the consumer to calm the immediate situation and attempts will be made to change or improve environmental factors that may have triggered or exacerbated the consumer's problematic behavior. Outreach will be conducted, on the consumer's behalf, to other service providers, family members and other key people in the community (as appropriate) to identify specific interactions that may be impeding the consumer's adjustment and then develop strategies to modify them.

Counseling, Mental Health, Alcohol and/or Drug Treatment Services - The service provider's experience indicates that a significant number of consumers may have a history of drug and/or alcohol abuse. Case Managers will be trained to engage consumers and provide basic counseling (group and individual) that focuses on sobriety and understanding the behaviors associated with substance abuse. Consumers needing more intensive drug and alcohol treatment services will be referred to Horizon House or other community service providers through Community Behavioral Health, the managed care entity in Philadelphia that coordinates referrals and payment for Medicaid eligible individuals. Consumers needing mental health treatment services will be referred to providers by Community Behavioral Health in the same manner.

Case Managers will provide supportive counseling services to help modify chronic behaviors that prevent each consumer from stabilizing in the community. A minimum of one face-to-face contact per week will be held with each consumer at the outset of services to monitor behavior and provide counseling. Supportive counseling may also be provided to family members and others in the community (as appropriate) who have a significant relationship with the consumer to help them to better understand the consumer's needs and behavior so that they can be more available as a stable part of his or her environment.

Medical and Psychiatric Services - Consumers will be linked to on-going psychiatric services through Community Behavioral Health for the periodic monitoring of psychotropic medication and other services. Case Managers will help each consumer to find a primary physician located within a reasonable distance of the consumer residence for the provision

PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT

of regular medical services. The Case Manager will ensure that an initial appointment for a physical examination is scheduled and kept and that medications are taken as directed. Emergency medical services will be provided through the Philadelphia hospital that is closest to the consumer's residence.

(d) List of community service providers, including letters of intent

As noted earlier, tenants of Temple SIL will be referred from the City's mental health housing continuum. To ensure the seamless delivery of services and to facilitate the transition to independent living, services will follow the tenant to Temple SIL from their previous living arrangement and will be delivered by the service provider with which the tenant has already established a relationship. Thus, services could be delivered by a variety of providers from within Philadelphia's network of mental health services. (Service providers from throughout the City have been consulted on and are in support of this project – please see Exhibit 3d.) However, Horizon House, Inc. will be the primary service provider for the project.

A letter of intent from Horizon House to provide supportive services is attached.

**PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND
SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT**

HORIZON HOUSE

204 Arch Street
Philadelphia, PA 19104-1121

215 986-8118
FAX: 215 986-1954

www.horizon.org

204 Arch Street, PH 2
Philadelphia, PA 19104

Attn: W. J. Dunbeck
Philadelphia, PA 19104

July 14, 2008

J. Alfredo de la Peña
Executive Director
Columbus Property Management & Development, Inc.
2042-48 Arch Street, 2nd Floor
Philadelphia, PA 19103

Re: **Temple Supported Independent Living
HUD Section 811 Grant Application**

Dear Mr. De la Peña:

Horizon House, Inc. is pleased to support Columbus Property Management and Development, Inc.'s (CPM) proposed Temple Supported Independent Living project. This project will greatly enhance the living environment for persons with serious mental illness.

As you know, Horizon House's mission is to help adults with psychiatric disabilities, mental retardation, substance abuse problems, and those who are homeless to live as productively and independently as possible in the community. We agree that there is still a vast need for affordable housing for people with special needs in the city of Philadelphia. We welcome all efforts, such as your proposed project to create housing for persons with serious mental illness that alleviate the shortage of housing for such individuals.

Please be aware that we will continue to provide services to our current clients who reside in CPM's current housing and for those that will reside in the Temple Supported Independent Living development.

We wish you the best in your efforts to obtain funding for this worthy project.

Sincerely,


David C. Dunbeck, MSW, LSW
Director of Homeless Services



Serving the community since 1952

PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT

EXHIBIT 5 – Supportive Services Plan

(e) Service provider's capability and experience in providing such supportive services

Horizon House, Inc. is a nonprofit bio-psychosocial rehabilitation agency that has provided innovative services to seriously disabled adults since 1952. Founded as a community support for people leaving psychiatric hospitals, the agency has grown over the years in both size and scope of services. Today, Horizon House provides community-based vocational, day, educational and a variety of residential services to over 3,000 people, including those who are homeless, with psychiatric disabilities, substance abuse addictions, or developmental disabilities. Many of those served are multiply disabled.

Horizon House is one of the Philadelphia region's largest and most comprehensive nonprofit human service organizations. Currently, the agency has an annual operating budget of approximately \$60 million and over 1,100 employees.

The agency's success in serving at-risk populations has prompted local governments and other service systems to regularly approach Horizon House to implement new programs for special needs populations. In the early 1980's, Horizon House emerged as a lead agency in the City's efforts to organize a service system for homeless individuals with behavioral health care needs. Under this initiative, Horizon House developed on-the-street outreach and engagement activities, case management, residential services, social rehabilitation and vocational services to address the multiple needs of this population.

In addition, Horizon House, through its specialized Homeless Services Division, has a long-established relationship with the City's Office of Supportive Housing (OSH) and currently works closely with OSH Intake and Case Management staff to receive and accept referrals. The Homeless Services Division also possesses the behavioral health, referral expertise, and resource knowledge necessary to access services from the Department of Behavioral Health (DBH), the Office of Addiction Services (OAS), and Community Behavioral Health (CBH). As outlined below, Horizon House coordinates an extensive array of supportive services to help homeless people achieve stability in their lives and move towards self-sufficiency, including: outreach/engagement, case management, day psychiatric programs, outpatient treatment, education, vocational, and residential services.

Outreach/Engagement Horizon House has provided outreach and engagement services to homeless persons with substance abuse and/or mental health needs who live on the streets in Center City and West Philadelphia since the 1980s. Outreach services are innovative and flexible enough to meet the needs of consumers and have become an essential component of the City's Emergency Services Plan.

PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT

Case Management Case management is at the center of Horizon House's service delivery system. A case manager assesses each consumer's strengths, preferences, and needs, and helps him/her to develop a goal and outcome-oriented service plan. Individuals are then linked to resources (both in and outside of Horizon House), including psychiatric, medical, housing, vocational, social, educational, and recreational services.

Formerly homeless individuals with behavioral health needs receive case management through the homeless services divisions' various direct services programs, as well as a new supported independent living component. Homeless adults with dual diagnoses are also served by Horizon House's Targeted Case Management Unit, that was developed with Philadelphia's Department of Behavioral Health (DBH) to provide a seamless system of care to individuals who present special challenges to treatment.

Psychiatric Day Programs/Outpatient Services Horizon House's Wellness Alliance Day Program is available to adults with behavioral health needs who require individualized treatment to avert admission to an inpatient psychiatric facility, follow-up treatment after an inpatient stay, or intensive interventions to improve their level of functioning. Participants also may receive outpatient services through the Behavioral Health Services division of Horizon House.

Educational and Vocational Programs Horizon House's education program offers a comprehensive, classroom-based service to agency consumers who need Adult Basic Education, GED certification, and college preparation instruction. Horizon House Employment Services offers individual evaluation and job training, placement, and follow-up services. Specialized employment training includes office support, environmental, and food services.

Residential Services Horizon House has over 40 years of experience in developing and operating specialized residential housing options to ensure that consumers are placed in the most appropriate settings. Community-based residential programs assist adults with mental health needs and/or substance abuse problems and individuals with developmental disabilities to acquire the skills they need to live as independently as possible. Horizon House's Homeless Services Division has thorough knowledge and skills in providing permanent and transitional housing and services to homeless individuals to promote self-sufficiency. Supports to Achieve Self-Sufficiency (SASS) provides transitional housing and supports to homeless adults with serious mental illness. In conjunction with permanent subsidized housing provided through Columbus Property Management, Horizon House also operates the Shelter Plus Care Program provides supportive services to individuals and

PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT

families with histories of substance abuse, the Promoting Readiness to Enable Parents to Achieve Residential Enrichment (PREPARE) transitional housing program for homeless families with behavioral health needs, and three Housing First programs for chronically homeless individuals with diagnoses of serious mental illness.

(f) Extent of state and/or local agency involvement in the project

As noted earlier, CPM is the designated housing provider for the City of Philadelphia Department of Behavioral Health (DBH). DBH, therefore, is integrally involved in all CPM projects that serve mental health consumers. In the case of Temple SIL, DBH will coordinate all referrals to the project and fund the provision of supportive services through existing contracts with the project's service providers. The estimated annual value of these services is \$13,000 per tenant or \$117,000 for the project as a whole.

Please see the attached letter from DBH describing the agency's involvement, its policy concerning housing for the seriously mentally ill, and indicating that Temple SIL is consistent with its plans and policies governing the development and operation of housing for such persons.



CITY OF PHILADELPHIA

Promoting Recovery, Resilience & Self Determination

Donald F. Schwarz, MD, MPH
Deputy Mayor, Health & Opportunity
Health Commissioner

Arthur C. Evans, Jr., Ph.D., Director
Department of Behavioral Health and
Mental Retardation Services
1101 Market Street, 7th Floor
Philadelphia, PA 19107-2907
Phone (215) 685 - 5400

July 7, 2008

Mr. J. Alfredo de la Pena
Executive Director
Columbus Property Management & Development, Inc.
2042-48 Arch Street, 2nd Floor
Philadelphia, PA 19103

**RE: HUD SECTION 811 PROGRAM APPLICATION:
TEMPLE SUPPORTED INDEPENDENT LIVING (TEMPLE SIL)**

Dear Mr. de la Pena:

This letter is in reference to Columbus Property Management & Development, Inc.'s (CPM) application to the Department of Housing & Urban Development for Section 811 Program funds. The Philadelphia Department of Behavioral Health (DBH) is excited to join in support of this application.

It is our understanding that based on current planning; this application will not require matching funds from DBH. Further, it is our expectation that existing programs funded by this office will supply supportive services necessary for program operation. Those services have an estimated annual value of approximately \$13,000 per participant in the residential supportive program. Data reporting requirements will be the responsibility of CPM.

There are currently insufficient permanent supported housing sources targeting men and women with behavioral health issues. The Philadelphia Department of Behavioral Health will be involved in making any and all referrals to these units and looks forward to having this resource available to provide permanent supported housing. Supportive services for residents of this project will be provided under the City of Philadelphia's Supported Independent Living Program.

DBH began the Supported Independent Living program in 1994 as a response to consumers' desire to receive supportive services in their own homes and DBH's belief that flexible, in-home support is an effective option for persons with behavioral health issues. It is a model that offers an alternative to multiple transitional housing episodes, and relief from the isolation and stress of unsupported living. Further, Supported Independent Living supports the dignity, privacy, and self-esteem that are derived from a "home of your own." DBH encourages the development of this project as an important part of its Supported Independent Living program.

Office of Mental Health (OMH) 1101 Market St., 7th Fl., Phila., PA 19107 (215) 685-5400
Office of Addiction Services (OAS) 1101 Market St., 8th Fl., Phila., PA 19107 (215) 685-5403
Community Behavioral Health (CBH) 801 Market St., 7th Fl., Phila., PA 19107 (215) 413-3100
Mental Retardation Services (MRS) 701 Market St., Suite 5200, Phila., PA 19106 (215) 685-5900

The Temple SIL project will support persons with behavioral health issues who are either graduating from transitional housing or are in need of affordable permanent housing. While an exact estimate of the size of this population does not exist, some good estimates are available. Currently, there are over 500 persons with behavioral health issues in supported permanent housing, and there is an ongoing need for the development of over 120 additional permanent housing slots per year for persons with mental illness. We wish you much success with this important project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael J. Covone', written in a cursive style.

Michael J. Covone
Deputy Director

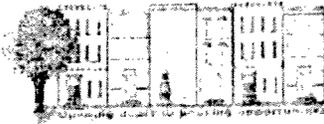
**PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND
SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT**

EXHIBIT 5 – Supportive Services Plan

(g) Letter regarding the provision of supportive services

Enclosed

PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT



**1260 Housing Development Corporation
COLUMBUS PROPERTY MANAGEMENT & DEVELOPMENT, INC.**

July 3, 2008

U.S. Department of Housing and Urban Development
Philadelphia HUB Office
The Wanamaker Building
100 Penn Square East
Philadelphia, PA 19107-3380

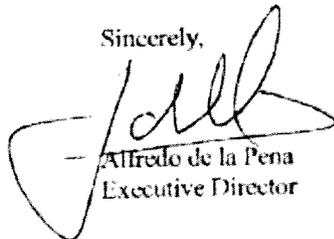
**RE: HUD SECTION 811 GRANT APPLICATION
TEMPLE SUPPORTIVE INDEPENDENT LIVING PROJECT**

Dear Sir or Madam:

Columbus Property Management and Development, Inc. (CPM) will assist the City of Philadelphia Office of Behavioral Health (OBH) in the coordination of SIL services (as described in Attachment A) to residents in the above-referenced project. CPM staff maintains regular contact with residents, and often is the first link to participants' supportive service providers. CPM also provides each participant with assistance throughout the leasing process, and with budgeting for payment of rent and utilities in addition to the upkeep of their apartment units. CPM staff works closely with OBH regarding participants, especially in times of crisis for the participant and in helping to connect participants not using services.

All services made available to participants will be based on their individual needs. CPM commits to assist in the coordination of available services for the life of the project.

Sincerely,



Alfredo de la Pena
Executive Director



PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT

EXHIBIT 5 – Supportive Services Plan

(h) How residents will be afforded opportunities for employment.

Residents of Temple SIL will have access to a comprehensive array of job training, placement, and supported employment services through Horizon Employment Services, which is easily accessible by public transportation. Specific programs available include:

Career Planning Services

The Career Planning Services program assists consumers with a primary mental health diagnosis to choose a career path through evaluation, job training, and placement. It also provides follow-up support services after employment is obtained. This program, which lasts from three to six months, is suitable for individuals who want to work a minimum of 20 hours per week in a competitive work setting. Key aspects of the program include:

- Evaluation – Designed to match each individual's interests and skills with training options
- Educational services – Help trainees improve reading and writing skills in their chosen training area.
- Placement – Successful trainees are matched to jobs according to their individual skills and preferences.
- Follow-up support services.
- Paid stipend during training in a variety of entry-level jobs:
 - **Clerical/Receptionist**
Includes computer training, basic math and English, office management, and mailroom operations. Trainees who meet skill requirements are awarded an Office Proficiency Assessment and Certification.
 - **Mail Clerk**
Includes sorting, metering and delivering mail, and using a computer to track special mail.
 - **Supply Clerk**
Includes receiving shipments, stocking inventory, customer service, and using a computer to track supplies.
 - **Custodial**
Includes basic office and restroom cleaning, floor and carpet care, and instruction in operating state-of-the-art equipment.

PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT

- **Food Services**

Includes all aspects of restaurant work, from food preparation, presentation and serving; clean up and dishwashing; table setting and bussing; to operation of kitchen equipment.

Trainees who meet the skill requirements for the mail clerk supply clerk, custodial, and food services jobs receive a Certificate of Completion.

Supported Employment Services

Supported Employment Services match consumers who want to work in the community to jobs suited to their abilities and preferences. Participants have a job coach, who works closely with the individual and the employer to tailor on-the-job training and supports. Key aspects of the program include:

- Participants are matched to jobs according to their individual skills and preferences.
- Ongoing support to both the consumer and the employer to ensure success.

When appropriate, consumers will also be referred to mainstream programs that provide employment-related services to low-income people. Case Managers will work with consumers and employment service providers to help them develop the skills needed to secure and retain employment. For example, Case Managers will work with consumers to help them arrive at training programs or job sites on time and will provide job coaching services to employed consumers to help them focus on enhancing their skills and improving job performance.

**PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND
SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT**

EXHIBIT 5 – Supportive Services Plan

(i) An indication as to whether the project will include a unit for a resident manager.

The project will not include a unit for a resident manager.

(j) A statement that you will not condition admission or occupancy on the resident's acceptance of any supportive services.

Enclosed

**PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND
SUITABILITY OF SITE, ADEQUACY OF SERVICES AND PROJECT**



**1260 Housing Development Corporation
COLUMBUS PROPERTY MANAGEMENT & DEVELOPMENT, INC.**

July 3, 2008

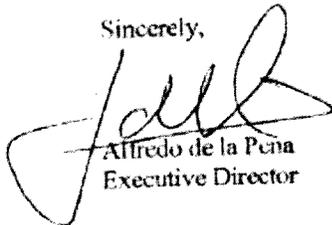
U.S. Department of Housing and Urban Development
Philadelphia HUB Office
The Wanamaker Building
100 Penn Square East
Philadelphia, PA 19107-3380

**RE: HUD SECTION 811 GRANT APPLICATION
TEMPLE SUPPORTIVE INDEPENDENT LIVING PROJECT**

Dear Sir or Madam:

Columbus Property Management and Development, Inc. (CPM) certifies that occupancy in Temple Supported Independent Living will not be conditioned on the residents' acceptance of any supportive services.

Sincerely,



Alfredo de la Pena
Executive Director

1260 Housing Development Corporation, 1260 Locust Street, Philadelphia, PA 19103 Telephone: 215-557-2434 Fax: 215-557-8443/215-557-3419
www.columbuspm.com www.columbuspm.org



PART IV - GENERAL APPLICATION REQUIREMENTS, CERTIFICATIONS AND RESOLUTIONS

EXHIBIT 6: Other Applications

(a) Applications being submitted in response to the FY2008 Section 202 or Section 811 NOFA.

Project	HUD Office	Location	Units requested
Temple SIL (811)	Philadelphia	Philadelphia, PA	9
Chandler SIL (811)	Philadelphia	Philadelphia, PA	6
Mitchell SSH (202)	Philadelphia	Philadelphia, PA	45

(b) Previous Section 811 capital advance projects:

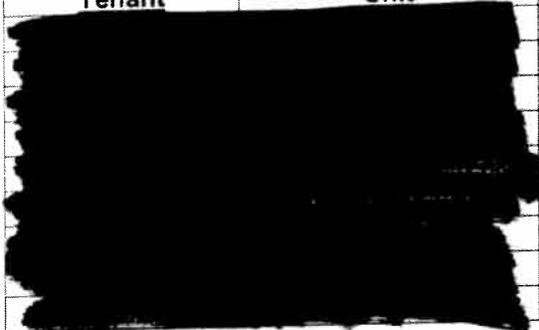
Year	Project Name:	Project Numbers:	HUD Office/ Location:	Date of Initial Closing	Older than 24 months at closing or now (Y/N)
2001	Keystone SIL	034-HD065- CMI/PA26-Q011-002	Philadelphia/ Philadelphia, PA	April 2003	No
2001	Walnut SIL	034-HD066- CMI/PA26-Q011-003	Philadelphia/ Philadelphia, PA	June 2003	No
2002	Castor SIL	034-HD071- CMI/PA26-Q021-002	Philadelphia/ Philadelphia, PA	September 2003	No
2002	Center-South SIL	034-HD073- CMI/PA26-Q021-004	Philadelphia/ Philadelphia, PA	September 2003	No
2003	Bustleton SIL	034-HD076/CMI-PA 26-Q031-003	Philadelphia/ Philadelphia, PA	October 2004	No
2003	Crease-Dyre SIL	034-HD077/CMI-PA 26-Q031-004	Philadelphia/ Philadelphia, PA	October 2004	No
2004	Mantua SIL	034-HD078- CMI/PA26-Q041-001	Philadelphia/ Philadelphia, PA	May 2006	No
2005	Melon SIL	034-HD084- PMI/PA26-Q051-001	Philadelphia/ Philadelphia, PA	November 2006	No

PART IV - GENERAL APPLICATION REQUIREMENTS, CERTIFICATIONS AND RESOLUTIONS

EXHIBIT 7: Statement that identifies:

(a) Persons occupying the property

A listing of the tenants occupying the property follows:

Tenant	Unit	Race	Tenure
		Black	Tenant
		Black	Tenant
		Black	Tenant
		White	Tenant
		N/A	N/A
		Black	Tenant
		N/A	N/A
		Black	Tenant
		Black	Tenant
		Black	Tenant

(b) Estimated cost of relocation payments and other services.

There will be no permanent, involuntary, off-site relocation of existing residents. As noted previously, Temple SIL is being undertaken as part of the larger Temple I North 16th Street project. All current occupants of the units that will be rehabilitated as part of Temple SIL will be relocated into other units within the Temple I North 16th project. All residents will be reimbursed for reasonable out-of-pocket expenses incurred in connection with the move to another apartment. Residents will have the option of choosing:

1. To move themselves and receive a fixed moving payment of \$700; OR
2. To be moved by a moving company secured by the Owner and to be reimbursed for actual, pre-approved, documented, out-of-pocket expenses such as disconnecting/reconnecting fees for phone service, cable and other utilities.

In addition, as all of the units in the Temple North 16th Street are supported by project-based Section 8 certificates, there will be no rent increase for current tenants.

The estimated cost to move the existing tenants within the development is \$4,900. CPM estimates an additional \$500 in administrative and oversight costs for a total of \$5,400. CPM commits to fund the costs of relocation associated with Temple SIL.

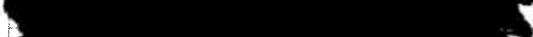
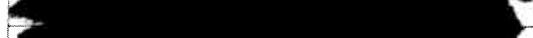
(c) Staff that will carry out the relocation activities.

The Director of Property Management, the Property Manager for the project, and the Director of Compliance will carry out the relocation activities.

PART IV - GENERAL APPLICATION REQUIREMENTS, CERTIFICATIONS AND RESOLUTIONS

(d) Persons who were required to move from the site within the past 12 months.

The following persons moved from the property within the last 12 months. As indicated, only one person was required to leave and that tenant was evicted for non-payment of rent.

Name	Unit	Move Out Date	Reason For Move
		9/30/2007	Lease expired - tenant chose to move
		5/5/2008	Lease expired - tenant chose to move
		8/31/2007	Lease expired - tenant chose to move
		6/11/2008	Evicted-nonpayment of rent

Copies of the notification letters sent to current occupants are attached.

PART IV - GENERAL APPLICATION REQUIREMENTS, CERTIFICATIONS AND RESOLUTIONS



1260 Housing Development Corporation
COLUMBUS PROPERTY MANAGEMENT & DEVELOPMENT, INC.

July 14, 2008

[REDACTED]
Philadelphia, PA 19121

Dear [REDACTED]

On July 16, 2008 Columbus Property Management & Development, Inc. (CPM) will submit an application to the U.S. Department of Housing & Urban Development for financial assistance to rehabilitate the building in which you occupy at [REDACTED] Philadelphia, PA 19121.

This notice is to inform you that, if the assistance is provided and the building is rehabilitated, you will have to be permanently displaced from the building. As the funding assistance has not yet been provided, CPM urges that you do not move anywhere at this time. Should you elect to move for reasons of your own, you will not be provided relocation assistance.

Application announcements are expected in November, 2008. If the application is approved and assistance is provided for the rehabilitation, you will be required to move to another apartment within the Temple project. Suitable housing will be made available to you within the Temple project land you will be reimbursed for all reasonable extra expense, including all moving costs.

If the project is approved, we will make every effort to accommodate your needs. You will be protected by the Uniform Relocation Assistance Act of 1970, as amended.

This letter is important and should be retained. You will be contacted as soon as notice of application approval is received by this company. In the meantime, if you have any questions about our plans, please contact your property manager at (215) 557-8484.

Sincerely,

J. Alfredo de la Pena

J. Alfredo de la Pena

1042-48 Arch Street, 2nd floor, Philadelphia, PA 19103 - Phone: 215-557-8484 - Fax: 215-557-8447/215-557-8449
www.1260hdc.org - www.columbuspmi.org



PART IV - GENERAL APPLICATION REQUIREMENTS, CERTIFICATIONS AND RESOLUTIONS



1260 Housing Development Corporation
COLUMBUS PROPERTY MANAGEMENT & DEVELOPMENT, INC.

July 14, 2008



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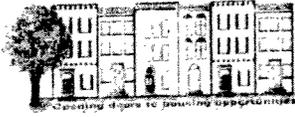
J. Alfredo de la Pena

J. Alfredo de la Pena

2042 48 Arch Street, 2nd floor, Philadelphia, PA 19103 Phone: 215-557-8484 Fax: 215-557-8447/215-557-8449
www.1260hdc.org - www.columbuspm.org



PART IV - GENERAL APPLICATION REQUIREMENTS, CERTIFICATIONS AND RESOLUTIONS



1260 Housing Development Corporation
COLUMBUS PROPERTY MANAGEMENT & DEVELOPMENT, INC.

July 14, 2008

[REDACTED]
Philadelphia, PA 19121

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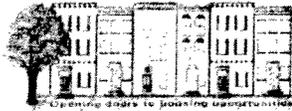
J. Alfredo de la Pena

J. Alfredo de la Pena

1042-48 Arch Street, 2nd floor, Philadelphia, PA 19103 - Phone: 215-557-8484 - Fax: 215-557-8447/215-557-8449
www.1260hdc.org - www.columbusprn.org



PART IV - GENERAL APPLICATION REQUIREMENTS, CERTIFICATIONS AND RESOLUTIONS



**1260 Housing Development Corporation
COLUMBUS PROPERTY MANAGEMENT & DEVELOPMENT, INC.**

July 14, 2008

[REDACTED]
Philadelphia, PA 19121

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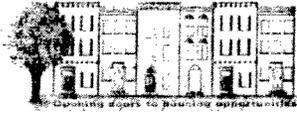
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1042 48 Arch Street, 2nd floor, Philadelphia, PA 19103 - Phone: 215-557-8484 - Fax: 215-557-8447/215-557-8449
www.1260hdc.org - www.columbuspm.org



PART IV - GENERAL APPLICATION REQUIREMENTS, CERTIFICATIONS AND RESOLUTIONS



1260 Housing Development Corporation
COLUMBUS PROPERTY MANAGEMENT & DEVELOPMENT, INC.

July 14, 2008

[REDACTED]
Philadelphia, PA 19121

Dear Ms. Butler,

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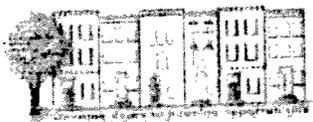
J. Alfredo de la Pena

J. Alfredo de la Pena

2042-48 Arch Street, 2nd floor, Philadelphia, PA 19103 - Phone: 215-557-8484 - Fax: 215-557-8447/215-557-8449
www.1260hdc.org - www.columbuspm.org



PART IV - GENERAL APPLICATION REQUIREMENTS, CERTIFICATIONS AND RESOLUTIONS



**1260 Housing Development Corporation
COLUMBUS PROPERTY MANAGEMENT & DEVELOPMENT, INC.**

July 14, 2008

[REDACTED]
Philadelphia, PA 19121

Dear Ms. Stewart,

On July 16, 2008 Columbus Property Management & Development, Inc. (CPM) will submit an application to the U.S. Department of Housing & Urban Development for financial assistance to rehabilitate the building in which you occupy at [REDACTED] Philadelphia, PA 19121.

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If the project is approved, we will make every effort to accommodate your needs. You will be protected by the Uniform Relocation Assistance Act of 1970, as amended.

This letter is important and should be retained. You will be contacted as soon as notice of application approval is received by this company. In the meantime, if you have any questions about our plans, please contact your property manager at (215) 567-8484.

Sincerely,

J. Alfredo de la Pena

J. Alfredo de la Pena

1260 N. 11th Street, 1st floor, Philadelphia, PA 19103 Phone: 215 567 8484 Fax: 215 567 8442 TDD: 215 567 8449
www.columbus.org www.templeproject.org



PART IV - GENERAL APPLICATION REQUIREMENTS, CERTIFICATIONS AND RESOLUTIONS



**1260 Housing Development Corporation
COLUMBUS PROPERTY MANAGEMENT & DEVELOPMENT, INC.**

July 14, 2008

[REDACTED]
Philadelphia, PA 19121

Dear Ms. Smith,

On July 16, 2008 Columbus Property Management & Development, Inc. (CPM) will submit an application to the U.S. Department of Housing & Urban Development for financial assistance to rehabilitate the building in which you occupy at [REDACTED] Philadelphia, PA 19121.

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Sincerely,

J. Alfredo de la Pena

J. Alfredo de la Pena

1260 Housing Development Corporation
1260 Housing Development Corporation, 1260 Locust Street, Philadelphia, PA 19103
Phone: (215) 557-8484 Fax: (215) 557-8449
www.CPMMD.org www.templeproject.org





ENVIRONMENTAL MANAGEMENT GROUP, INC.

5066R West Chester Pike
P.O. Box 129
Edgemont, PA 19028
Telephone: 610-359-1730
FAX: 610-359-1734

August 1, 2007

Mr. David Hahn
1260 Housing Development Corp.
2042-48 Arch Street
Philadelphia, Pa. 19103

RE: Asbestos sampling of the 1700 Block of North 16th Street, Phila , Pa 19121

Dear Mr Hahn,

Environmental Management Group, Inc. (EMG), represented by Timothy C. Van Amburgh and the undersigned, conducted representative inspection and sampling relative to interior asbestos-containing building materials (ACM) at the subject site on July 16, 2007. The subject is comprised of the following twenty-two residential buildings:

1703, 1704, 1707, 1709, 1710, 1711, 1713, 1714, 1715, 1717, 1719, 1727, 1728, 1729, 1730, 1731, 1733, 1737, 1739, 1741, and 1743.

In the latter 1980's, the properties were condemned for urban renewal by the Redevelopment Authority of the City of Philadelphia, and select demolition, stabilization, and gut renovation of the properties were completed in 1991. The subject's visible interior building materials of sheetrock/joint compound and vinyl-floor materials are not suspect ACM due to their post-1980 installation. 1260 Housing Development Corp, however, requested confirmatory sampling of the visible interior materials as well as sampling of underlying older building materials, if any.

EMG collected fifty-seven samples from eighteen buildings of sheetrock/joint compound and vinyl-floor materials. All samples were delivered by courier to a NVLAP-accredited laboratory for analysis of asbestos content by method of Polarized Light Microscopy (PLM). A material is considered ACM if its asbestos content exceeds 1% by weight.

Laboratory analysis revealed **no asbestos** in any of the samples, and EMG did not observe suspect pre-1980 building materials underlying the sampled materials.

Please see the table below and attached twenty-five laboratory analytical sheets for all sample locations and materials:



City of Philadelphia - Department of Public Health
 Public Health Services - Air Management Services
 Asbestos Control Unit - 321 University Av., 19104

Office Use Only

Date Received L&I:

Date Received AMS:

Date Inspected:

Inspector #

Asbestos Inspection Report

Name of Building: National Temple Residential buildings

Address: 1700 block of N 16th Street: Phone #
 1703, 04, 07, 09, 10, 11, 13, 14, 15, 17, 19, 27,
 28, 29, 30, 31, 33, 35, 37, 39, 41, & 43

Name of Building Owner: 1260 Housing Development Corp

Address: 2042-48 Arch Street Phone # 215 -
 Philadelphia, Pa 19103 Phone #557-8484

Name of Licensed Investigator: Ronald V Spencer

License # 0474

Phone # 610-359
1730

Name of Certified Lab: Kevco Analytical Services

License #212

Phone #724-586
6343

Scope of Work: (include all locations) All interior in 22 subject residential buildings

Could not complete the inspection because the building or a portion of has been declared imminently dangerous (ID) and in danger of collapse
INVESTIGATOR MUST BE ON SITE DURING DEMOLITION!

Is Asbestos Containing Material Present? Yes (List Below) XXXX No

List Asbestos Containing Material (ACM) located in the planned renovation/demolition area(s). Damaged ACM must be listed and then repaired or removed prior to renovation You (Investigator) must label all ACM that may be left in the work area Page 1 of

Location	Description	Type (Code 1)	Amount		Condition (Code 2)	Action (Code 3)
			Square	Linear		

Code 1
 FRI - Friable
 NF1 - Non-Friable, Cat 1
 NF2 - Non-Friable, Cat. 2

Code 2
 DD - Deteriorated or
 Delaminated
 ND - Non-Damaged

Code 3
 REM - Removal necessary prior to Demo/Reno
 NRN - No removal necessary, label ACM
 REP - Repair & Label ACM, removal not necessary

I hereby certify that the foregoing statements are true and the information contained in this report is true This certification is made subject to the penalties set forth in 18 PA C S S4904 relating to unsworn falsification to authorities Furthermore I certify that the inspection, sampling, and labeling requirements of section X of the Asbestos Control Regulation (ACR) have been met The building owner has been notified of the ACR requirements and given a copy of this report If the inspection has revealed ACM which will be disturbed by the proposed work or if it has revealed ACM in bad condition, the building owner has been notified to remove or repair the ACM in accordance with the ACR prior to renovation or demolition activity

Signature of Licensed Asbestos Investigator: *Ronald V Spencer* Date: *8/1/17* Signature of Building Owner: *(Signature)* Date:

<u>Sample #/Material/Location</u>	<u>% Asbestos</u>
1743A N. 16th Street	
47 – 12"X 12" kitchen floor tile	0
48- First-floor sheetrock	0
49 – Second-floor sheetrock	0
1739A N 16th Street	
50 – 12"X 12" kitchen floor tile	0
51 – First-floor sheetrock	0
52 – Second-floor sheetrock	0
1741A N 16th Street	
53 – NOT SUBMITTED	0
54 – 12"x 12" kitchen floor tile	0
55 – First-floor sheetrock	0
56 – Second-floor sheetrock	0
1737A N 16th Street	
57 – 12"X 12" kitchen floor tile	0
58 – First-floor sheetrock	0
59 – Second-floor sheetrock	0
1735A N 16th Street	
60 – 12"X 12" vinyl-floor tile	0
61 – First-floor sheetrock	0
62 – Second-floor sheetrock	0
1733A N 16th Street	
63 – 12"X 12" kitchen floor tile	0
64 – First-floor sheetrock	0
65 – Second-floor sheetrock	0
1731A N 16th Street	
66 – 12"X 12" vinyl-floor tile	0
67 – First-floor sheetrock	0
68 – Second-floor sheetrock	0

<u>Sample #/Material/Location</u>	<u>% Asbestos</u>
1729A N. 16th Street	
69 – 12”X 12” kitchen floor tile	0
70 – First-floor sheetrock	0
71 – Second-floor sheetrock	0
1727A N. 16th Street	
72 – 12”X 12” kitchen floor tile	0
73 – First-floor sheetrock	0
74 – Second-floor sheetrock	0
1717A N. 16th Street	
75 – 12”X 12” kitchen floor tile	0
76 – First-floor sheetrock	0
77 – Second-floor sheetrock	0
1715A N. 16th Street	
78 – 12”X 12” kitchen floor tile	0
79 – First-floor sheetrock	0
80 – Second-floor sheetrock	0
1713A N. 16th Street	
81 – 12”X 12” kitchen floor tile	0
82 – First-floor sheetrock	0
83 – Second-floor sheetrock	0
1709A N. 16th Street	
84 – 12”X 12” kitchen floor tile	0
85 – First-floor sheetrock	0
86 – Second-floor sheetrock	0
1707A N. 16th Street	
87 – 12”X 12” kitchen floor tile	0
88 – First-floor sheetrock	0
89 – Second-floor sheetrock	0

1703 N 16th Street

90 - 12"X 12" kitchen floor tile	0
91 - First-floor sheetrock	0
92 - Second-floor sheetrock	0

1704 N 16th Street

93 - 12"X 12' kitchen floor tile	0
94 - First floor floor tile	0
95 - First-floor sheetrock	0
96 - Second-floor sheetrock	0
97 - Building entry floor tile	0

1710 N. 16th Street

98 - 12"X 12" kitchen floor tile	0
99 - First-floor sheetrock	0
100 - Second-floor sheetrock	0

1714A N. 16th Street

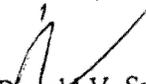
101 - 12"X 12" kitchen floor tile	0
102 - Floor material under #101	0
103 - First-floor sheetrock	0
104 - Second-floor sheetrock	0

- Conclusion

Based on the above, EMG concludes that the subject interior building materials do not contain ACM.

EMG appreciates the opportunity to assist you in this matter

Sincerely,


Ronald V. Spencer, J.D.
President

Kevco

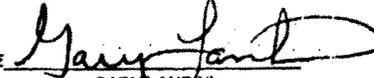
LABORATORY & CONSULTING SERVICES

BULK ASBESTOS SAMPLE ANALYSIS REPORT

REPORT DATE 7/23/2007

TEST METHOD: 40 CFR CH. I (1-1-87 EDITION) PT 783
SUBPT F APP. A PAGES 293-299

REPORT TO: EMG
P.O. BOX 129
5066R WEST CHESTER PIKE
EDGEMONT, PA 19028

ANALYST SIGNATURE 
GARY LANDINI

ATTENTION: RON SPENCER

KEVCO JOB NUMBER:	21238		
DATE RECEIVED:	7/18/2007		
DATE ANALYZED:	7/19/2007		
CLIENT SAMPLE ID:	47		
PROJECT ID:	1743A N 16TH ST/1260 HOUSING		
SAMPLE LOCATION:	12 X 12 KITCHEN FLOOR TILE		
IS THE SAMPLE HOMOGENOUS?	NO		
DOES IT CONTAIN LAYERS?	YES		
IS THE SAMPLE FIBROUS?	NO		
SAMPLE COLOR	LT GRAY/TAN		
SAMPLE CONTAIN ASBESTOS FIBERS?	NO		
ASBESTOS TYPE AND PERCENT:	NONE DETECTED		
TOTAL PERCENT ASBESTOS:			
FIBROUS MATERIALS AND PERCENT:	CELLULOSE <1%		
NONFIBROUS CONSITUENTS:	MATRIX		
DEVIATION FROM TEST METHOD:	*1		

THIS REPORT RELATES ONLY TO THE ITEMS TESTED AND MUST NOT BE REPRODUCED EXCEPT WITH THE APPROVAL OF THE LABORATORY.

ALL SAMPLES WILL BE DISPOSED OF 90 DAYS FOLLOWING SAMPLE RECEIPT UNLESS OTHERWISE INSTRUCTED BY THE CLIENT UNDER CURRENT EPA REGULATIONS. AN "ASBESTOS-CONTAINING MATERIAL" CONTAINS MORE THAN ONE PERCENT ASBESTOS UNLESS OTHERWISE STATED. TEST METHOD DOES NOT UTILIZE POINT COUNTING. QUANTITATION OF COMPONENTS BY VISUAL ESTIMATION DURING MACROSCOPIC AND/OR PLM EXAMINATIONS.

UNDER CURRENT NESHAP REGULATIONS, 40 CFR PART 61 ASBESTOS CONTENT IN IN SAMPLES WITH LESS THAN 10 PERCENT ASBESTOS MUST BE REVERIFIED BY PLM POINT COUNTING

THIS TEST REPORT MUST NOT BE USED BY THE CLIENT TO CLAIM PRODUCT ENDORSEMENT BY NVLAP OR ANY AGENCY OF THE U.S. GOVERNMENT

Kevco

LABORATORY & CONSULTING SERVICES

BULK ASBESTOS SAMPLE ANALYSIS REPORT

REPORT DATE: 7/20/2007

TEST METHOD: 40 CFR CH. I (1-1-87 EDITION) PT 763
SUBPT F APP A PAGES 293-299

REPORT TO: EMG
P.O BOX 129
5066R WEST CHESTER PIKE
EDGE MONT PA 19028
ATTENTION: RON SPENCER

ANALYST SIGNATURE



GARY LANDINI

KEVCO JOB NUMBER:	21236	21236	21236
DATE RECEIVED:	7/19/2007	7/18/2007	7/18/2007
DATE ANALYZED:	7/19/2007	7/19/2007	7/19/2007
CLIENT SAMPLE ID:	47A	48	49
PROJECT ID:	1743A NORTH 16TH STREET 1260 HOUSING	1743A NORTH 16TH STREET 1260 HOUSING	1743A NORTH 16TH STREET 1260 HOUSING
SAMPLE LOCATION:	GLUE WITH SAMPLE 47	FIRST FLOOR SHEETROCK	SECOND FLOOR SHEETROCK
IS THE SAMPLE HOMOGENOUS?	YES	NO	NO
DOES IT CONTAIN LAYERS?	NO	YES	YES
IS THE SAMPLE FIBROUS?	NO	NO	NO
SAMPLE COLOR	TAN	WHITE/TAN/GRAY	WHITE/TAN/GRAY
SAMPLE CONTAIN ASBESTOS FIBERS?	NO	NO	NO
ASBESTOS TYPE AND PERCENT:			
TOTAL PERCENT ASBESTOS:	NONE DETECTED	NONE DETECTED	NONE DETECTED
FIBROUS MATERIALS AND PERCENT:	CELLULOSE 2% SYNTHETIC <1%	CELLULOSE 33% SYNTHETIC <1%	CELLULOSE 43% FIBROUS GLASS <1%
NONFIBROUS CONSITUENTS:	MATRIX	BINDER/FILLER	BINDER/FILLER
DEVIATION FROM TEST METHOD:	*1		

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ALL SAMPLES WILL BE DISPOSED OF 90 DAYS FOLLOWING SAMPLE RECEIPT UNLESS OTHERWISE INSTRUCTED BY THE CLIENT UNDER CURRENT EPA REGULATIONS, AN "ASBESTOS-CONTAINING MATERIAL" CONTAINS MORE THAN ONE PERCENT ASBESTOS UNLESS OTHERWISE STATED. TEST METHOD DOES NOT UTILIZE POINT COUNTING. QUANTITATION OF COMPONENTS BY VISUAL ESTIMATION DURING MACROSCOPIC AND/OR PLM EXAMINATIONS.

UNDER CURRENT NESHAP REGULATIONS, 40 CFR PART 61, ASBESTOS CONTENT IN IN SAMPLES WITH LESS THAN 10 PERCENT ASBESTOS MUST BE REVERIFIED BY PLM POINT COUNTING.

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*1 MATRIX OF SAMPLE DISSOLVED IN TETRAHYDROFURAN, HEATED, EVAPORATED, THEN ANALYSIS CONTINUES ACCORDING TO TEST METHOD