

**Choice Neighborhood  
Planning Grant Application FY 2012**

**For**

**Sharswood / Brewerytown Neighborhood**

**Submitted by  
Philadelphia Housing Authority**

**To**

**U.S. Department of Housing  
and Urban Development**

**May 1, 2012**

The public reporting burden for this collection of information for the Choice Neighborhoods Program is estimated to average fifteen minutes, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information and preparing the application package for submission to HUD.

Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, Paperwork Reduction Project, to the Office of Information Technology, US. Department of Housing and Urban Development, Washington, DC 20410-3600. When providing comments, please refer to OMB Approval No. 2577-0269. HUD may not conduct and sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid control number.

The information submitted in response to the Notice of Funding Availability for the Choice Neighborhoods Program is subject to the disclosure requirements of the Department of Housing and Urban Development Reform Act of 1989 (Public Law 101-235, approved December 15, 1989, 42 U.S.C. 3545).

**CHOICE NEIGHBORHOODS PLANNING GRANT  
APPLICATION CHECKLIST/TABLE OF CONTENTS**

**NARRATIVE EXHIBITS**

**Page Number**

**Exhibit A: SUMMARY INFORMATION**

A Executive Summary \_\_\_\_\_1\_\_\_\_\_

**Exhibit B: THRESHOLD REQUIREMENTS**

B Threshold Narrative (if any) \_\_\_\_\_4\_\_\_\_\_

**Exhibit C: CAPACITY**

C Capacity Narrative Response \_\_\_\_\_5\_\_\_\_\_

**Exhibit D: NEED**

D Need- Severe Physical Distress of the PH and/or Assisted Housing \_\_\_\_\_8\_\_\_\_\_

**Exhibit E: PLAN**

E.1 Plan – Planning Activities \_\_\_\_\_10\_\_\_\_\_

E.2 Plan – Neighborhood Assets and Needs Assessments \_\_\_\_\_11\_\_\_\_\_

E.3 Plan – Policy Priority – Educational Opportunities Planning \_\_\_\_\_14\_\_\_\_\_

E.4 Plan – Policy Priority – Capacity Building and Knowledge Sharing \_\_\_\_\_16\_\_\_\_\_

E.5 Plan – Planning Implementation Schedule \_\_\_\_\_17\_\_\_\_\_

E.6 Plan – Budget \_\_\_\_\_17\_\_\_\_\_

E.7 Plan – Consistency with Other Planning Documents \_\_\_\_\_17\_\_\_\_\_

**Exhibit F: LIKELIHOOD OF IMPLEMENTATION**

F Likelihood of Implementation Narrative Response \_\_\_\_\_18\_\_\_\_\_

**ATTACHMENTS**

1. Key Eligibility Data Form (HUD-53152) \_\_\_\_\_20\_\_\_\_\_

2. Eligible Applicants Documentation \_\_\_\_\_22\_\_\_\_\_

3. Documentation for Planning Coordinator (if applicable) \_\_\_\_\_23\_\_\_\_\_

4. Eligible Target Housing Doc. –Severe Distress of Targeted Project Cert. (HUD-53232) \_\_\_\_\_35\_\_\_\_\_

5. Eligible Neighborhoods Documentation –Eligible Neighborhoods Data	_____ 38 _____
6. Eligible Neighborhoods Documentation – Substandard Housing Documentation	_____ 42 _____
7. Eligible Neighborhoods Documentation- Inadequate School Doc. (HUD-53153)	_____ 46 _____
8. Resident Involvement Certification (HUD-53151)	_____ 47 _____
9. Need – Rehabilitation Cost Estimate from PNA (if applicable)	_____ N/A _____
10. – Structural Deficiencies Documentation	_____ 48 _____
11. Need – Design Deficiencies Documentation	_____ 49 _____
12. Need – Part I Violent Crimes Documentation	_____ 50 _____
13. Planning Schedule	_____ 51 _____
14. Budget	_____ 52 _____
15. Documentation to Support Consistency with Other Planning Efforts	_____ 56 _____
16. Leverage Documentation (HUD-53154)	_____ 61 _____
17. City and Neighborhood Maps	_____ 72 _____
18. Current Site Plan	_____ 73 _____
19. Category Preferences Documentation	_____ N/A _____
20. RC/EZ/EC-II Certification, if applicable (HUD-2990)	_____ 75 _____
21. Preferred Sustainable Status Certification, if applicable (HUD-2995)	_____ N/A _____
22. Choice Neighborhoods Application Certifications – Planning Grants (HUD-53156)	_____ 77 _____
23. Application for Federal Assistance (SF-424)	_____ <u>grants.gov</u> _____
24. Disclosure of Lobbying Activities (SF-LLL)	_____ <u>grants.gov</u> _____
25. Applicant/Recipient Disclosure/Update Report (HUD-2880)	_____ <u>grants.gov</u> _____
26. Facsimile Transmittal (HUD-96011)	_____ <u>grants.gov</u> _____

Philadelphia Housing Authority  
Exhibit A  
Executive Summary

File Name: ExhibitA\_ExecutiveSummary

## **Exhibit A: Executive Summary**

The Philadelphia Housing Authority (“PHA”) has developed this proposal for Choice Neighborhoods Initiative (“CNI”) Planning Grant funding in response to both the enormous need and tremendous revitalization potential of the Sharswood/Brewerytown community. PHA will implement the proposed CNI Planning grant in concert with a wide array of key stakeholders including public housing and neighborhood residents, the Mayor’s Office and other City agencies, local CDCs and non-profits, educators, local businesses and others. To support the planning effort, PHA has engaged the nationally renowned WRT firm to serve as CNI Planning Coordinator, responsible for organizing the 24-month community planning initiative.

The target area is bounded by Oxford Street on the North, College Avenue on the South, Ridge Avenue on the East and 27<sup>th</sup> Street on the West. It includes the 43-acre campus of Girard College – a recognized leader in the education of economically disadvantaged youth - and is within walking distance of the thriving Center City Business District, Philadelphia Museum of Art and several other emerging neighborhoods. In contrast to the vibrancy and strength of adjacent neighborhoods, the target area includes a large concentration of severely distressed public housing including more than 500 scattered sites with high vacancy rates; the antiquated 54-unit Collegeview Apartments; and, PHA’s most distressed high-rise property - Norman Blumberg Apartments (“Blumberg”). Blumberg is a dense 8-acre site with three high-rise towers and 15 family townhouse units. While PHA has invested heavily to maintain the property in decent, safe and sanitary condition, Blumberg is widely viewed as a failure of planning and a major obstacle to neighborhood renewal. Comprehensive planning for the revitalization of Blumberg and the other distressed public housing sites will be a key, fundamental component of the CNI Planning process for Sharswood/Brewerytown area. Other needs that the CNI Planning grant will address include high poverty and crime rates that greatly exceed citywide averages; neighborhood blight; lack of flexible public transportation options beyond the main

thoroughfares; inadequate access to health care; underperforming public schools; and, lack of job opportunities. The CNI Planning Grant process will serve as a catalyst for the development of a comprehensive Transformation Plan for Sharswood/Brewerytown that will address these and other housing, people and neighborhood needs.

While the neighborhood has significant problems, the Sharswood/Brewerytown CNI Planning process will build on its many assets. In addition to Girard College, these include an existing broad network of active and engaged stakeholders who are already collaborating to improve the neighborhood. This includes key players such as the Greater Brewerytown Community Development Corporation, Brewerytown/Sharswood Community Civic Association, Fairmount Community Development Corporation, Philadelphia Planning Commission, Philadelphia Dept. of Commerce, the Philadelphia Workforce Development Corporation, the Philadelphia Youth Network, People for People, Inc., Wachovia, and the School District of Philadelphia. All of these key actors will be partners in the proposed CNI Planning effort.

In addition to these partnership assets, Sharswood/Brewerytown has many locational and neighborhood assets that create potential for revitalization and renewal. It is just one mile from the high income Center City area and it is immediately east of West Brewerytown where new and rehabilitated housing is being developed as part of City's Master Planning process. Michaels Development Company built 131 units at the Sharswood Apartments in 2000 and 2006. PHA constructed 15 new rental units at 2400 North College Avenue in 2002. The Cecil B Moore Homeownership Zone just east of the target neighborhood contains 267 new units, plus additional newly constructed rental units, which can be duplicated in the target area. The Athletic Recreation Center, former home of the A's Baseball team, is a full city block of athletic fields, basketball courts, a swimming pool and a 2-story building with boxing rings & gymnasiums. The contiguous southern boundary of the CNI target area, which separates the target area from Center City, is home to Fairmount and Francisville, two revitalized communities in which the

city has strategically invested beginning in 1980. Both are now solidly redeveloped areas of choice. Three public schools are in the target area: The Promise Academy at the Robert Vaux Senior High School which has extra Title I resources and a revived commitment to high quality education; John Reynolds Elementary School (K-8); and, the Camelot Academy at Boone Alternative Charter School for grades 5 through 12. Finally, the City Commerce has launched “Ridge on the Rise” in cooperation with the Ridge Avenue Business Association to increase economic opportunities. Great potential exists to build on these strengths through development a comprehensive Transformation Plan.

PHA, the City and neighborhood partners have discussed a vision for the Transformation Plan of Sharswood/Brewerytown that addresses major needs, builds on neighborhood assets and incorporates all of the following elements: addressing the seriously distressed conditions of PHA public housing in the neighborhood; promoting development of new and rehabilitated housing for a broad mix of incomes; leveraging new public and private investments; establishing improved transportation linkages throughout the area; improving health outcomes for all residents; improving educational attainment and early childhood education; supporting development of small business and encouraging economic development. This is partial list of vision elements that will be fully detailed over the course of the CNI Planning process.

With the assistance of Planning Coordinator WRT, PHA intends to establish a 24-month, broadly inclusive planning process that will involve neighborhood residents and a broad range of stakeholders that will result in a consensus Transformation Plan to revitalize the entire neighborhood. The CNI Planning process will survey existing conditions; establish goals and vision statements for housing, people and neighborhood components; identify potential funding sources and partnership opportunities; articulate a plan to address and revitalize the distressed public housing conditions in the area; and, establish an implementation plan and framework.

Partnerships, planning, and nearby vitality enables great market potential.

**Philadelphia Housing Authority**  
**Exhibit B**  
**Threshold Requirements**

File Name: ExhibitB\_ThresholdNarrative

**Exhibit B. Threshold Requirements**

The Philadelphia Housing Authority's ("PHA") proposal for CNI Planning Grant funding meets all applicable threshold requirements specified in the Notice of Funding Availability and has incorporated all required information and certifications into its proposal:

**CNI Forms and Certifications** – PHA has included all required standard forms and CNI certifications.

**Eligible Applicant** – PHA is an eligible applicant.

**Eligible Neighborhood** – Sharswood/Brewerytown is an eligible neighborhood as evidenced in the proposal.

**Number of Applications and Public/Assisted Housing Projects** – PHA has submitted one CNI Planning grant proposal.

**Relation to Prior HOPE VI Revitalization Grantees** – Not applicable

**Relation to ARRA CFRC Grantees** – Not applicable

**Relation to prior Choice Neighborhoods Grantees** – Not applicable

**Resident Involvement** – PHA has conducted the required meetings and outreach and included certifications in the proposal.

**Dun and Bradstreet Data Universal Numbering System** – PHA's DUNS Number is 002597821.

**Active Registration in the CCR** - PHA is registered in the CCR.

**Resolution of Outstanding Civil Rights Matters** - Not applicable

**Debarment and Suspension** - Not applicable

**Delinquent Federal Debts** - Not applicable

Philadelphia Housing Authority  
Exhibit C  
Capacity Narrative

File Name: ExhibitC\_CapacityNarrative

**Exhibit C. Capacity**

***Planning Leaders:*** As Lead Applicant, PHA will oversee the CNI Planning Grant effort, with the active engagement and support of its designated Planning Coordinator, Wallace Roberts and Todd (“WRT”). As described below, both PHA and WRT have extensive, documented experience directing large-scale comprehensive planning and revitalization efforts comparable to that proposed for the Sharswood/Brewerytown CNI target area. PHA and WRT’s prior planning efforts have involved intensive resident/stakeholder input and involvement; the development of numerous partnerships; use of data for decision-making and programming; and, the securing of significant public and private funding sources to leverage and sustain the project’s impact. As documented in Attachment 3, PHA has undertaken a procurement effort and entered into a binding contract with WRT for CNI Planning services, subject only to receipt of the CNI Planning grant. In addition to providing Architectural, Planning and Urban Design services, the WRT team includes specialists in Market Analysis, Cost Estimation, Civil Engineering and Preliminary Site Analysis. WRT will work under PHA’s direction throughout the 24-month grant period. PHA will also serve as the lead on Housing issues associated with the Plan. PHA and WRT will work closely and in partnership with all stakeholders and partners including the People and Neighborhood leads to be identified during the planning process.

***Comprehensive Neighborhood Planning and Revitalization Experience/Leveraged Funding:*** Under the direction of Michael P. Kelly, one of the country’s leading and most respected housing development and management professionals, PHA has the staff capacity and resources needed to ensure completion of the CNI Planning effort and implementation of the Sharswood/Brewerytown Transformation Plan. Through its Philadelphia Housing Authority Development Corporation (“PHADC”) subsidiary, PHA is one of the most successful developers

of affordable housing in Pennsylvania, with recent successful experience developing Tax Credit (LIHTC and Historic Tax Credits), Capital Fund, HOPE VI and other mixed finance developments. Since 1990, PHA has developed or modernized over 6,100 housing units including continuing the successful, ongoing implementation of five (5) HOPE VI developments. PHA's completed development projects provide high quality, energy efficient and sustainable housing for both renters and homeowners. They incorporate sound planning and urban design principles, promote income mixing within their respective neighborhoods, provide extensive resident supportive services and have served as a catalyst to neighborhood-wide revitalization. The planning efforts for PHA's HOPE VI and other mixed finance projects incorporated Housing, People and Neighborhood. At each site, public housing residents, neighborhood residents and other community stakeholders were directly involved in all facets of project planning and implementation including shaping the vision for Housing, People and Neighborhoods. PHA has directly planned, developed and occupied 17 mixed-finance public housing developments consisting of 2,342 units, with a combined total project cost of over \$588 million. Funding sources include private and public funds. For example, at Tasker Homes, PHA successfully planned and implemented: demolition of 1,000 distressed units; construction and lease of 429 rental units; construction and sales of 123 affordable homeownership units; and, construction of a regional LIFE Center serving frail elderly that has subsequently generated many millions in supportive services and health care related funding from other state, federal and private sources. Funding sources included Grant Anticipation and Private Activity Bonds, and LIHTCs. For its Falls Ridge HOPE VI site, PHA convened a broadly representative Task Force that spent more than a year developing a revitalization plan. Every aspect of the plan was developed and refined with community input. PHA constructed 135 affordable rental and 57

homeownership units. Supportive services were developed and continue to be available, to assist with economic self-sufficiency for former, new and returning residents. Total project cost was \$50.3 million, including public and private funding sources such as HOPE VI, LIHTC/tax credit equity, and CDBG.

The above-noted projects would not have been successful absent the extensive community participation coordinated by PHA. Further, each of PHA's HOPE VI projects involved extensive relationship and capacity building with key community stakeholders. Community input into the planning, design, and development process is critical to successful construction outcomes and neighborhood viability. For example, at one site, PHA had initially sought to construct cul-de-sacs but residents and the Police Department supported open street design. PHA worked through a compromise which created a more successful development, in terms of safety as well as resident satisfaction. Education and supportive services have also been an integral component for securing long-term resident/community participation in PHA's revitalization efforts. Each year, PHA's Community and Supportive Service programs places hundreds of public housing residents in job skills training, entrepreneurship and educational programs with a 73.1% job placement rate.

PHA will oversee and work closely with WRT in all aspects of the CNI Planning process. WRT's experience with the HOPE VI program -- and the comprehensive community planning processes associated with it - is unparalleled among planning firms, with involvement in sites throughout the country, many of which have been developed with a variety of funds, including HOPE VI, Low Income Tax Credits, and local and state grants -- all leveraging nearly a billion dollars in private capital. The efforts of WRT planners, urban designers and architects include extensive grant writing and revitalization plan development as well as program management and

implementation as architects. WRT has been a leader in HOPE VI neighborhood revitalization since the program's inception. Beginning with master plans for Richard Allen Homes in Philadelphia (1993) and Holly Park in Seattle (1994), WRT has worked with nearly a third of the nation's housing authorities and is responsible for almost 1/5 of the Federal grants (over \$1 billion) associated with the HOPE VI program. WRT continues to be at the forefront of neighborhood revitalization, and is currently leading 2 of 17 CNI Planning Grants in Jersey City and Kansas City. Extensive resident/community participation has occurred at each site, directly influencing both the shape of the plan and the direction of ongoing implementation efforts.

***Data Driven Decision-Making:*** The CNI planning effort, like all planning and revitalization projects previously undertaken by PHA or WRT, will be driven by careful analysis of neighborhood housing, demographic, economic development and other data. For all the above projects, decisions about unit mix, site plan, building typology, etc. were evidence-based and driven by an analysis of housing demand, local architectural norms, defensible space needs, and other key elements. Supportive services plans were based on analysis of resident survey and demographic information; health, education and poverty data; data on local job market needs; and, other relevant data. Program plans focused on services to highest need residents and were then continually reviewed and modified based on careful data analysis. For example, PHA made evidenced-based adjustments to the entry requirements and duration of its Section 3 Pre-Apprenticeship program, based on the analysis of program graduate success rates. PHA is also a leader in data analysis for the reduction of the frequency/intensity of asthma attacks through its Healthy Homes Demonstration program. PHA utilizes an approved Institutional Review Board protocol to measure environmental conditions in homes of clinically diagnosed asthmatic children, utilizing databases to track and analyze results.

**Philadelphia Housing Authority**  
**Exhibit D**  
**Need Narrative**

File Name: ExhibitD\_NeedNarrative

**Exhibit D. Need:**

**a. Severe Physical Distress of the Target Public Housing**

(1) **REAC Score.** REAC scores for Norman Blumberg Apartments, Collegeview Apartments as well as the surrounding Scattered Site are illustrated in the chart below.

<b>Inspection Year</b>	<b>Norman Blumberg Apts</b>	<b>Collegeview Apartments</b>	<b>Scattered Sites PA002000910</b>
2011	34	60	62
2010	65		45
2009	64		72

The structural, mechanical, electrical, plumbing, infrastructural & design deficiencies are common problems for all three sites resulting in a drastic reduction in the quality of lifestyles for the residents who live in and around these communities. **Norman Blumberg Apartments** is wildly out of scale with the surrounding neighborhood, the three high-rise buildings towers the surrounding two- and three-story row homes typical throughout Philadelphia. Containing more than 500 units on approximately 8 acres of land, the development has a density of more than 60 units per acre. As is the case with many high-rise family occupancy buildings, families have few safe options for outside recreation and lacks adequate outdoor space. **Collegeview Senior Apartments** is a low-rise two (2) story older adult development. The complex consists of a ground floor unit and an upstairs unit. There is one basement apartment in the Community Room Building and a total of 48-units contained in four buildings. The buildings are not air conditioned and have out dated windows and doors are inefficient showing signs of costly infiltration problems. **Oxford Jefferson Scattered Site units** are more than 60 years old. The narrow width of the row homes typically abuts abandon row homes, unmaintained and unfenced vacant lots, and indefensible space, providing easy access for break-ins at the rear of the properties. Many of these lots are sites for illegal dumping and household trash. Demolition of buildings adjacent buildings compromised the structural integrity and efficiency of existing buildings. Observations revealed severely deteriorated units that should be demolished as structural repairs are not economically viable. **Most** of the units current configurations cannot be augmented to bring the

layout into any conformity to current building or ADA code compliance without a severe reduction in the occupancy loading of the units

**All three sites** suffer various levels of deficient building system equipment that is beyond the useful years of its service and require complete replacement. In addition, storm water management, at all sites, need to be addressed. Pedestrian paths are found to travel quite difficult for senior residents who live in these communities. There are numerous handicapped ramps throughout the site; however, none of the existing sidewalk/street ramps meet current ADA code compliance. Other impacts include a lack of parking spaces for families that have vehicles, the need for additional public transportation for residents, small narrow one-way streets and extremely limited areas for recreation facilities and playgrounds (*reference attachments 10&11*).

#### **b. Severe Physical Distress of the Targeted Neighborhood**

##### **(1) Concentration of Households in Poverty or with Extremely Low Incomes.**

- The target neighborhood poverty/ ELI rate is 54.06%. (reference Attachment 5)

##### **(2) Current Long-Term Vacancy Rate.**

- the long-term vacancy rate for the target neighborhood is 31.04%
- The current vacancy rate in the surrounding Philadelphia County is 14.31%, which is 2.17 times greater vacancy.

##### **(3) Part I Violent Crimes.**

- The Part I violent crime rate per 1000 residents in the **22<sup>nd</sup> Police District, the target area** is 22.1 per 1000 versus the city rate of 11.9 per 1000, which is more than 1.5 times the rate for the City of Philadelphia. It leads the city each of the last 4 years in murders. Firearms are the weapons of choice (82%); 50% of Juvenile murder victims were killed over an argument; 82.7% of victims are black; 91.4% are males.

#### **c. Need for Affordable Housing in the Community**

As indicated in the mapping tool, the estimated rate for Philadelphia County is 1.40 compared with the national ratio of 1.80. While lower than the national rate, the housing stock of Philadelphia tends to be older and in a more deteriorated and in an unsafe condition than the national average. Forty percent have leaks, and 18% have mold (PHA Healthy Homes Demonstration, 2011).

Philadelphia Housing Authority  
Exhibit E  
Plan Narrative

File Name: ExhibitE\_PlanNarrative

### **Exhibit E.1. Plan - Planning Activities**

PHA will utilize a Consensus-Building planning process espoused by the National League of Cities which has been tested and proven successful in planning and completing five HOPE VI revitalization planning processes where PHA tackled tough issues, shared experiences, and learned about innovative approaches that culminated in five (5) distinctly different plans tailored to the needs of each community. Over the next two years, in collaboration with the Brewerytown / Sharswood Community Civic Association that has long served this area, PHA with its planning consultants WRT, will work with residents, the Ridge Avenue Business Association, City agencies (Health, Housing, Commerce, Planning Commission, Police, Fire, Parks & Recreation), The Philadelphia Workforce Development Corporation, the Philadelphia Workforce Investment Board, CareerLink, SEPTA, The Board of Education, the Philadelphia Corporation for Aging, , the Chamber of Commerce and the Child Care Information System (CCIS), Political leaders, the Pennsylvania Environmental Council, Liberty Resources disability advocates, other stakeholders, experts, agencies and institutions affecting the Sharswood community, to formulate a Transformation/Implementation Plan.

During outreach meetings, residents and stakeholders requested that PHA get started right away. In response, PHA has reached out with phone calls, requests for letter of commitment to work with us and is placing the Choice Neighborhoods Planning grant Executive Summary on its website. Just as PHA placed ads in local newspapers and mailed invitations to every household and business and community institution in the target community to participate in the planning meetings at Blumberg Apartments and Vaux High School, PHA will continuously outreach and add Internet and web based technology to help. The School District is committed to providing meeting space convenient for large and small group's right in the center of the community. The Consensus planning process will be comprised of a logically structured system of committees with subcommittees focused on the 3 areas of Housing, People, and Neighborhood. The subcommittees will work in smaller groups to collect data, analyze materials and develop presentations for the Committee Meetings. This information will be shared in the monthly Plenary Sessions. Planning for

each of the 3 focal areas will include the following phases: (1) Assess Need, (2) Analyze Findings, (3) Recommend Alternative Strategies, (4) Derive A Preferred Plan, (5) Develop Implementation Strategies and (6) Facilitate Transformation Plan Adoption.

**Exhibit E.2. Neighborhood Assets and Needs Assessment:** The Needs Assessment will utilize both innovative and validated survey instruments and protocols to identify opportunities for the greatest impact for sustainable revitalization. The confidential rigorous thorough Needs Assessment process ensures that data is gathered from all interests as opposed to only those with the loudest voices. A paper trail of “lessons learned” and effective practices “primary data” will be maintained by the PHA team to document questions and responses to Housing, People and Neighborhood issues that will be gathered through survey, meetings and interviews, and that elicit real-time gaps in service and “change” opportunities. During outreach meetings when the 89 participants were asked to name the “Best” and “Worst” of Sharswood, 46% indicated “people and community” and 25% indicated location as “Best”; 25% indicated vacant lots/buildings, 18% crime, 15% trash, 10% drugs as the “Worst”. Not all surveys will be this simplified, however, be assured that PHA will identify the persons with the most needs by adding door-to-door canvassing and events in the target area to be certain we get to everyone. PHA will also work with an array of institutions and agencies and advocates, including the Resident Advisory Board (RAB) serving the community to generate participation by and services to residents, who are *most in need*. Upon Grant award, all contracts and Grant Agreements will be executed in full. PHA will host a kick off meeting in the community to apprise residents of the schedule, committee and subcommittee structure invite participation and start the Needs Assessment process. PHA enjoys a good working relationship with the existing Brewerytown/Sharswood Community Civic Association that has long served the target area and that co-hosted the planning meetings with PHA. The team will invite each and everyone to participate from inception to completion through monthly mailings; quarterly, monthly and bi-weekly meetings targeted for specific input and feedback; Internet postings/web technology, periodic events, and posting in local community newspapers. Information will be available at the Neighborhood Networks computer lab at the Norman Blumberg development.

**Existing Conditions Survey and Analysis (Task 1):** Over the course of the **first four months**, the PHA team will gather existing and collect new data to **Assess Housing Needs** via (a) EPA Healthy Housing Checklist distribution, (b) Subject matter expert information sessions on options for existing and proposed housing stock, (c) Site design elements and options for persons with varying (dis)abilities, (d) Identification of impacted units requiring relocation (e) access to and integration of License and Inspections and Housing Quality Standard violation reports into the database; (f) identifying ratios of public and private, low income and market rate housing, (g) 1 for 1 replacement options, and (h) energy and maintenance efficiencies. **Assessment of People** will include: (a) Comparison of eligible early childhood aged children versus enrollments, (b) Count of seniors in the community that need assisted living and aging in place services, (c) Review of existing early childhood, special needs, in-school, and out of school youth programs, truancy, compared with current capacity, duration, and outcomes, (d) Review of existing occupational skills job training, and business development opportunities with targeted industries and outcomes, (e) Number of youth who were successful and unsuccessful in securing summer employment, internships and mentors, and (f) Collecting Socioeconomic data geocoded to the block level. **Assessment of the Neighborhood** will include: (a) Number, and types of jobs at local companies, (b) Public access to accessible affordable transportation, (c) Perception of street image in both residential and commercial sectors, (d) Number, types, and sizes of businesses, including supplies purchased from the community and the volume of supplies imported to the community, (e) review of options for resolving the health care and food challenges in the target area, and (f) Assessment of utilization rates of public and private business services, housing and social services, and their respective unit costs.

**Goal Setting (Identify Goals, Issues and Opportunities); Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis of Findings (Task 2):** During the **second and third quarters**, a vision will be developed as we (a) tabulate all housing, people and neighborhood findings and provide graphic representations, which will be charted, geocoded, and overlaid onto the Community Map. Workgroup subcommittees will meet biweekly to discuss the status of data collection and analysis efforts to date, adherence to the schedule, issues and successes; (b) collect architectural design and community development

data for accessibility and green energy that will have graphic presentations in the form of Architectural Drawings. This data analysis will inform decision-making and serve as the basis for the **visioning process**. We will point out to participants that it is okay to revise or tweak your concept about how to resolve problems as more information is presented to inform the final decision. We will use this information to determine in an objective manner what the plan outline should contain. The Needs Assessment results will be compared to existing and emerging goals and policy priorities such as: more efficient management and maintenance of scattered sites rental properties; redevelopment of vacant and under-performing properties in ways that will contribute to the revitalization of the neighborhood; ensuring that all rental property (existing and new) are regularly maintained, well managed and generate positive net cash flow over time; ensuring healthier, more secure living environments for all residents; enhancing communications, coordination and collaboration among service providers and residents to ensure access to quality supportive services; eliminate duplication of services; maximize effectiveness of services especially for those having the *most need* and least resources; identify, marshal and access an appropriate mix of resources – public private, corporate and philanthropic- at the local, state and federal level to help finance the Transformation Plan Initiatives. And, PHA will collaborate with city, state housing agencies; neighborhood based nonprofit development organizations, and other developers as necessary and appropriate to carry out specific project or financing initiatives directly related to Plan implementation.

**Sustainable Land Use and Urban Design; Recommend Alternative Strategies (Task 3):** Over the course of **the third and fourth quarters**, a review of the findings developed by the respective subcommittees on Housing, People, and Neighborhood solutions. At monthly Plenary Sessions, subject matter experts and each of the three Committees, (Housing, People, and Neighborhood) will make presentations of alternative strategies; the impact each bears on the other, highlighting the strengths and weaknesses of each alternative based on data collected, analysis of findings and recommendations to date.

**Developing Neighborhood Transformation Plan; Derive Preferred Transformation Plan (Task 4):** Utilizing a consensus building process, over the course of **the fifth and sixth quarters**, will entail preparation by each subcommittee of a preferred transformation plan for each Issue Area (Housing, People

and Neighborhood) and proposed plan presentation at monthly plenary sessions. Each Transformation Plan focal area strategy, derived from recommended alternative strategies, will demonstrate the integration/impact on other parts of the plan and will be posted on the web for additional feedback, transparency, and candor, including land use preferences.

**Final Transformation Plan; Develop Implementation Strategies (Task 5):** Over the course of the **sixth and seventh quarters**, will involve the presentation of the Transformation Plan, and further refinement of such plans. Issues to be considered in the plans and related discussions will include the institutional resources that may be required and detailed recommendations regarding where and how the community can leverage resources beyond its own revenue base, including land dispositions.

**Plan Implementation; Facilitate Transformation Plan Adoption (Task 6):** During the **7th and 8th quarters**: utilize the consensus building process at the Plenary Sessions for signoff on the Transformation Plan by the community, partners, and stakeholders, with identification of priorities, including immediate, short term and long-term goals. The CNI Transformation Plan will launch the initiative through a collaborative group of organizations and individuals and stakeholders for the greatest impact. Critical to this phase will be developing codified relationships with key partners as may be required to implement the adopted Transformation Plan by proposed funders and partners.

### **Exhibit E.3. Policy Priority: Using Housing as a Platform for Improving Other Outcomes – Educational Opportunities Planning**

The PHA team will thoroughly connect HUD assistance to other federal agency programs and benefits during Plan development to improve outcomes for health, education, safety and economic self-sufficiency of Sharswood residents. The PHA team will work directly with the School District of Philadelphia, Head Start, the Child Care Information System (CCIS) Keystone Stars Preschool program that educates and grades early childcare providers on how to best prepare children so they are ready to enter Kindergarten, and Elwyn Institute to effect policy and practice changes in the local schools that are comprehensive and that lead to proficiency in core academic subjects, on time graduation and career readiness. Also, PHA is a member of Philadelphia's Promise Neighborhood planning team and will also tap

into the work being done there, which can help the Sharswood neighborhood. For **cradle through college to career programs** PHA has reviewed “Tough Decisions: Closing Persistently Low-Performing Schools” co-written by the Temple University Institute for Schools and Society. PHA’s long-standing work with Drexel and Temple University will bring them to the table. Of critical importance is the work with PYN for jobs and contextual learning for youth ages 14 to 21.

On June 9, 2010, the Pennsylvania Department of Education Chief State School Officer reported Reynolds School and Vaux as “persistently lowest achieving” schools “needing improvement, corrective action or restructuring”, and “that demonstrate the greatest need and commitment to provide adequate resources to substantially raise student achievement, to make adequate yearly progress and to raise exit improvement status”. Vaux ranks a low ninth out of 10 similar high schools in the city. Reynolds Elementary is a feeder school for Vaux and ranks 7<sup>th</sup> out of 10 similar elementary schools. The **2010 Reynolds Math and Reading PSSA scores are 42.2% and 27.0% respectively**. Although the School District of Philadelphia has consistently raised scores since 2002, **performance of Vaux High School students was so low (2010 PSSA Scores: 11.9% Math and 14.5% Reading)** to identify it as needing a Renaissance “Turnaround” School approach. Both are well below the citywide 56.6% Math and 50.7% Reading proficiency; are 97% African American, 53.9% are economically disadvantaged. As a result Vaux has been turned into a “Promise Academy” which features a new Principal, existing staff that are re-screened with no more than half rehired; adopting a new governance structure and improving the school through curriculum reform, professional development, extended learning time and other strategies. The School District is committed to working with PHA as we use the excitement generated by a Choice Neighborhoods Planning grant to focus attention on the work that has begun at these schools. The PHA team will tackle root causes and Best Practice solutions in concert with the District’s Education Innovation teams now in place that are charged with showing a track record of success at increasing student achievement, developing a plan, and interacting with the active School Advisory Council. The Councils are empowered by the District to make recommendations best for their school. Nutrition, safety, health care, family supports and other issues that impact educational needs will be examined comprehensively. New afterschool, enrichment and curriculum

improvements will be targeted to leverage investments in education and services needed for Transformation and Sustainability. People for People, Inc. will provide Out of School Time (OST) educational supports through the planning process, into the implementation phase.

#### **Exhibit E.4. Policy Priority: Capacity Building and Knowledge Sharing**

PHA designs evidenced based programming and has demonstrated, extensive experience at leveraging and amplifying community expertise in a community participatory manner. PHA's expertise includes educating residents and the community of issues associated with universal design, visitability, energy efficiency, healthy, environmentally friendly design, affirmatively furthering fair housing by delineating the issues associated with disagreements on (1) facts, (2) goals, and (3) methods in order to build consensus on initiatives that provide measurable results within defined timeframes and budgets. PHA and RAB will engage the community in the planning process. Impact Evaluation, Outcome Evaluation, and Process Evaluation tools will be designed and developed based on the appropriate data elements for the respective Choice Neighborhood focal areas, and the HUD Strategic Plan FY 2010-2015. Example: People. The subcommittee will review educational outcomes. PHA will have The Promise Neighborhoods awardee, the School District of Philadelphia, Elwyn Institute, CCIS, Temple & Drexel Universities and the Philadelphia Youth Network participate on this subcommittee. With respect to impact, (a) PHA will track change in academic proficiency; (b) for Outcome, PHA will track matriculation to the next grade; and (c) for Process, PHA will track the enrolled compared to the number attending. The initial step in our planning process across the three subject areas – student, family and community development – will involve: (1) assessing needs, (2) identifying and quantifying the number of programs in each neighborhood that align or are designed to align with those needs, (3) evaluating the performance of existing programs with respect to outcomes, impacts, accessibility to client group(s), and efficiency and effectiveness of service-delivery, and (4) determining gaps. **RAB will motivate immediate resident participation, whereas PWDC and PYN will provide economic self-sufficiency services, including assessment, training, and job placement for the most in need.**

PHA will invite every target area resident to participate in every element of the plan development and adoption process. The Committees / Subcommittees will meet more or less often as required to prepare for the plenary presentation and consensus building sessions and keep on Schedule. PHA and the Brewerytown/Sharswood Community Civic Association, a longstanding community organization, will work with existing block captains, business and community leaders to maximize stakeholder participation. In addition to the grassroots approach PHA will use web technology, supported by capacity building to ensure that the entire planning process is open and transparent. PHA is managing a U.S. Dept of Commerce Broadband (BTOP) award that is placing 5,000 laptop computers in the homes of public housing residents that complete a computer class at the Community College of Philadelphia. Sharswood residents will be encouraged to complete the classes so they can have a computer with Internet access costing \$9.90 per month or available through free WIFI. PHA has a track record of continued Resident and Community Participation in master planning and revitalization activities that are well documented by 5 HOPE VI awards and other plans such as the Greater Gray Ferry Estates planning process. The Sharswood/Brewerytown Transformation Plan will likewise be a Sharswood Self-Determination planning process working hand in hand with the community and expert Consultant Team from inception to completion.

#### **E.5. Plan – Planning Schedule:**

Q1 and Q2 will be devoted to Needs Assessment and Analysis of finding. In Q3 and Q4 the Vision, Alternative Strategies and Draft Transformation Plans will be created. The Implementation Plan will be created in Q5 and Q6, which allows time in Q7 and Q8 to “shop it around” to important allies and finalize it.

#### **E.6. Plan – Budget:**

The project budget is \$1,024,015.30, of which \$724,015.30 are leveraged funds, allocates funds for the Planning Coordinator, training and other eligible costs. **See detailed budget**

#### **E. 7. Plan Consistency with Other Planning Documents**

The Transformation Plan is certified as consistent with the Philadelphia Consolidated Plan, and the EZ/RC Plans.

**Philadelphia Housing Authority**  
**Exhibit F**  
**Likelihood of Implementation Narrative**

File Name: ExhibitF\_LikelihoodNarrative

## **Exhibit F. Likelihood of Implementation**

There is a reasonable and strong likelihood that the Sharswood/Brewerytown Transformation Plan will be implemented regardless of whether a future application for CNI Implementation Grant funds is successful. Although PHA anticipates applying for a CNI Implementation Grant and hopes to secure one, there are several concrete reasons to reasonably expect a successful overall outcome to the planning effort including: 1) PHA and its Planning Coordinator – Wallace, Roberts and Todd (“WRT”) – each have documented, outstanding track records in moving major revitalization projects from the planning to completion stages. Evidence is noted in the Capacity section including PHA’s successful, large-scale planning and development efforts at five HOPE VI developments and its strong history of obtaining significant public and private equity investments for revitalization projects. PHA’s implementation track record extends to the ability to involve major partners and secure new funding for both physical development and supportive service initiatives. Similarly, the involvement of WRT provides a high degree of credibility based on their local and national track records and ability to build investor and community confidence. When both PHA and WRT are involved in a project, local stakeholders know that this is a serious and credible endeavor and, time and time again, have shown their willingness to commit funding and other resources to implement planned projects. 2) Significant funding commitments have already been made to the planning and implementation process, providing evidence of the serious intent of key parties. PHA and the City have each committed resources, including the City’s commitment of 275 City-owned parcels to the Transformation Plan effort. The assessed value of these parcels exceeds \$1 million. In addition, resources commitments have been received from major partners including the Philadelphia Workforce Development Corporation, People 4 People, the Resident Advisory Board and the Philadelphia Youth Network. 3) The City of Philadelphia has also made a commitment to seek funding to generate a homeownership program similar to that in the neighboring Cecil B Moore Homeownership Zone. Further, the Philadelphia City Planning Commission has targeted the area for revitalization as confirmed in the Consolidated Plan, and will seek to direct

mixed-financing investment to the area to develop the infrastructure and bring new business development to create business opportunities and jobs. 4) The neighborhood includes a major anchor institution in Girard College. It is also a short walk from the Philadelphia Art Museum and other major tourist attractions. 5) Significant market potential exists in the area due in part to pressure from adjacent neighborhoods where revitalization has already taken hold. Most recently in 2006, Michaels Development constructed a rental development in the target area. The contiguous southern boundary of the area which separates Sharswood/Brewerytown from Center City is home to Fairmount and Francisville, two revitalized communities in which the city has strategically invested beginning in 1980. Both are now solidly redeveloped areas of choice. 6) The target area is part of the larger Renewal Community (RC) effort to revitalize the neighborhood. The Transformation Plan will be coordinated with the RC Plan and will be able to leverage resources from that effort. 7) The community is primed and ready to move forward with both planning and Transformation Plan implementation. Key players including public housing residents, community residents, and the Greater Brewerytown CDC are engaged in and fully supportive of the process. Finally, despite a widespread and devastating downturn in housing markets nationally, the Philadelphia housing market has proven to be resilient and stronger than many other areas. With the expectation of a turnaround in the overall economy within the next several years, the Sharswood/Brewerytown Transformation Plan will be poised to move forward and take advantage of improved conditions.

Philadelphia Housing Authority  
Attachment 1  
Key Eligibility Data Form

File Name: Att1\_KeyEligibilityDataForm

## CHOICE NEIGHBORHOODS- Key Eligibility Data Form

**ELIGIBLE TARGET HOUSING**

Your application must focus on severely distressed public and/or HUD-assisted housing. See section I.C for definitions of "public housing," "assisted housing," and "severely distressed housing."

Provide the following information for each target housing project. List each site separately.

**Project #1**

**Project Name:** Norman Blumberg Apartments (PA002000050)

**Type of Eligible Housing**

(check one)  Public Housing (section 9)  section 202  section 236  
 Project-based section 8  section 811  Indian Housing  
 Project-based vouchers  section 221(d)(3)

If Public Housing PIC AMP Number: PA002000050  
 "old" Project Number: N/A

If Assisted Housing Contract Number: \_\_\_\_\_  
 REMS Number: \_\_\_\_\_  
 If FHA Insured, FHA #: \_\_\_\_\_

**Physical Street Address**

(include city, state and ZIP)

2311 W. Jefferson Street

Philadelphia, PA 19121

**Unit Information as of Application Date**

Total Number of Units in Project	<u>510</u>	Number Occupied	<u>484</u>
Number of Public and/or Assisted Units in Project	<u>510</u>	Number Vacant	<u>26</u>

**Project #2 (if applicable)**

**Project Name:** Scattered Site Area (PA002000910)

**Type of Eligible Housing**

(check one)  Public Housing (section 9)  section 202  section 236  
 Project-based section 8  section 811  Indian Housing  
 Project-based vouchers  section 221(d)(3)

If Public Housing PIC AMP Number: PA002000910  
 "old" Project Number: PA002004, -12, -69, -80, -81

If Assisted Housing Contract Number: \_\_\_\_\_  
 REMS Number: \_\_\_\_\_  
 If FHA Insured, FHA #: \_\_\_\_\_

**Physical Street Address**

(include city, state and ZIP)

Various

Philadelphia, PA 19121

**Unit Information as of Application Date**

Total Number of Units in Project	<u>123</u>	Number Occupied	<u>64</u>
Number of Public and/or Assisted Units in Project	<u>123</u>	Number Vacant	<u>59</u>

**Project #3 (if applicable)**

**Project Name:** Collegeview Apartments ( PA 002065)

**Type of Eligible Housing**

(check one)  Public Housing (section 9)       section 202       section 236  
 Project-based section 8       section 811       Indian Housing  
 Project-based vouchers       section 221(d)(3)

If Public Housing      PIC AMP Number: PA 002000065  
"old" Project Number: N/A

If Assisted Housing      Contract Number: \_\_\_\_\_  
REMS Number: \_\_\_\_\_  
If FHA Insured, FHA #: \_\_\_\_\_

**Physical Street Address**

2732 W. Thompson Street

(include city, state and ZIP)

Philadelphia, PA 19121

**Unit Information as of Application Date**

Total Number of Units in Project	<u>54</u>
Number of Public and/or Assisted Units in Project	<u>54</u>

Number Occupied	<u>54</u>
Number Vacant	<u>0</u>

**Project #4 (if applicable)**

**Project Name:** \_\_\_\_\_

**Type of Eligible Housing**

(check one)  Public Housing (section 9)       section 202       section 236  
 Project-based section 8       section 811       Indian Housing  
 Project-based vouchers       section 221(d)(3)

If Public Housing      PIC AMP Number: \_\_\_\_\_  
"old" Project Number: \_\_\_\_\_

If Assisted Housing      Contract Number: \_\_\_\_\_  
REMS Number: \_\_\_\_\_  
If FHA Insured, FHA #: \_\_\_\_\_

**Physical Street Address**

(include city, state and ZIP)

**Unit Information as of Application Date**

Total Number of Units in Project	_____
Number of Public and/or Assisted Units in Project	_____

Number Occupied	_____
Number Vacant	_____

**Philadelphia Housing Authority**  
**Attachment 2**  
**Eligible Applicants Documentation**

File Name: Att2\_EligibleApplicantsDocumentation

### **Eligible Applicants Documentation**

The Notice of Funding Availability for Choice Neighborhood Planning grant indicates that, “Eligible applicants for Choice Neighborhoods grants are Public Housing Authorities (PHAs), local governments, nonprofits, and for-profit developers that apply jointly with a public entity.”

The Philadelphia Housing Authority is a public body, and a body corporate and politic created and organized in accordance with the provisions of the Housing Authorities Law of the Commonwealth of Pennsylvania, Act May 28, 1937, P.L. 955 § 1 et seq., 35 P.S. § 1541 et seq. (the “Housing Law”) for the purpose, among other things, of providing safe and sanitary dwelling accommodations for persons of low income;

The Authority owns, operates and manages rental housing for qualifying tenants in the City of Philadelphia pursuant to the Housing Law and United States Housing Act of 1937, 42 U.S.C. § 1437 et seq., as amended (the “Housing Act”);

The Authority is an agency of the Commonwealth of Pennsylvania, 35 P.S. § 1550, and has the power to cooperate with any city, county, regional, Federal, or other agency, 35 P.S. § 1550(d).

The Philadelphia Housing Authority (PA002) is an eligible applicant.

Philadelphia Housing Authority  
Attachment 3  
Documentation for Planning Coordinator

File Name: Att3\_DocumentationforPlanningCoordinator

## PLANNING SERVICES TASK ORDER AGREEMENT

This Planning Services Task Order Agreement (this "Agreement") is made as of the 30th day of April, 2012, by and between the Philadelphia Housing Authority ("PHA" or the "Authority"), public body and a corporate body and politic created and organized in accordance with the provisions of the Housing Authorities Law of the Commonwealth of Pennsylvania, having a business address at 12 South 23<sup>rd</sup> Street, Philadelphia, Pennsylvania 19103 and Wallace Roberts and Todd (WRT) a Pennsylvania limited liability company, having a business address at 1700 Market Street, 28<sup>th</sup> Floor, Philadelphia, PA 19103 (the "Planning Coordinator").

### WITNESSETH:

WHEREAS, the Authority has undertaken a competitive selection process and awarded Agreements for certain Architectural and Engineering Support Services.

WHEREAS, Wallace Roberts Todd, LLC was one of the firms awarded a contract for Architectural and Engineering Support Services; and

WHEREAS, Wallace Roberts Todd, LLC, Master Planner and Architect, was further selected through a task order selection process to serve as the Planning Coordinator for the Sharswood/Brewerytown Transformation Plan; and

WHEREAS, the Authority is submitting as Lead Applicant an application for a Choice Neighborhoods Planning Grant in connection with the funding of planning activities in the Sharswood/Brewerytown neighborhood as more particularly described in Exhibit "A";

WHEREAS, Wallace Roberts Todd, LLC is hereby designated as the Planning Coordinator and co-applicant of the Choices Neighborhoods Planning Grant (the "Grant"); and

WHEREAS, the Planning Coordinator will coordinate certain services related to the planning of the Project, and will continue to perform coordination services for the Authority pursuant to the terms and conditions described herein; and

WHEREAS, the Planning Coordinator and the Authority wish to enter into this Agreement describing the scope of such planning services to be coordinated by the Planning Coordinator, for which Planning Coordinator is entitled to receive payment of a planning fee, if the grant is awarded;

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto do agree as follows:

1. **Planning Services.** The Planning Coordinator shall provide to the Authority planning coordination services advisable to facilitate the planning of the Project. In carrying out these tasks, the Planning Coordinator will engage licensed professionals to the extent required and sub-consultants for services not provided by WRT professionals. These planning services shall include those services described in draft form in Exhibit A -attached hereto and such other related planning services as the Authority may reasonably request in the final planning scope of services therewith (collectively, the "Planning Services"). The Planning Services shall address the overall concept of the Sharswood/Brewerytown Neighborhood Transformation and the appropriate nature and location therein of particular

residential, commercial, and public structures, and shall not include tasks customarily performed by a developer for developing any of such structures.

2. **Planning Fee.** In consideration of the Planning Coordinator's coordination and delivery of the Planning Services, the Authority shall pay to the Planning Coordinator a Planning Fee adjusted to match fees proposed in the Architectural and Engineering Support Services Agreement to be determined after the receipt of the Grant.
3. **No Assignment.** Neither the Authority nor the Planning Coordinator may assign all or any portion of its respective right, title, and interest in this Agreement or its duties and obligations hereunder without the approval of the other.
4. **Termination for Convenience.** The Authority reserves the right to terminate this Agreement at any time for the convenience of the Authority if the Authority shall determine in good faith that it is infeasible or contrary to the interests of the Authority to proceed with the Project. In the event of a termination for convenience under this Agreement, the Authority shall be liable to the Planning Coordinator for reasonable and proper costs resulting from such termination which costs shall be paid to Planning Coordinator within 30 days of receipt by the Authority of a properly presented claim setting out in detail: (i) the total cost of all third-party costs incurred to date of termination; (ii) the cost of settling and paying claims under subcontracts and material orders for work performed and materials and supplies delivered to the site, or for settling other liabilities of Planning Coordinator incurred in performance of its obligations hereunder; (iii) the cost of preserving and protecting the work already performed until the Authority or its assignee takes possession thereof or assumes responsibility therefor; and (iv) fair compensation to Planning Coordinator for all tasks performed to date. All sums due to Planning Coordinator under this Section 4 shall be set off against all sums previously paid by the Authority as a Planning Coordinator predevelopment cost, otherwise reimbursed, or advanced under any predevelopment loan. In the event that this Agreement is terminated under this Section 4, Planning Coordinator agrees that it shall promptly deliver to Authority, or cause to be delivered to Authority, any concrete, transferable, and useable third party work product generated in connection with the Redevelopment, and will assign to Authority all of its right, title, and interest to such work product, without reservation in exchange for Authority's payment of funds paid by Planning Coordinator for such work product. The Planning Coordinator shall be responsible for obtaining any necessary third-party consents to such transfer and assignment.

## 5. Indemnification

- a. **Planning Coordinator Indemnity.** The Planning Coordinator shall indemnify, defend and hold harmless the Authority and its respective commissioners, directors, officers, agents, employees and affiliates hereunder from any loss, cost, damage, claim, demand, suit, liability, judgment and expense (including reasonable attorney fees actually incurred and other costs of litigation) arising out of or relating to any injury, disease, or death of persons, or damage to or loss of property to the extent resulting from any material breach of this Agreement or intentional wrongful acts by the Planning Coordinator or its member entities, agents, partners, employees or third party contractors arising or occurring after the date hereof. With respect to this indemnity, the Planning Coordinator's liability shall be limited to the fee set forth in Paragraph 2. In addition, the Planning Coordinator shall for the benefit of the Authority secure from its design professional's appropriate certificates of insurance naming as loss payees the Authority and the Planning Coordinator in connection with the errors and omissions insurance held by the design professional's firms.

- b. **Authority Indemnity.** To the extent permitted under State and federal law, the Authority shall indemnify, defend and hold harmless the Planning Coordinator and its respective members, officers, agents, partners, employees, and affiliates from any loss, cost, damage, claim, demand, suit, liability, judgment and expense (including reasonable attorney fees actually incurred and other costs of litigation) to the extent resulting from any material breach of this Agreement or intentional wrongful acts by the Authority, its respective commissioners, directors, contractors, officers, agents and employees arising or occurring after the date hereof. The Planning Coordinator acknowledges and agrees that that any liability of the Authority under this Agreement may not be satisfied with any public housing property, or other funds that may be restricted by HUD.

#### **6. Compliance with Public Housing Requirements.**

- a. **Treatment of HUD Funds.** Any transfer of public housing funds pursuant to this Agreement will not be an assignment of public housing funds or be deemed an assignment of public housing funds. Planning Coordinator will not succeed to any rights or benefits Authority may have under the applicable grant agreements or contracts with HUD or attain any privilege, Authority, interest, or right under applicable grant agreements or contracts between the Authority and HUD. Nothing contained in this Agreement will be construed to create any relationship of third party beneficiary or otherwise with HUD.
- b. **Compliance with Laws and other Requirements.** Planning Coordinator shall fully comply with all applicable laws and regulations applicable to Planning Coordinator including workers' compensation, social security, unemployment insurance, hours of labor, wages, working conditions, licensing and other employer-employee related matters, including, without limitation, all laws, rules and regulations with respect to non-discrimination based on race, sex or otherwise, and *MBE/WBE*, and Section 3 of the Housing and Urban Redevelopment Act of 1968. Planning Coordinator will further comply with all applicable public housing requirements.

#### **7. Warranties.**

- a. **Planning Coordinator's Warranties.** Planning Coordinator represents and warrants to the Authority that (i) Planning Coordinator is and will continue to be duly organized, and is in good standing under the laws of and qualified to do business in Pennsylvania, (ii) Planning Coordinator has and will have all necessary power, authority, and staff resources for the undertaking of its obligations under this Agreement, (iii) this Agreement has been duly entered into and is the legally binding obligation of Planning Coordinator, (iv) this Agreement will not violate any judgment, law, or agreement to which Planning Coordinator is a party or is subject, and (v) there is no claim pending, or to the best knowledge of Planning Coordinator, threatened, that would impede Planning Coordinator's ability to perform its obligation hereunto. Planning Coordinator shall not hereafter enter into any agreement which would, or modify any existing agreement in a manner that would, impair its ability to perform its obligations hereunder, and will notify the Authority if any suit is threatened or law proposed which would impair its ability to perform its obligations hereunder. Nothing set forth herein shall impede or hinder the Planning Coordinator from acting as or exercising its functions as the Master Planner or Architect for the redevelopment of Sharswood/Brewerytown Neighborhood, said designation having been made by the Authority on July 22, 2011 after procurement by the Authority in conformance with all applicable HUD regulations.

- b. **Authority's Warranties.** The Authority represents and warrants to Planning Coordinator that (i) the Authority has and will have all necessary power and authority under Pennsylvania law for the undertaking of its obligations under this Agreement, (ii) this Agreement has been duly entered into and is the legally binding obligation of the Authority, (iii) this Agreement will not violate any judgment, law, consent decree, or agreement to which the Authority is a party or is subject to and will not violate any law or ordinance under which the Authority is organized; (iv) there is no claim pending, or to the best knowledge of the Authority, threatened, that is likely to materially impede the Authority's ability to perform its obligation hereunto. The Authority shall not hereafter enter into any agreement or consent decree which would, or modify any existing agreement or consent decree in a manner that would impair its ability to perform its obligations hereunder, and will notify Planning Coordinator if any suit is threatened or law proposed which would materially impair its ability to perform its obligations hereunder.
8. **Term.** This Agreement shall begin upon receipt of the Notice To Proceed hereof, and shall expire in one year with an annual renewal.
9. **Miscellaneous.** This Agreement (i) may be amended, waived or terminated only by a writing signed by each of the parties; (ii) may not be assigned, pledged or otherwise transferred, whether by operation of law or otherwise, without the prior written consent of the other party; (iii) may be executed in several counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument; (iv) contains the entire agreement of the parties with respect to the transactions contemplated hereby and supersedes all prior written and oral agreements, and all contemporaneous oral agreements, relating to such transactions; (v) shall be governed by, and construed and enforced in accordance with, the laws of the Commonwealth of Pennsylvania without giving effect to any conflict of laws rules; and (vi) shall be binding upon, and inure to the benefit of, the parties and their respective successors and permitted assigns.

[signature page follows]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

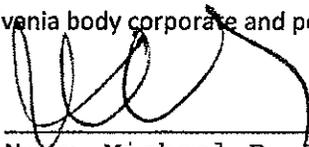
**Planning Coordinator:**

**Wallace Roberts and Todd, LLC,**  
a Pennsylvania limited liability company

By:   
Name: Ferdinando Micale  
Title: Principal

**Authority:**

**PHILADELPHIA HOUSING AUTHORITY, a**  
Pennsylvania body corporate and politic

By:   
Name: Michael P. Kelly  
Title: Administrative Receiver

**ATTEST:**

By: \_\_\_\_\_  
Name:  
Title:

Draft Scope of Work  
Planning Coordinator for Sharswood Choice Neighborhood

**PHASE I—TRANSFORMATION PLAN LAUNCH**

**TASK 1.1 Project Team Coordination**

Review HUD CNI Grant Application Requirements and meet with PHA staff to clarify roles and objectives and finalize contract prior to kick-off meeting. Develop list of required project data to be provided by PHA and its partners.

**TASK 1.2 Project Initiation**

**TASK 1.2.1 Kick-off Meeting/Site Visit**

Working with PHA staff, WRT will lead a kick-off meeting to finalize the scope of services, review planning process goals, and refine the project schedule.

**TASK 1.2.2 Gather and Review Project Data**

Project data may include:

- Land use
- Demographic and economic data
- Property ownership
- Employment
- Crime data
- Transit infrastructure- bus, trolley, and rail
- Site plans
- Existing building plans
- Physical Needs Assessments, REAC Scores and other PHA existing building condition reports
- GIS data
- Previous planning studies and surveys

**TASK 1.2.3 Conduct Site Reconnaissance**

WRT will walk the neighborhood and note key issues related to building condition and access. WRT along with PHA site managers will also do a walkthrough of the Norman Blumberg Apartments to gain an understanding of key building design, access and infrastructure issues. Deliverables for this task may include site photos and notes.

**TASK 1.3 Develop Base Maps and Conduct Site Analysis**

Based on the data provided and site reconnaissance, WRT will develop base maps and conduct site analysis that will serve as the basis for the neighborhood transformation plan. Based on access to existing data sets base maps developed and site analysis diagrams may include:

**TASK 1.3.1 Physical Analysis**

- Existing Site Conditions-identifying amenities and key institutions
- Existing Land Use
- Existing Zoning
- Site Access and Locational Value, Barriers and Connections
- Current and Ongoing Plan
- Building condition survey
- Environmental conditions including- topography, hydrology, tree cover
- Transportation Assets
- Existing Utilities
- Housing stock conditions, foreclosure, vacancy and ownership
- Development opportunity sites

**TASK 1.3.2 Demographic Profile**



WRT will conduct a neighborhood demographic analysis to understand key trends for the neighborhood this may include population gains and losses, age, race and ethnicity, residential sales, vacancy. This demographic profile will be used as a basis for the neighborhood transformation plan.

#### TASK1.3.2 Community Supportive Services Analysis

- Number of full-service grocery stores
- Number of licensed childcare centers
- Open space acreage per resident and access to recreational facilities
- Adequacy of housing choice for areas workforce (price range, bedroom mix, condition)
- Access to quality educational institutions
- Access to employment centers
- Access to health facilities

#### TASK 1.4 Team Coordination for Task 1

*Each task will include up to two team coordination meetings.*

#### TASK 1 DELIVERABLES:

- *Final scope and schedule and contract*
- *Site visit notes and photos*
- *Base maps*
- *Stakeholder list*
- *Site analysis diagrams*
- *Demographic profile*
- *Community Supportive Services Analysis*

### **PHASE II—TRANSFORMATION PLAN VISION**

#### TASK 2.1 Identify Stakeholders and Conduct Focus Groups/Stakeholder Interviews

These focus group sessions will help develop the project goals and inform the physical assessment and enable our team to identify quality of life issues and identify needs, opportunities, and barriers to redevelopment. WRT will conduct up to 4 focus groups and up to 12 interviews.

#### TASK 2.2 Develop Community Participation Plan and Launch Stakeholder Engagement

##### TASK 2.2.1 Community Engagement Process

WRT will work with PHA staff, resident and community leaders and stakeholder organizations to develop an effective community engagement process that reflects the neighborhood demographics. Throughout the planning process WRT will employ graphics and interactive techniques to engage residents and gain valuable feedback.

##### TASK2.2.2 Transformation Plan Advisory Committee

Central to the planning process will be the development of a Transformation Plan Advisory Committee that will guide the plan development. The Advisory Committee will be based on participation from existing neighborhood leaders as well as building capacity for future implementation by training and building leadership skills in aspiring leaders. The Advisory Committee will help guide and inform how the planning process identifies and responds to the most salient issues in the Sharswood neighborhood which may include such issues as vacancy, crime, education, and health. WRT will work with PHA and partnering organizations to ensure that participation in the Advisory Committee reflects the neighborhood demographics.

#### TASK 2.3 Conduct Comprehensive Needs Assessment

WRT will work with PHA and its partnering organizations to develop and administer a comprehensive survey of households within the study area. The survey will assess the adequacy of existing socio-economic services and determine where community needs are not being met. The survey will look at issues related to:

- Community Values
- Health



- Education
- Employment
- Safety
- Mobility
- Housing

#### **TASK 2.4 Develop SWOT (Strengths, Weakness, Opportunities, and Threats) Analysis and Susceptibility to Change Diagrams**

Based on a review of previous planning work, available project data and an on-the-ground reconnaissance, and input from residents and stakeholders, WRT will develop a Susceptibility to Change map to inform short and long-term revitalization. Through a SWOT process, WRT will create an Opportunities and Issues diagram that identifies key development, green infrastructure, and programmatic opportunities. This diagram will illustrate site-specific issues and barriers to revitalization and rank sites with the greatest opportunities for development based on their physical assets, cultural/historical identification, ownership and other key issues.

#### **TASK 2.5 Develop Neighborhood Revitalization and Historic Preservation Survey**

With the capabilities of a Historic Preservation Planner on WRT's in-house team, WRT will conduct brief background research into Sharswood's history. The transformation plan will help to clarify the neighborhoods goals in relationship to historic preservation, and identify strategies that meet preservation goals with the specify social and economic constraints of this particular neighborhood that has seen decades of decline and disinvestment.

The historical survey may include:

- Description of the Sharswood neighborhood's historic context
- Maps, photographs, and relevant archival materials
- Summaries of stakeholder interviews related to the area's history
- Recommendations for how the historical findings can support neighborhood revitalization
- Image board of existing architectural references that can guide new and infill development

#### **TASK 2.6 Creating a Vision and Framework for Development**

Based on the analysis and stakeholder input, WRT will lead a visioning session with PHA and key stakeholders. As part of the community visioning process, WRT will present best practice examples from similar neighborhoods in order to help residents and stakeholders imagine what a revitalized Sharswood neighborhood can become. Best practices will follow some key themes but will developed based on results of the site assessment and survey results:

- Housing—affordable housing, mixed-income development, green building, historic preservation
- People—supportive services, health, education, jobs & economic development
- Neighborhood—transportation, access and walkability, safety, recreation, historical and cultural amenities

#### **TASK 2.7 Public Meeting #1 Community Visioning and Goal Setting**

WRT will introduce the planning process, present summary of existing conditions findings, and gather input from members of the to verify the goals developed through the Task 1 stakeholder engagement process.

#### **TASK 2.8 Team Coordination for Task 2**

*Each task will include up to two team coordination meetings.*

#### **\*Additional Scope and Services**

##### **Real Estate Market Study**

If a Real Estate and/or Commercial Market Study are authorized, during Phase 1, Real Estate Strategies will conduct a market assessment to analyze income distribution, homeownership rates and tenure, consumer expenditure and market demand for housing and commercial services. This Market Study will guide the development for the neighborhood plan and replacement housing options during Phase 2.



**Site Survey and Off-site investigations**

If site investigations are authorized, during Phase 1, Hunt Engineering Company will conduct site investigations to support decisions for site development, site control and possible development.

**TASK 2 DELIVERABLES:**

- Focus Groups/Stakeholder Interviews notes and summary
- Community Participation Plan Outline
- Needs Assessment findings
- SWOT (Strengths, Weakness, Opportunities, and Threats) Analysis and Susceptibility to Change Diagrams
- Historical Preservation Survey
- Best practice case studies
- Visioning session notes and diagrams
- Public Meeting #1 Presentation and meeting notes

\*Additional Scope Items may include: Commercial and/or Residential Market Study; Site Survey Engineering Surveys

**PHASE III—CREATING A FRAMEWORK FOR DEVELOPMENT****TASK 3—FORMATION OF A PLAN OF SUSTAINABLE LAND USE/URBAN DESIGN**

Drawing on our experience in designing green environments within the sustainable principles of LEED for Neighborhood Development, WRT will work with stakeholders to develop a plan that demonstrates measurable benefits for walkability and sustainability related to green buildings, block design, parks and open space, and land use.

**TASK 3.1 Develop Planning Principles**

Develop a set of planning principles to guide development based on public and stakeholder input.

**TASK 3.2 Develop Conceptual Framework Plans**

Based on community input, identified gaps in neighborhood services, market study findings and the development program, WRT will develop conceptual land use diagrams that identify key development nodes, gateways, and linkages and preliminary concept plans for housing and mixed use development. We will look at historical cues for neighborhood design—housing, parks, blocks, and streetscape typologies—to inform the design of a walkable, health-focused neighborhood that integrates architectural features reflecting the rich history of the community. WRT will develop up to 3 neighborhood framework plan scenarios.

**TASK 3.3 Review Conceptual Framework Plans**

3.3.1 WRT will meet with PHA Community Development and Design Department to review framework alternatives

3.3.2 Refine Conceptual Alternatives based on input from PHA

3.3.3 Present Conceptual Alternatives to Transformation Advisory Group

**TASK 3.4 Public Meeting #2 Present Framework Vision and Draft Alternatives**

Present draft alternatives and get a consensus on the direction that the community would like to move forward on.

**TASK 3.5 Team Coordination for Task 3**

Each task will include up to two team coordination meetings.

**TASK 3 DELIVERABLES:**

- Planning principle summary
- Framework Alternative diagrams
- Revised Framework Alternative diagrams
- Public Meeting #2 Presentation and meeting notes



#### **PHASE IV--DEVELOPING NEIGHBORHOOD TRANSFORMATION PLAN**

##### **TASK 4.1 Develop People Transformation Plan**

In order to improve the educational and development outcomes of the community, WRT will work with PHA and its partners to develop a plan to support the developmental outcomes of the neighborhood residents. This plan will focus on the needs identified through the survey and stakeholder engagement and develop strategies for:

- Organizational capacity
- Cradle to College Education Strategy
- Neighborhood Health and Wellness Strategy
- Community and Supportive Services Strategy (May include job and skills development and other community supportive service)
- Data management tool to monitor resident's progress and establish benchmarks for tracking an evaluation and developing strategic partnerships to implement these strategies

##### **TASK 4.2 Develop Draft Neighborhood Transformation Plan**

- WRT will develop a neighborhood transformation plan that includes:
- Transportation and Mobility
- Housing and Mixed-use Development
- Environment and Sustainability
- Neighborhood Economic Development

##### **TASK 4.3 Develop Housing Strategy**

###### **Task 4.3.1 Develop Housing Strategy and Program**

This will include concept for on-for-one replacement plan. Total number of units, housing type, tenure and location

###### **TASK 4.3.2 Develop Architectural Concept Plans**

WRT will develop concept plans for housing development and mixed-use development. Conceptual housing development will include building plans, floor plans, unit plans sections and elevations.

##### **Task 4.4 Review Neighborhood and Architectural Concept Plans**

###### **TASK 4.4.1 Present draft plans to PHA**

###### **TASK 4.4.2 Revise plans based on comments**

###### **TASK 4.4.3 Present plans to Transformation Advisory Group**

##### **Task 4.5 Public Meeting #3 Present Draft Neighborhood and Housing Plans**

Present draft neighborhood plan and architectural concepts, and cost estimates. Work with stakeholders to identify priorities and implementation strategies and a preferred development scenario.

##### **TASK 4.6 Team Coordination for Task 4**

Each task will include up to two team coordination meetings.

##### **\*Additional Scope and Services**

###### **Develop Preliminary Cost Estimates for Development Concepts**

If a Preliminary Cost Estimate is authorized, Becker + Frondorf will develop a preliminary cost estimate for the preferred scenario(s) for housing and neighborhood development. Becker & Frondorf's estimates will be based upon quantity measurements taken from the conceptual drawings and a variety of industry standard sources, including subcontractors, suppliers, pricing publications, and estimating software databases.

##### **TASK 4 DELIVERABLES:**

- Draft People Plan
- Draft Neighborhood Transformation Plan



- Housing Strategy and Program
  - Architectural Concept Plans
  - Revised Architectural Concept Plans
  - Public Meeting #3 Presentation and meeting notes
- \*Additional Scope Items may include Preliminary Cost Estimates

#### **PHASE V—SHARSWOOD NEIGHBORHOOD TRANSFORMATION PLAN**

##### **TASK 5.1 Plan Refinement**

Refine final plan based on PHA, stakeholder and resident input.

##### **TASK 5.2 Public Meeting #4**

Present final plan transformation plan elements.

##### **TASK 5.3 Develop Draft Transformation Plan Report**

Develop a final plan document that can guide implementation. The final plan will include housing neighborhood and people plan components as well as phasing and implementation.

##### **TASK 5.4 Review Draft Report**

Meet with PHA Community Development and Design Department to review preferred Draft Report.

##### **TASK 5.5 Develop Final Plan Report**

Revise final report document.

##### **TASK 5.6 Team Coordination for Task 5**

Up to two coordination meetings for Task 6.

##### **TASK 5 DELIVERABLES:**

- Revised Plans
- Public Meeting #4 Presentation and Notes
- Draft and Final Transformation Plan
- Housing Strategy and Program

#### **PHASE VI—IMPLEMENTATING THE NEIGHBORHOOD TRANSFORMATION PLAN VISION**

*During Phase VI, WRT will work with PHA to initiate the implementation effort. WRT will work with PHA and stakeholders to seek resources to implement key priorities for the Housing, Neighborhood, and People Plan.*

##### **TASK 6.1 Partnerships, On-going Resident /Community Involvement and Capacity Building**

WRT will work with PHA and its partnering organizations to develop a strategy to support implementation efforts and ensure ongoing community participation. This may include seeking additional funds for capacity building and training of neighborhood leaders and locally based organizations.

##### **TASK 6.2 Financing Plan**

WRT will work with PHA and their consultant to develop a financing plan that will include public and private resources to enable housing implementation. This preliminary financial feasibility analysis may be used to secure a developer(s) to implement portions of the project.

##### **TASK 6.3 PHA Resident Relocation Plan**

WRT will support PHA in developing a resident relocation plan that recognizes tenant needs and that is well coordinated with the People Plan strategies to ensure access to high quality services.

##### **TASK 6.4 Leveraging Resources for Priority Implementation Items**

WRT will work with PHA and its partners to identify public and private resources to implement priority items in the Transformation Plan.



# Philadelphia Housing Authority

Attachment 4

## Eligible Target Housing Documentation – Severe Distress of Targeted Project Certification

File Name: Att4\_HUD53232SevereDistress

OMB Approval No. 2577-0269  
(exp. 1/31/2015)

**CHOICE NEIGHBORHOODS – CERTIFICATION OF SEVERE PHYSICAL DISTRESS**

I hereby certify that:

1. I am a licensed engineer  architect  (check one).
2. I am not an employee of the Lead Applicant, Co-Applicant (if any), Principal Team Member (if any), Planning Coordinator (if any) or unit of local government in which the housing project identified below is located.
3. The public and/or assisted housing development listed below meets (In the manner described in either subparagraph A or B below) the following definition of severe physical distress:

*Requires major redesign, reconstruction or redevelopment, or partial or total demolition, to correct serious deficiencies in the original (including inappropriately high population density), deferred maintenance, physical deterioration or obsolescence of major systems, and other deficiencies in the physical plant of the project.*

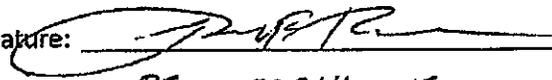
Check one:

A.  The development currently meets the above definition of severe physical distress;

Or

B.  The development has been legally demolished and HUD has not yet provided replacement housing assistance, other than tenant-based assistance, for the demolished units. However, the development satisfied the definition of severe physical distress (as defined above) as of the day the demolition was approved by HUD.

Name: Thomas F. Beach, P.E.

Signature:  Date: 4-23-12

License number: PE-050946-E State of Registration: PA

Lead Applicant: Philadelphia Housing Authority

Name of Targeted Public and/or Assisted Housing Site(s):

Blumberg Apartments

Warning: HUD will prosecute false claims and statements. Conviction may result in the imposition of criminal and civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

**CHOICE NEIGHBORHOODS – CERTIFICATION OF SEVERE PHYSICAL DISTRESS**

I hereby certify that:

- 1. I am a licensed engineer  architect  (check one).
- 2. I am not an employee of the Lead Applicant, Co-Applicant (If any), Principal Team Member (If any), Planning Coordinator (If any) or unit of local government in which the housing project identified below is located.
- 3. The public and/or assisted housing development listed below meets (in the manner described in either subparagraph A or B below) the following definition of severe physical distress:

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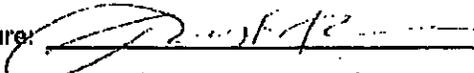
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A.  The development currently meets the above definition of severe physical distress;

Or

B.  The development has been legally demolished and HUD has not yet provided replacement housing assistance, other than tenant-based assistance, for the demolished units. However, the development satisfied the definition of severe physical distress (as defined above) as of the day the demolition was approved by HUD.

Name: Thomas F. Beach

Signature:  Date: 4-23-12

License number: PE-050946-E State of Registration: PA

Lead Applicant: Philadelphia Housing Authority

Name of Targeted Public and/or Assisted Housing Site(s):  
Oxford - Jefferson Apartments

Warning: HUD will prosecute false claims and statements. Conviction may result in the imposition of criminal and civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

OMB Approval No. 2577-0269  
(exp. 1/31/2015)

**CHOICE NEIGHBORHOODS – CERTIFICATION OF SEVERE PHYSICAL DISTRESS**

I hereby certify that:

1. I am a licensed engineer  architect  (check one).
2. I am not an employee of the Lead Applicant, Co-Applicant (if any), Principal Team Member (if any), Planning Coordinator (if any) or unit of local government in which the housing project identified below is located.
3. The public and/or assisted housing development listed below meets (in the manner described in either subparagraph A or B below) the following definition of severe physical distress:

*Requires major redesign, reconstruction or redevelopment, or partial or total demolition, to correct serious deficiencies in the original (including inappropriately high population density), deferred maintenance, physical deterioration or obsolescence of major systems, and other deficiencies in the physical plant of the project.*

Check one:

A.  The development currently meets the above definition of severe physical distress;

Or

B.  The development has been legally demolished and HUD has not yet provided replacement housing assistance, other than tenant-based assistance, for the demolished units. However, the development satisfied the definition of severe physical distress (as defined above) as of the day the demolition was approved by HUD.

Name: Thomas F. Beach, P.E.

Signature:  Date: 4-23-12

License number: PE - 050946-E State of Registration: PA

Lead Applicant: Philadelphia Housing Authority

Name of Targeted Public and/or Assisted Housing Site(s):

College View Apartments

Warning: HUD will prosecute false claims and statements. Conviction may result in the imposition of criminal and civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

Philadelphia Housing Authority  
Attachment 5  
Eligible Neighborhoods Documentation - Mapping Data  
Tool

File Name: Att5\_MappingDataTool

**CHOICE NEIGHBORHOODS 2012 MAPPING TOOL DATA**

Corrected version – 4/6/12

**Sharswood/Brewerytown\***

Target Area ID: 1471038

Email of User: ismail.abdulhamid@pha.phila.gov

Name of Lead Applicant: Ismail Abdul-Hamid

Address of Lead Applicant: 3100 Penrose Ferry Road Philadelphia PA 19145

Email of Lead Applicant: ismail.abdulhamid@pha.phila.gov

Name of Target Geography: Sharswood/Brewerytown\*

Name(s) of target Development(s), as submitted by user to the mapping tool:*Public Housing*

Development-1: Blumberg

Development-2:

Development-3:

*Multifamily Assisted*

Development-1:

Development-2:

Development-3:

Estimated number of All Housing Units in Target Area (HUD 2007): 2565

Is the Target Area County non-Metropolitan (OMB 2009): No

**Eligible Neighborhood Threshold:**

Section III.A.3.a of the NOFA describes four criteria used to determine whether the target neighborhood meets the Eligible Neighborhood Threshold. This tool provides information on two of the four criteria: (1) and (2b). If you are relying on data on crime, substandard housing, or inadequate schools in order to demonstrate compliance with the Eligible Neighborhoods criteria, you must provide it in the attachments section of your application as instructed in section IV of the NOFA. See Section III.C.2.b(1) of the NOFA for more information.

*(1) at least 20 percent of the households estimated to be in poverty or have extremely low incomes*

**Target Neighborhood Poverty/ELI Rate (the greater of both rates): 54.06**

*(2b) high vacancy or substandard homes; defined as where either the most current rate within the last year of long-term vacant or substandard homes is at least 1.5 times higher than that of the city or, where no city data is available, county/parish as a whole; or the rate is greater than 4 percent*

**Target Neighborhood Vacancy Rate: 31.04**

**Vacancy Rate In Surrounding County: 14.31**

**Data for NOFA Section V.A, Rating Factor 2(b), parts 1-2 and Factor 2(c)**

*A total of 8 points is possible — see NOFA for awarding of points. Data sources are described at the end of this document.*

**Factor 2(b): Severe Distress of the Targeted Neighborhood****Subfactor(1):**

Concentration of Households in Poverty in Target Area (CHAS 2005-2009) and Concentration of Extremely Low Income (ELI) Persons in Target Area (CHAS 2005-2009).

Maximum of previous two criteria, poverty and ELI rate: **54.06**

**Subfactor(2):**

Long-term vacancy rate (greater of USPS Sept 2010 / ACS 2009)

In Target Area: **31.04**

In Surrounding City or County/Parish: **14.31**

**Factor 2(c):Need for Affordable Housing in the community**

Estimated Shortage Ratio of Units Affordable to VLI Renter Households (CHAS 2005-2009)

Target Area County ratio: 1.40

National ratio: 1.80

Data sources and methods:

HUD's mapping tool overlays the locally defined neighborhood boundaries with data associated with that area and estimates the rates of certain indicators in that neighborhood using a proportional allocation methodology. The tool uses Census Block Group (as defined for Census 2000) as the smallest statistical boundary for the available data. If the locally defined neighborhood is partially within two different Census Block Groups, the data for each factor or threshold criteria are calculated based on the portion of the neighborhood 2007 housing units located in each Block Group. The 2007 Housing Unit count is data available to HUD at the Block Level and thus can be used as the underlying data to apportion each Block Groups appropriate share of importance.

For example, based on a user defined geography, 80 percent of the housing units in the locally defined neighborhood are in a Block Group with a poverty rate of 40 percent and 20 percent of the units are in a Block Group with a poverty rate of 10 percent. The "neighborhood poverty rate" would be calculated as:  $(80\% \times 40\%) + (20\% \times 10\%) = 34\%$ .

The data are from a variety of sources. In some circumstances, data were not available at the geography level noted here, in which case HUD has provided data at the smallest geography possible.

ACS 2009 refers to the US Census American Community Survey 2005-2009 five-year estimates. These are the most recent nationally available data for small geographies at the same Census 2000 boundaries as the other data provided, using a statistical technique that combines five years of data to create reliable estimates for small areas. In a small number of counties the Census Bureau incorrectly provided the ACS Block Group data with Census 2010 geographic identifiers rather than Census 2000 geographic identifiers. In those few cases, HUD uses the Census 2000 data for poverty and extremely low-income instead of data from the American Community Survey. See [http://www.census.gov/acs/www/data\\_documentation/geography\\_notes/](http://www.census.gov/acs/www/data_documentation/geography_notes/).

Concentration of Households in Poverty represents the percent of households within the target geography whose combined household income is below the poverty line. Estimated concentration of Extremely Low Income (ELI) persons represents an approximation of the percent of households within the specified area whose household combined income is below 30% of the HUD defined Area Median Income (AMI). Estimated Shortage Ratio of Units Affordable to VLI Renter Households is the ratio of very low-income (VLI) renter households (those with household incomes less than 50% of the Area Median Income calculated by HUD) to units affordable and available to these households in the surrounding county or parish. A unit is considered affordable if its rent is no greater than 30% of household incomes in this category, or in other words, 15% of the Area Median Income. A unit is considered available if it is vacant or occupied by a VLI renter household. Estimated ELI rate, poverty rate, and shortage ratio of units affordable to VLI households are taken from the Comprehensive Housing Affordability Strategy (CHAS) special tabulations HUD receives of Census data. The CHAS data used for this tool are based on ACS 2005-2009 five-year estimates see <http://www.huduser.org/portal/datasets/cp.html> for more information

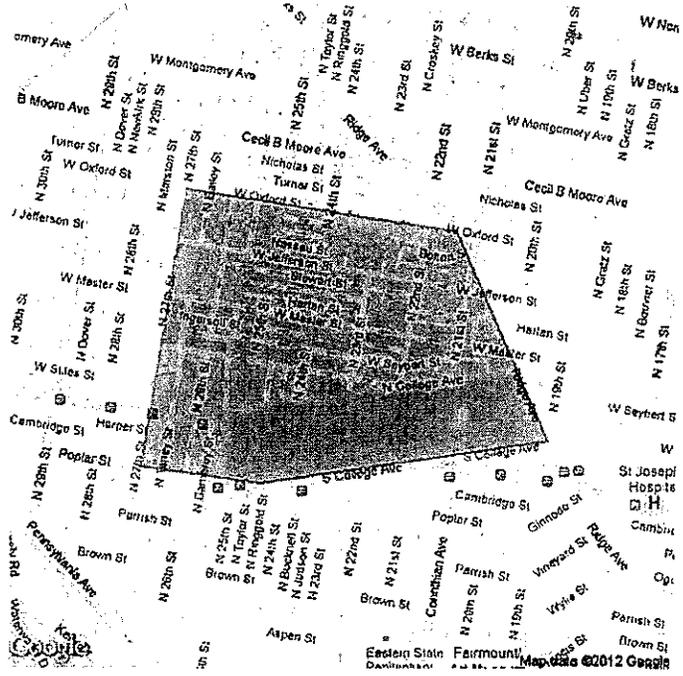
Long-term vacancy rates uses the greater of the United States Postal Service from September 30, 2011 and vacancy rate from the ACS 2009. For both sources vacancy rates are calculated at the Census Tract level (because this is the lowest level geography HUD is allowed to make USPS data publicly available).

For the USPS data, HUD calculates the percent of residential addresses that are vacant. In the USPS data, a "vacant" address is one that has not had mail pick up for 90 days or longer. The USPS Vacant addresses can also include vacation or migrant labor addresses so HUD uses ACS data to reduce vacancy counts in these cases.

Using the ACS data, HUD calculates vacancy rate as the percent of housing units that are "other" vacant. These are units not for sale, for rent or vacant for seasonal or migrant housing. This is considered another proxy for long-term vacant housing.

In theory the USPS data should be a stronger measure of distress than the ACS data because they are for 100 percent of the units (ACS is a sample), are more current (ACS aggregates data over a 5 year period), and are intended specifically to capture addresses 90 or more days vacant. However, USPS data are particularly poor at capturing vacancy in rural areas. As such, we use the ACS as a check on the USPS data so that every location gets a vacancy rate based on the greater of their USPS vacancy rate or their ACS 2005-2009 rate. For more information on HUD's USPS dataset, see: <http://www.huduser.org/portal/datasets/usps.html>.

### Project Map Snapshot for 1471038



Philadelphia Housing Authority  
Attachment 6  
Eligible Neighborhoods Documentation – Substandard  
Housing Documentation

File Name: Att6\_SubHousingDocumentation

**CHOICE NEIGHBORHOODS 2012 MAPPING TOOL DATA**

Corrected version – 4/6/12

**Sharswood/Brewerytown\***

Target Area ID: 1471038

Email of User: ismail.abdulhamid@pha.phila.gov

Name of Lead Applicant: Ismail Abdul-Hamid

Address of Lead Applicant: 3100 Penrose Ferry Road Philadelphia PA 19145

Email of Lead Applicant: ismail.abdulhamid@pha.phila.gov

Name of Target Geography: Sharswood/Brewerytown\*

Name(s) of target Development(s), as submitted by user to the mapping tool:*Public Housing*

Development-1: Blumberg

Development-2:

Development-3:

*Multifamily Assisted*

Development-1:

Development-2:

Development-3:

Estimated number of All Housing Units in Target Area (HUD 2007): 2565

Is the Target Area County non-Metropolitan (OMB 2009): No

**Eligible Neighborhood Threshold:**

Section III.A.3.a of the NOFA describes four criteria used to determine whether the target neighborhood meets the Eligible Neighborhood Threshold. This tool provides information on two of the four criteria: (1) and (2b). If you are relying on data on crime, substandard housing, or inadequate schools in order to demonstrate compliance with the Eligible Neighborhoods criteria, you must provide it in the attachments section of your application as instructed in section IV of the NOFA. See Section III.C.2.b(1) of the NOFA for more information.

*(1)at least 20 percent of the households estimated to be in poverty or have extremely low incomes*

**Target Neighborhood Poverty/ELI Rate (the greater of both rates): 54.06**

*(2b)high vacancy or substandard homes; defined as where either the most current rate within the last year of long-term vacant or substandard homes is at least 1.5 times higher than that of the city or, where no city data is available, county/parish as a whole; or the rate is greater than 4 percent*

**Target Neighborhood Vacancy Rate: 31.04**

**Vacancy Rate In Surrounding County: 14.31**

**Data for NOFA Section V.A, Rating Factor 2(b), parts 1-2 and Factor 2(c)**

*A total of 8 points is possible — see NOFA for awarding of points. Data sources are described at the end of this document.*

**Factor 2(b):Severe Distress of the Targeted Neighborhood****Subfactor(1):**

Concentration of Households in Poverty in Target Area (CHAS 2005-2009) and Concentration of Extremely Low Income (ELI) Persons in Target Area (CHAS 2005-2009).

Maximum of previous two criteria, poverty and ELI rate: **54.06**

**Subfactor(2):**

Long-term vacancy rate (greater of USPS Sept 2010 / ACS 2009)

In Target Area: **31.04**

In Surrounding City or County/Parish: **14.31**

**Factor 2(c):Need for Affordable Housing in the community**

Estimated Shortage Ratio of Units Affordable to VLI Renter Households (CHAS 2005-2009)

Target Area County ratio: 1.40

National ratio: 1.80

Data sources and methods:

HUD's mapping tool overlays the locally defined neighborhood boundaries with data associated with that area and estimates the rates of certain indicators in that neighborhood using a proportional allocation methodology. The tool uses Census Block Group (as defined for Census 2000) as the smallest statistical boundary for the available data. If the locally defined neighborhood is partially within two different Census Block Groups, the data for each factor or threshold criteria are calculated based on the portion of the neighborhood 2007 housing units located in each Block Group. The 2007 Housing Unit count is data available to HUD at the Block Level and thus can be used as the underlying data to apportion each Block Groups appropriate share of importance.

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The data are from a variety of sources. In some circumstances, data were not available at the geography level noted here, in which case HUD has provided data at the smallest geography possible.

ACS 2009 refers to the US Census American Community Survey 2005-2009 five-year estimates. These are the most recent nationally available data for small geographies at the same Census 2000 boundaries as the other data provided, using a statistical technique that combines five years of data to create reliable estimates for small areas. In a small number of counties the Census Bureau incorrectly provided the ACS Block Group data with Census 2010 geographic identifiers rather than Census 2000 geographic identifiers. In those few cases, HUD uses the Census 2000 data for poverty and extremely low-income instead of data from the American Community Survey. See [http://www.census.gov/acs/www/data\\_documentation/geography\\_notes/](http://www.census.gov/acs/www/data_documentation/geography_notes/).

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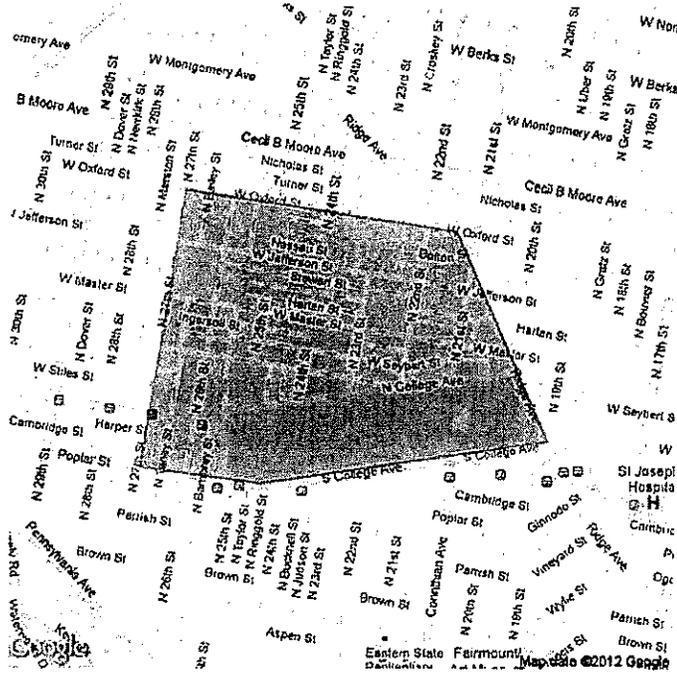
Long-term vacancy rates uses the greater of the United States Postal Service from September 30, 2011 and vacancy rate from the ACS 2009. For both sources vacancy rates are calculated at the Census Tract level (because this is the lowest level geography HUD is allowed to make USPS data publicly available).

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In theory the USPS data should be a stronger measure of distress than the ACS data because they are for 100 percent of the units (ACS is a sample), are more current (ACS aggregates data over a 5 year period), and are intended specifically to capture addresses 90 or more days vacant. However, USPS data are particularly poor at capturing vacancy in rural areas. As such, we use the ACS as a check on the USPS data so that every location gets a vacancy rate based on the greater of their USPS vacancy rate or their ACS 2005-2009 rate. For more information on HUD's USPS dataset, see: <http://www.huduser.org/portal/datasets/usps.html>.

### Project Map Snapshot for 1471038



Philadelphia Housing Authority  
Attachment 7  
Eligible Neighborhoods Documentation – Inadequate  
School Documentation

File Name: Att7\_InadequateSchool

OMB Approval No. 2577-0269  
(exp. 1/31/2015)

## **CHOICE NEIGHBORHOODS**

### **Inadequate Schools Form**

Complete the following form, if necessary, in response to one of the criterion of the Eligible Neighborhoods threshold which pertains to Inadequate Schools (Section III.C.2 of the NOFA).

Lead Applicant: Philadelphia Housing Authority

Name of Targeted Public and/or Assisted Housing Site(s):

Blumberg Apartments, CBMO 910 & Collegeview Apartments

Name of School:

John F. Reynolds Elementary School, Camelot Academy at Boone, and the Promise Academy at Vaux School

In accordance with the Department of Education's definitions (included in Section I.C of the NOFA), the school named above is a:

Low-performing school

Persistently lowest-achieving school

Indicate the school's relationship with the neighborhood:

The school named above is located within the boundaries of the target neighborhood.

At least 20% of children from the target public and/or assisted housing attend the school named above.

You must provide evidence from the State Education Agency that the identified school meets the relevant definition. Acceptable documentation includes a letter of certification, report, or printout from the website listing with URL.

<http://www2.ed.gov/programs/sif/summary/index.HML>

HUD Form 53153 (3/2011)

Philadelphia Housing Authority  
Attachment 8  
Resident Involvement Certification

File Name: Att8\_HUD53151ResidentInvolvement

**CHOICE NEIGHBORHOODS – PLANNING GRANTS**  
**Resident Involvement Certification**

As part of your application for Choice Neighborhoods Planning Grant funding, you, as the executive officer authorized to sign on behalf of your organization, must certify to the following and complete this form. By signing this form, you are stating that to the best of your knowledge and belief, the certification is true and correct.

Lead Applicant: Philadelphia Housing Authority

Name of Targeted Public and/or Assisted Housing Site(s):

Blumberg Apartments, CBMO 910 & Collegeview Apartments

***Resident Involvement threshold requirement (from the NOFA, Planning Grants Section, Section III.C.2) is as follows:***

(a) General. In accordance with section 24(e)(2)(D), applicants must involve affected residents at the beginning and during the planning process for the transformation program, prior to the submission of an application. You are required to involve the affected public and/or assisted housing residents in the planning process and implementation of your Transformation Plan. This involvement must be continuous from the beginning of the planning process through the implementation and management of the grant, if awarded.

(b) Resident Meeting. As of the application deadline date, you must have conducted one meeting with residents of the targeted public and/or assisted housing. That meeting must have covered the plans for this Choice Neighborhoods application. This meeting can have occurred prior to the publication of this NOFA, but must have anticipated the project proposed in this application.

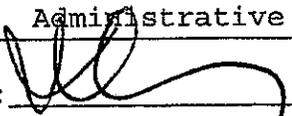
(c) Physical Accessibility. All training sessions and meetings must be held in facilities that are physically accessible to persons with disabilities. Where physical accessibility is not achievable, recipients and subrecipients must give priority to alternative methods of product delivery that offer programs and activities to qualified individuals with disabilities in the most integrated setting appropriate in accordance with HUD's implementing regulations for Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794) at 24 CFR Part 8. In addition, all notices of and communications during all training sessions and public meetings shall be provided in a manner that is effective for persons with hearing, visual, and other communication-related disabilities or provide other means of accommodation for persons with disabilities consistent with Section 504 of the Rehabilitation Act of 1973 and HUD's section 504 regulations. See 24 CFR Section 8.6.

(d) Limited English Proficiency. All applicants must take reasonable steps to ensure meaningful access to programs to persons with limited English proficiency (LEP), pursuant to Title VI of the Civil Rights Act of 1964. This may mean providing language assistance services to ensure meaningful resident and community involvement for persons with LEP as a result of their nationality. The Department published *Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons* (72 Fed. Reg. 2732; January 22, 2007) to assist recipients of HUD assistance in identifying language assistance needs and developing language assistance plans.

**I certify that the Resident Involvement threshold requirement (above) has been met.**

Name of Lead Applicant Executive Officer: Michael P. Kelly

Title: Administrative Receiver / Executive Director

Signature:  Date: 5/1/12

Date of Resident Meeting: April 4, 2012, April 11, 2012, April 19, 2012

**Philadelphia Housing Authority**  
**Attachment 9**  
**Need – Rehabilitation Cost Estimate from PNA**  
**NOT APPLICABLE**

File Name: Att9\_RehabCost

**Philadelphia Housing Authority**  
**Attachment 10**  
**Need – Structural Deficiencies Documentation**

File Name: Att10\_StructuralDeficiencies

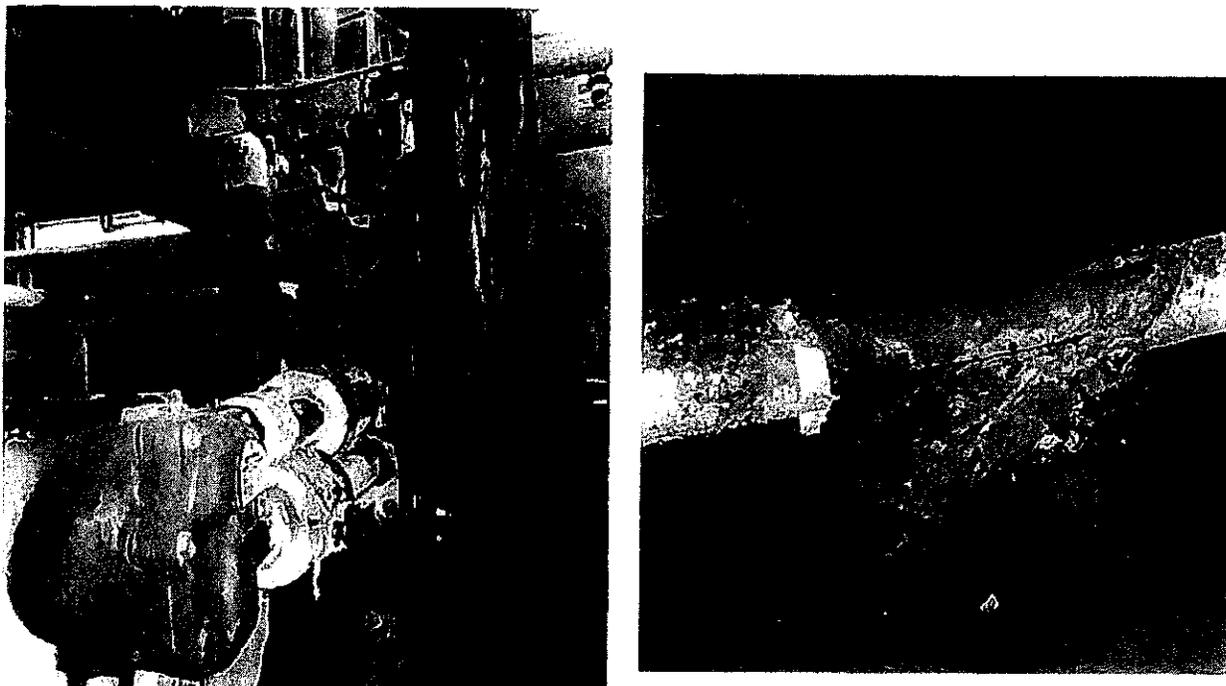


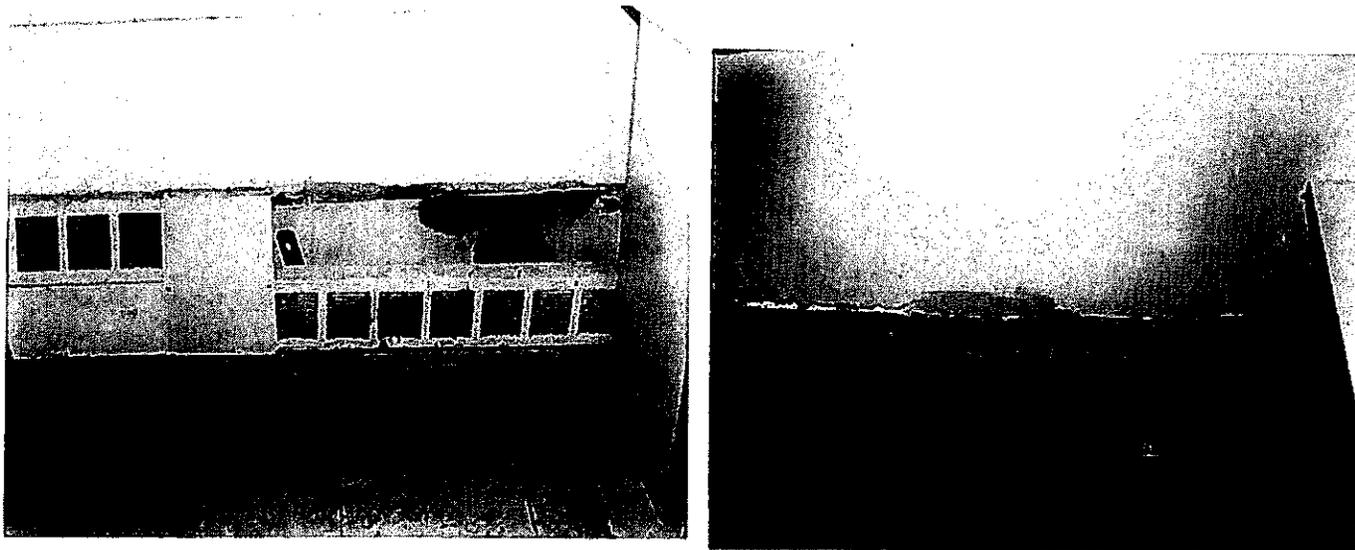
FIGURE M-13: Severely Corroded Piping & Deteriorated Insulation in Hemberger Basement



FIGURE M-14: Hot Water Pumps in Bolton Tower Mechanical Room

**Philadelphia Housing Authority**  
**Attachment 11**  
**Need – Design Deficiencies Documentation**

File Name: Att11\_DesignDeficiencies



**FIGURE M-3: Apartment Finned-Tube Baseboard Radiation, very poor condition, relatively new control valve installed in unit on right**



**FIGURE M-4: Typical Rooftop Exhaust Fans**

**Philadelphia Housing Authority**  
**Attachment 12**  
**Need – Part I Violent Crimes Documentation**

File Name: Att12\_PartIViolentCrimes



# CITY OF PHILADELPHIA

POLICE DEPARTMENT  
Headquarters, Franklin Square  
Philadelphia, PA 19106

CHARLES H. RAMSEY  
COMMISSIONER

April 23, 2012

Michael P. Kelly  
Administrative Receiver/Executive Director  
Philadelphia Housing Authority  
12 South 23<sup>rd</sup> Street  
Philadelphia PA 19103

Dear Mr. Kelly:

I am pleased to provide data for Part I Violent Crimes for the past 3 years in support of the Philadelphia Housing Authority's Choice Neighborhoods Planning initiative to create a Transformation Plan for North Philadelphia West of Broad Street target neighborhood, from Cecil B. Moore Boulevard on the north, Ridge Avenue on the east, South College Avenue and Poplar Street on the south to 27<sup>th</sup> Street on the east. This information is for the 22<sup>nd</sup> District's Police Service Area which includes the Blumberg Sharswood target area and for the City of Philadelphia respectively. The population data for the area was taken from the 2010 Census and used the census block groups covering the target area.

The data reported through the Uniform Crime Reporting system shows that for murder, rape, robbery and aggravated assaults in each of 2008, 2009 and 2010 the rate in the focus area were 21.8, 19.4 and 22.1 per 1,000 persons, compared to the citywide rates of 13.4, 12.4 and 11.9 per 1,000 persons. In the area surrounding the Blumberg Apartments, the rate of violent crime is at least 1.5 times greater in each of the three years compared to the City.

If the Department can be of further assistance, please do not hesitate to contact my office or Lieutenant Kappe.

Sincerely,

Charles H. Ramsey  
Police Commissioner  
Philadelphia Police Department

**Philadelphia Housing Authority**  
**Attachment 13**  
**Planning Schedule**

File Name: Att13\_PlanningSchedule

Shamwood Choice Neighborhood Project Schedule

Project Tasks	Months 1-4	Months 5-8	Months 9-12	Months 13-16	Months 17-20	Months 20-24
<b>Task 1   Existing Conditions Survey and Analysis</b>						
1.1 Project Team Coordination Meeting						
1.2 Project Initiation						
1.3 Develop Base Maps and Conduct Site Analysis						
1.4 Team Coordination for Task 1						
<b>Task 2   Goal Setting (Identify Goals, Issues and Opportunities)</b>						
2.1 Community Planning Workshop						
2.2 Designate Lead for People Plan (Prelim Scope for Plan Elements)						
2.3 Develop Community Participation Plan and Launch Stakeholder Engagement						
2.4 Launch Transformation Plan Advisory Committee Meeting						
2.5 Identify Stakeholders and Conduct Focus Groups/Stakeholder Interviews						
2.6 Conduct Comprehensive Needs Assessment						
2.7 Develop SWOT Analysis and Susceptibility to Change Diagram						
2.8 Develop Neighborhood Realization and Historic Preservation Survey						
2.9 Creating a Vision and Framework for Development						
2.10 Transformation Plan Advisory Committee Meetings						
2.11 Public Meeting #1 Community Visioning and Goal Setting						
2.12 Team Coordination for Task 2						
<b>Task 3   Formulation of a Plan of Sustainable Land Use and Urban Design</b>						
3.1 Develop Planning Principles						
3.2 Develop Conceptual Framework Plans						
3.3 Conduct Market Study						
3.4 Review Conceptual Framework Plans						
3.5 Transformation Plan Advisory Committee Meetings						
3.6 Public Meeting #2 Present Framework Vision and Draft Alternatives						
3.7 Team Coordination for Task 3						
<b>Task 4   Developing Neighborhood Transformation Plan</b>						
4.1 Develop People Transformation Plan						
4.2 Develop Draft Neighborhood Transformation Plan						
4.3 Develop Housing Strategy						
4.4 Review Neighborhood and Architectural Concept Plans						
4.5 Transformation Plan Advisory Committee Meetings						
4.6 Public Meeting #3 Present Draft Neighborhood and Housing Plans						
4.7 Team Coordination for Task 4						
<b>Task 5   Final Transformation Plan</b>						
5.1 Plan Refinement						
5.2 Transformation Plan Advisory Committee Meetings						
5.3 Public Meeting #4						
5.4 Identify Lead Entities to Implement Specific Plan Elements (Housing, Neighborhood, People)						
5.5 Develop Draft Transformation Plan Report (Housing, Neighborhoods and People)						
5.6 Review Draft Report						
5.7 Develop Final Transformation Plan Report (Reviews based on Stakeholder Input/Feedback)						
5.8 Team Coordination for Task 5						
<b>Task 6   Plan Implementation</b>						
6.1 Partnerships, Ongoing Resident Community Involvement and Capacity Building						
6.2 Transformation Plan Advisory Committee Meetings						
6.3 Financing Plan						
6.4 PHA Resident Relocation Plan						
6.5 Leveraging Resources for Equity Implementation Items						
6.6 Preparing Land Use Approvals, and Implementation Schedule						
6.7 Team Coordination for Task 6						

- Project Team Meetings/Advisory Committee Meetings
- Public Meetings/Stakeholder Workshops
- Final Product

Philadelphia Housing Authority  
Attachment 14  
Budget

File Name: Att14\_Budget

**Choice Neighborhoods Planning Grant Budget**

**Part I: Summary**

The requested information will be reviewed by HUD to determine if the amount requested is reasonable and whether the required percentages of capital and supportive services funds are reasonable and whether the required percentages of capital and supportive services funds are reasonable. Responses to the collection are required by the appropriation under which the Choice Neighborhoods was funded. The information collected does not lend itself to confidentiality. HUD may not conduct or sponsor, and a person is not required to respond to collection of information unless it displays a currently valid OMB control number.

Applicant/Grantee: \_\_\_\_\_  
 Name: **Philadelphia Housing Authority**  
 Site Name: **Sharswood/Brewertown**  
 Choice Neighborhoods Planning Grant Number: \_\_\_\_\_  
 Budget Revision Number: \_\_\_\_\_

e No.	Summary by Budget Line Item	Revised Overall Choice Neighborhoods Planning Grant Budget	Previous Authorized Amount of Funds in LOCCS	Changes Requested in this Revision
1	1408 Management Improvements/ Capacity Building	\$ -		
2	1410 Administration	\$ 50,000.00		
3	1430 Fees and Costs	\$ 250,000.00		
4	<b>Total Funds Authorization ( Sum Of Lines 1-3)</b>			
5	U2000 Funds held in Reserve			
6	<b>Amount of Planning Grant ( Sum Of Lines 1-5)</b>	\$ 300,000.00		
7	NonCN Total Non-Choice Neighborhoods Funds	\$ 724,015.30		

Signature of Lead Applicant/Grantee Executive Officer: \_\_\_\_\_  
 Signature of Authorized HUD Official: \_\_\_\_\_  
 Date: **5/1/12**  
 HUD Certification: In approving this budget and providing assistance to a specific housing project, I hereby certify that the assistance will not be more than is necessary to make the assistance self-sustaining after taking into account assistance from other government sources (24 CFR 12.50).



HOPE VI Budget: Part II: Submitting Pages for Revision to  
Overall Budget, Expenditure Allocation, and/or Authorized Spending Amount

Budget Line Item Number	1	2	3	4	5	6	7	8
	Description of Proposed/Approved Action Use of Additional Authorized Funds	Current Overall Choice Neighborhoods Planning Grant Budget (All phases)	Requested Change in Overall Choice Neighborhoods Planning Grant Budget (All phases)	Requested Change in Disbursed Funds (Realignment)	Current Authorized Amount (Current Spread)	Requested Change in Amount Authorized for Expenditure (Change in Spread)	Total Funds to be Authorized for Expenditure (New Spread)	
1430	<b>FEES AND COSTS</b>							
	Planning Coordinator	\$ 52,000.00						
	Market Study	\$ 35,000.00						
	People Lead Staff	\$ 10,000.00						
	Outreach and Neighborhood Surveys	\$ 20,000.00						
	Consulting fees, Third Party Reports	\$ 50,000.00						
	Other In-Kind Staff Support	\$ 38,000.00						
	Stakeholder Training & Capacity Building	\$ 40,000.00						
	Resident Advisory Board Resident Involvement	\$ 5,000.00						
Prior Bdgt Date								
	Total Changes							
	Previous Approved Budget Totals							
	<b>NEW TOTALS FOR HUD APPROVAL</b>	\$ 250,000.00						
	Percentage of BLI Budget							

Total Changes		
Previous Approved Budget Totals		
<b>NEW BLI TOTAL</b>		

**Part III. Non-Choice Neighborhoods Funds**

List on this spreadsheet any Non-Choice Neighborhoods funds (e.g., from match/leverage funds) that will be used to pay for costs associated with the Planning Grant effort that are not paid for by the Choice Neighborhoods grant funds.

<b>Source</b>	<b>Dollar Amount</b>	<b>Use/Activity (Costs Non-Choice Neighborhoods Funds will be used for)</b>
Philadelphia Housing Authority Dev. Corp.	225,000.00	Planning Coordinator Services
City of Philadelphia	62,400.00	Staff Time
School District of Philadelphia	400.00	Advisory Committee Staff Time
Philadelphia Youth Network	19,050.00	Youth Employment Staff time
People for People, Inc.	261,893.30	Contract Value Resident Services
Resident Advisory Board	4,272.00	Staff Time
Phila. Workforce Development Corp.	150,000.00	Resident Assessments
Brewerytown/Sharwood CDC	1,000.00	Staff Time
<b>TOTAL</b>	<b>724,015.30</b>	

**Philadelphia Housing Authority**  
**Attachment 15**  
**Documentation to Support Consistency with other**  
**Planning Documents**

File Name: Att15\_ConsistencyWithOtherPlanning

# Certification of Consistency with the Consolidated Plan

U.S. Department of Housing  
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.  
(Type or clearly print the following information:)

Applicant Name: Philadelphia Housing Authority

Project Name: Sharswood/Blumberg Transformation Plan (PA002000050)

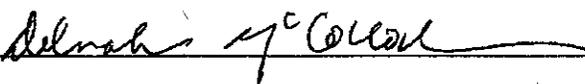
Location of the Project: The development of a plan which addresses housing, residents and the  
neighborhood bound by Oxford/Ridge/Poplar/College/27th(CTs 138-139)  
in central north Phila., PA (2012 Consolidated Plan, adopted June, 2011)

Name of the Federal  
Program to which the  
applicant is applying: Choice Neighborhoods Planning Grant

Name of  
Certifying Jurisdiction: City of Philadelphia, Office of Housing & Community Development

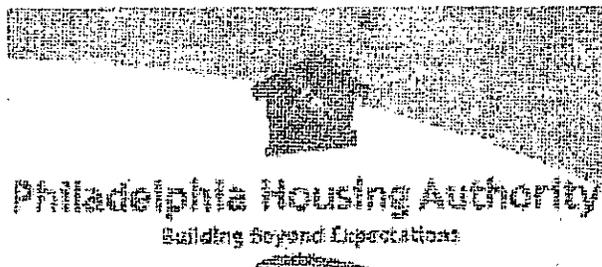
Certifying Official  
of the Jurisdiction  
Name: Deborah McColloch

Title: Director

Signature: 

Date: April 25, 2012

# PHILADELPHIA HOUSING AUTHORITY



## MOVING TO WORK ANNUAL PLAN YEAR TWELVE

**PHA FISCAL YEAR 2013  
(APRIL 1, 2012 TO MARCH 31, 2013)**

# FINAL

RESUBMITTED ON APRIL 9, 2012

## Appendix C: Public Housing Long Term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
<b>Haverford Homes</b> PA002046	Possible candidate for modernization, rehabilitation, with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods and/or LIHTC Application.			Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.
<b>Blumberg Apartments</b> PA002050	Possible candidate for modernization, rehabilitation, revitalization, which may include some demolition with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods and/or LIHTC Application.	Possible demolition in connection with the modernization and revitalization, and possible disposition in connection with mixed-finance development.	94 units designated.	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Possible homeownership component in connection with potential modernization and revitalization.
<b>Whitman Park</b> PA002051					Homeownership development; one unit remain to be sold
<b>Passyunk Homes</b> PA002052	Private entity to develop market rate housing and a new 80,000 square foot building for PHA.	Disposition of property to private developer completed.			
<b>Courtyard Apartments at Riverview</b> PA002053 New PA#: PA002121					
<b>Parkview Apartments</b> PA002054					
<b>Fairfall Apartments</b> PA002055	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods and/or LIHTC Application.		Possible Elderly Designation	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	

Appendix C: Public Housing Long Term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Paschall Homes PA002061, new Amp PA002173, PA002174	Under revitalization, which includes demolition with capital funds, bond proceeds, MTW, Stimulus, program incomes, private funds and LIHTC equity to develop 100 new units.				
Cassie Holly (Point Breeze Court) PA002062	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods and/or LIHTC Application.		71 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
Katie B. Jackson PA002063	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods and/or LIHTC Application.		59 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	
Collegeview Homes PA002065	Possible candidate for modernization, rehabilitation with capital funds, bond proceeds, MTW, program incomes, private funds with Choice Neighborhoods and/or LIHTC Application.		54 Elderly Units	Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	

Appendix C: Public Housing Long Term Asset Management Table

Name, Number and Location	Development Activities	Demolition/ Disposition Activities	Designated Housing Activities	Conversion Activities	Homeownership Activities
Scattered Sites PA00200910	Possible development, rehabilitation of existing buildings, demolition of existing buildings, disposition of properties and new construction of units in connection with replacement unit initiative or mixed-finance developments, or City of Philadelphia Neighborhood Transformation Initiative, or third party mixed-finance/revitalization developments. PHA plan to apply for Choice Neighborhoods, Choice Neighborhood, LIHTC, RACP and any other state and city funding sources when available.	Possible demolition/disposition of non-viable units for neighborhood redevelopment activity.		Possible conversion of units/parcels for residential unit reconfiguration and commercial, economic development, management offices, community and supportive services offices and/or open space.	Section 32 of USHA of 1937.
St Anthony's Senior Residence: PA002131			38 Elderly Units		
Inglis House	May provide capital funds, ACC subsidy and/or Section 8 vouchers for this project.				
City-Wide	Provision of ACC subsidy, capital funds or HCV.	Dispo/Demo application to be submitted to HUD.			
Scattered Site Disposition: City Wide	Disposition Plan to be developed and implemented. Disposition of properties at market rate.	Possible demolition in connection with the modernization and revitalization. Disposition application may be required.			Possible Homeownership Component: Revised 5(h)/Section 32 of USHA of 1937.
Multi-Family Units for Replacement Housing Units	Site-Based Waiting List. Using capital funds to acquire and develop these replacement housing units. Provide ACC subsidy.	Disposition and acquisition application may be required.	Possible Elderly Only designation.		
Suffolk Manor PA002132	Possible major exterior envelope and air conditioner heating system to be improved.		77 Elderly Units		
Cambridge Plaza Phase I PA-002137					
Cambridge Plaza Phase II PA-002129					
Cambridge Plaza Phase III Phase I PA002147					
Mt. Olivet PA002138	Possible major exterior envelope improvements		161 Elderly Units		
Lucien E. Blackwell Homes Phase I PA002145					
Lucien E. Blackwell Homes Phase II PA002150					
Lucien E. Blackwell Homes Phase III PA002153					

Philadelphia Housing Authority  
Attachment 16  
Leverage Documentation

File Name: Att16\_Leverage



**PHILADELPHIA HOUSING AUTHORITY  
FINANCE DEPARTMENT**

**Memo**

**To: Ismail Abdul-Hamid**

**From: Jamil Rivers**

**CC: Elias Rosario, Greg Hampson & Michael Johns**

**Date: April 30, 2012**

**Subject: PHADC Funding Availability**

---

This memo serves as authorization for \$225,000 from PHADC program income to be used as leverage for the development of a Transformation Plan for the Sharswood-Brewerytown neighborhood for a 24 month period, if an award is granted in the fall of 2012.

Approved by:

  
Jamil Rivers, Budget Director

  
Elias Rosario, Deputy Executive Director of Finance, CFO

**PHILADELPHIA HOUSING AUTHORITY DEVELOPMENT CORPORATION**

Pursuant to the authority granted by the Board Resolution 8591 dated February 20, 1991 of the Philadelphia Housing Authority ("PHA") Board of Directors, and under Section 6.5 of the Bylaws of the Philadelphia Housing Authority Development Corporation (the "Corporation"), a Pennsylvania nonprofit corporation, the Executive Director of the PHA is to fill vacancies in the Board of Directors of the Corporation.

In order to fill a vacancy on the Board of Directors of the Corporation existing following the resignation of Daniel Aronson, Elias Rosario is appointed to fill the vacancy in the Board.

By:   
Name: Michael Kelly  
Title: Executive Director/Administrative  
Receiver, Philadelphia Housing Authority

Date: May 1, 2012

# **Philadelphia Housing Authority Development Corporation**

**12 South 23<sup>rd</sup> Street, Philadelphia, PA 19103**

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August 5, 2011

Philadelphia Housing Authority  
12 South 23<sup>rd</sup> Street  
Philadelphia, PA 19103-4497

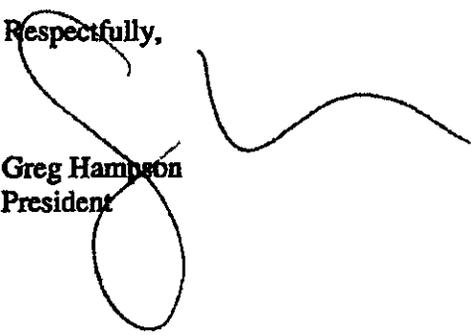
**Re: Commitment of Funding**

To Whom It May Concern:

The Philadelphia Housing Authority (the "Authority") is submitting an application for a Choice Neighborhoods Planning Grant to develop a Transformation Plan for the Sharswood-Brewerytown neighborhood, including Norman Blumberg Apartments and Scattered Sites Area PA002000910 (the "Transformation Plan"). In connection with that application, the Philadelphia Housing Authority Development Corporation ("PHADC") is hereby committing to provide \$225,000 in program income in support of the FY 2011 Choice Neighborhoods Planning Grant for the Transformation Plan. The source of these funds will be program income derived from developer fees.

PHADC's commitment of funding to this project is contingent on receipt of the Choice Neighborhoods Planning Grant.

Respectfully,

  
Greg Hampton  
President



# CITY OF PHILADELPHIA

Office of the Mayor  
215 City Hall  
Philadelphia, PA 19107  
(215) 686-2181  
FAX (215) 688-2180

MICHAEL A. NUTTER  
Mayor

April 27, 2012

Michael P. Kelly, Executive Director  
Philadelphia Housing Authority  
12 South 23<sup>rd</sup> Street  
Philadelphia, PA 19103-3014

Dear Mr. Kelly:

The City of Philadelphia is pleased to support the Philadelphia Housing Authority's (PHA) application for a Choice Neighborhood Planning grant. Engaging a wide range of stakeholders in a comprehensive planning process is critical to the successful transformation of the Sharswood/Blumberg planning area into a sustainable community. Over the past year, members from the City Planning Commission have worked with PHA, tenants of Blumberg Homes, community residents and other stakeholders to establish the framework for the Sharswood/Blumberg Transformation Planning process.

The City of Philadelphia is committed to build on that framework to create a shared strategy that identifies Housing, People and Neighborhood activities to transform the community. Specifically, the City firmly commits an in-kind contribution of \$62,400 in staff time from various City agencies to participate in the planning process and to create an implementation strategy. This commitment is based on the City's anticipation that up to ten staff will participate in approximately 40 three hour meetings at an average per hour rate of \$52/hour (salary and benefits). In addition, according to recent records, the City of Philadelphia owns 275 properties in the Sharswood/Blumberg planning area (see attached list). The City firmly commits these properties as part of the Sharswood/Blumberg Transformation Plan. The specific disposition of the properties will be informed by the Transformation Plan.

We look forward to continuing our partnership with PHA to create a shared vision to improve the quality of life for the residents of the Sharswood/Blumberg planning area and to strengthen the community in which they live.

Sincerely,

Michael A. Nutter  
Mayor

Attachment

THE SCHOOL DISTRICT OF PHILADELPHIA

440 N. BROAD STREET, SUITE 301  
PHILADELPHIA, PENNSYLVANIA 19130

EXECUTIVE OFFICES

TELEPHONE (215) 400-4100  
FAX (215) 400-4104

April 30, 2012

I am writing in support of the City of Philadelphia's Choice Neighborhoods Implementation initiative to revitalize the North Central Philadelphia neighborhood. We are committed to working with the City, Philadelphia Housing Authority, other stakeholder organizations, and the residents of the Sharswood/Brewerytown Neighborhood to implement a comprehensive Transformational Revitalization Plan to make this community a neighborhood in which most people would choose to live.

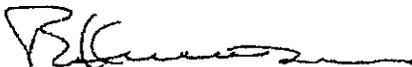
The School District of Philadelphia is pleased to offer this letter as evidence of our commitment to a project that will transform the Choice Neighborhoods target area, from 3<sup>rd</sup> Street to Carlisle Street and from Cecil B. Moore Boulevard to Lehigh Avenue, into a high functioning neighborhood of choice with housing, education, supportive services, and neighborhood amenities that rival those of other nearby successful revitalizations.

For this project, we will work with the team to impact the schools serving this community so that children enter kindergarten ready to learn, children are proficient in core academic subjects, youth graduate from high school and college, and are career ready.

The District will work with Education Works, which has been chosen as the Education Partner for the Choice Neighborhood Implementation grant, to provide, where financially and logistically possible, evidence-based enrichment activities designed to meet the educational needs of the Norris residents and residents of the entire Choice Neighborhoods community.

In addition, the District will detail a person to serve on the Advisory Committee whose time will be valued at \$25 per hour for a 2 hour meeting that will occur every 3 months. The total value of this administrative commitment is \$200 per year that over 5 years amounts to a total administrative commitment of \$1000. This commitment is contingent upon the award of the Choice Neighborhoods Implementation grant.

Respectfully,



Thomas E. Knudsen  
Chief Recovery Officer  
Acting Superintendent



April 24, 2012

Michael P. Kelly  
 Executive Director  
 Philadelphia Housing Authority  
 12 South 23<sup>rd</sup> Street  
 Philadelphia, PA 19103-3014

Dear Mr. Kelly:

The Philadelphia Youth Network is pleased to support the Philadelphia Housing Authority's (PHA) application for a Choice Neighborhood Planning grant. The proposed initiative is consistent with the Philadelphia Youth Networks' vision that all of Philadelphia's young people will take their rightful places as full and contributing members of a global economy.

Created as a vehicle to sustain and extend the work of the City's highly successful School-to-Career system, the Philadelphia Youth Network (PYN) has grown since its 1999 incorporation into a nationally-recognized, intermediary organization that serves four core functions: (1) we blend and manage public and private investment directed at youth workforce development in the Philadelphia region; (2) we convene/facilitate cross-sector partnerships and initiatives designed to increase and enhance opportunities available to Philadelphia youth; (3) we design, deliver, oversee and replicate effective program models constructed to improve educational and economic outcomes of Philadelphia's young people; and (4) we organize those program models into coordinated service and delivery systems.

Under the auspices of the Philadelphia Council for College and Career Preparation and the local Workforce Investment Board, PYN currently manages two citywide initiatives: *Project U-Turn*, a campaign designed to understand, focus public attention on and, most importantly, resolve Philadelphia's dropout crisis; and *WorkReady Philadelphia*, a cross-sector partnership dedicated to attracting, aligning and investing resources in research-based, youth workforce-development strategies.

Under its contract for summer WorkReady youth employment programs with PHA (PYN Contract Number 97635), PYN has committed funds for youth employment in the Sharswood/Blumberg neighborhood. Under the terms of the agreement PHA will serve seventy-five (75 youth); fifteen (15) of those youth will be served at the Norman Blumberg Development. PYN will provide \$ 870 in wages for each of the 15 youth and \$400 per student in program costs. The total value of this firm commitment is \$19,050. The commitment is for the period April 2, 2012 through September 30, 2012. The summer jobs component will begin on July 2, 2012. Participants work 20 hours per week for six weeks and receive a wage rate of \$7.25 per hour.

PYN looks forward to working with PHA to develop the Transformation Plan for the Sharswood/Blumberg neighborhood. Chekemma Fulmore-Townsend, Vice President of Program Services, will participate in the Transformation Plan development process on behalf of PYN. PYN looks forward to partnering with PHA to serve low-income youth, and to create effective pathways to self-sufficiency.

Sincerely,

Stacy E. Holland  
 President and Chief Executive Officer



April 26, 2012

Michael P. Kelly  
 Executive Director  
 Philadelphia Housing Authority  
 12 South 23<sup>rd</sup> Street  
 Philadelphia, PA 19103-3014

Dear Mr. Kelly:

People for People, Inc. (PFP) is pleased to support the Philadelphia Housing Authority's (PHA) application for a FY 2012 Choice Neighborhood Planning grant. PFP serves over 5,000 predominantly low-income, disenfranchised, African American individuals per year through the following services: (1) Economic development/ neighborhood revitalization (*transformation of the Ridge Avenue Corridor through the Francisville Economic Stimulus Initiative, establishment of an outdoor farmers market through the Francis Village Phase I Project*), (2) Education (*Early Childhood Development Center, People for People Charter School, Leadership for Employment & Academic Development, PFP Institute/ Eastern University*), and (3) Workforce development (*Employment Advancement Retention Network (EARN) Center, Student Occupational & Academic Readiness, PFP Hospitality Training Program, Project Fresh Start, Project Developing Active Dads*).

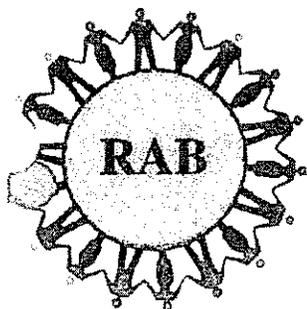
People For People is currently partnering with the Philadelphia Housing Authority (PHA) through our *Leadership for Employment & Academic Development (LEAD)* program, offering in-school high school youth residing in two PHA communities, including the targeted Norman Blumberg Apartments, comprehensive programming to help them reach their educational, employment, and post-secondary goals while decreasing high school dropout rates. The contract value of the services which PFP provides to the Norman Blumberg Apartments is \$654,733.25. PFP commits to continuing the youth services to youth residing at the Norman Blumberg development during the Transformation Plan development period. The end date of the contract with PHA is July 31, 2016.

PFP looks forward to working with PHA to develop the Transformation Plan for the Sharswood/ Blumberg neighborhood.

Sincerely,

Rev. Dr. Herbert H. Lusk, II  
 Founder/CEO

**HERBERT H. LUSK, II, PRESIDENT**



April 27, 2012

Asia Coney  
Jean Geiger  
Corliss Gray  
Arnold Walker  
Carolyn Warren  
Rose Bryant  
Willie Wells

## RESIDENT ADVISORY BOARD

Michael P. Kelly  
Executive Director  
Philadelphia Housing Authority  
12 South 23<sup>rd</sup> Street  
Philadelphia, PA 19103-3014

Dear Mr. Kelly:

The Resident Advisory Board (RAB) is pleased to support the Philadelphia Housing Authority's (PHA) application for a Choice Neighborhood Planning grant. The proposed initiative is consistent with the mission of RAB to improve the quality of life for public housing residents and to ensure that residents have input into PHA's goals, policies, procedures, and actions, which impact their lives. To that end RAB has attended and participated in the Resident-Only-Meeting for the Choice Neighborhood Planning Grant on April 4, 2012 at the Norman Blumberg Community Center.

Critical issues expressed by residents ranged from plumbing, heating, and elevator problems to dangers from criminal activities, including drug sales, in and around their development. At the meeting RAB presented the theme that the Transformation Plan is an opportunity for residents to change their community. RAB described the process by which the notorious Tasker Homes was transformed into a mixed income community, designed with resident input into the specifications. Not only, was the site transformed, but the site hosts the renowned PHA Workforce Development Center, which broke down union barriers, and enabled PHA residents to become card carrying members of the construction and building trades, with all the rights and benefits of union scale wages; a Section 3 triumph.

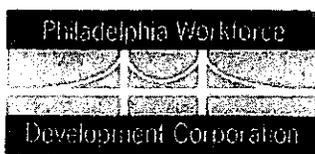
Resident involvement in the Choice Neighborhood Transformation Plan development process driven by RAB is a 100% participation commitment, and structured with a methodology proven to provide resident empowerment. RAB will empower the resident councils, train the Resident Council Leadership, and represent the underrepresented residents of public housing in the Scattered Sites 910 area, which does not have elected Resident Leadership. RAB begins with a position of strength and resident support, given that the resident councils of Norman Blumberg family, Norman Blumberg senior, and Colledgeview Apartments are voting members of RAB.

The "*resident-voice*" of RAB will insist and impress upon every resident that *immediate participation in the self-sufficiency process is essential*. Further, RAB will immerse itself in the Transformation Plan development process in conjunction with the Resident Council Leadership to ensure resident input into each element (people, housing, and neighborhood) of the planning process. As such, there will be coordinated resident representation on every planning committee, and at each meeting. Thereby, residents can participate in and benefit at each economic strata from the transformed mixed income community.

***RAB values the time of residents, and for this firm in-kind commitment the value is \$4,272.***

Sincerely

Asia Coney  
President



April 30, 2012

Michael P. Kelly  
 Executive Director  
 Philadelphia Housing Authority  
 12 South 23<sup>rd</sup> Street  
 Philadelphia, PA 19103-3014

Dear Mr. Kelly:

The Philadelphia Workforce Development Corporation (PWDC), which administers the Workforce Investment Act funds in the City of Philadelphia, is pleased to support the Philadelphia Housing Authority's (PHA) application for a Choice Neighborhood Planning grant. The proposed initiative is consistent with the mission of PWDC to improving the region's economy by supporting workforce development initiatives with funding and technical assistance.

PWDC is aware that 457 low-income families live in the Norman Blumberg development, which is located in the Sharswood/Blumberg target neighborhood. As it is the case that effective self-sufficiency programming must have quality skills assessment, PWDC firmly commits to provide the occupational skills assessment services for the working age family members of the public housing resident households that are connected to our EARN Center programs; which focus on TANF participants.

PWDC projects that a minimum of 250 family members will avail themselves of the assessment services. The value of the firm commitment of 250 assessments is \$ 150,000.00, at the rate of \$600.00 per assessment. PWDC looks forward to partnering with PHA to create job opportunities for the residents of the Norman Blumberg public housing development, many of whom are the most in need.

We thank you for the opportunity to partner with PHA. Barbara Allen will participate in the process to develop the Transformation Plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Edwards", written over a white background.

Mark Edwards  
 President & CEO

**BREWERYTOWN/SHARSWOOD COMMUNITY CIVIC ASSOCIATION  
P.O. BOX 2662  
PHILADELPHIA, PA. 19130**

April 20, 2012

Michael P. Kelly, Administrative Receiver  
Philadelphia Housing Authority  
12 South 23<sup>rd</sup> Street  
Philadelphia Pa 19103

Dear Mr. Kelly:

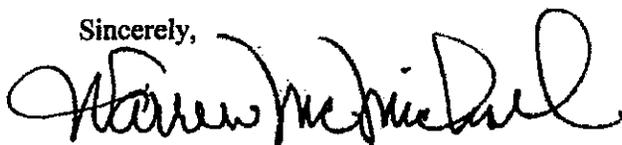
Sharswood/Brewerytown Civic Association is pleased to provide a letter of support for the Philadelphia Housing Authority's Choice Neighborhoods Planning Grant. Sharswood/Brewerytown Civic Association is committed to working with PHA, the major Stakeholders and the residents of the Sharswood/Brewerytown Neighborhood to develop a comprehensive Transformation Plan that will make this community a neighborhood that most people will choose to live in and to raise a family.

For this project, the Sharswood/Brewerytown Civic Association will work with the team, public housing and community residents and stakeholders to analyze all aspects of community planning including but not limited to the impact upon one another of "cradle to college to career" education, nutrition, safety, health care, economic development, green energy concerns, crime, employment, entrepreneurship, vacancy, poverty, affordability, accessibility and transportation throughout the 24 month Transformation Planning process. We will assist in developing methods to implement the various components of the Choice Neighborhoods strategy, which is consistent with our overall mission and expertise.

Sharswood Brewerytown Civic Association is looking forward to partnering in this planning grant. We would like to commit in-kind services based on the value of the time we will spend in planning meetings and working with neighborhood residents. We value this time at up to \$500 per year for each of 2 years for a total in-kind contribution of \$1,000 in support of the Choice Neighborhoods applications. This commitment is contingent upon the award of the Choice Neighborhoods planning grant. In my position, I am authorized to make this commitment.

If you have any questions or need further information, please contact me at 215-763-5507.

Sincerely,

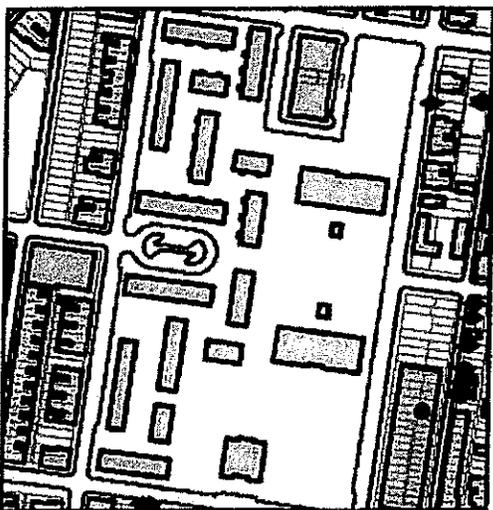


Warren McMichael, President  
Sharswood/Brewerytown Civic Association

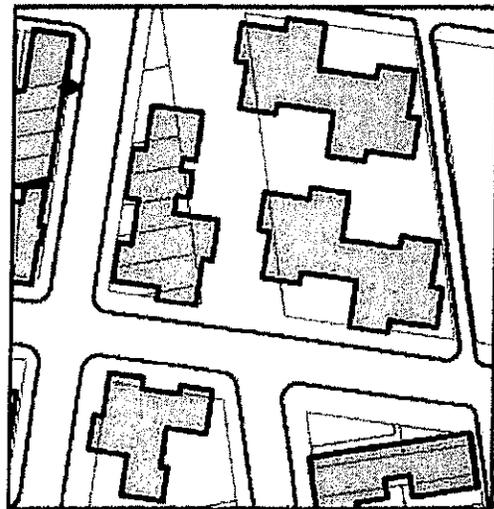
Philadelphia Housing Authority  
Attachment 17  
City and Neighborhood Maps

File Name: Att17\_CityNeighborhoodMaps

CHOICE NEIGHBORHOODS PLANNING GRANTS PROGRAM  
Attachment 17: CITY AND NEIGHBORHOOD MAPS



Blumberg Campus

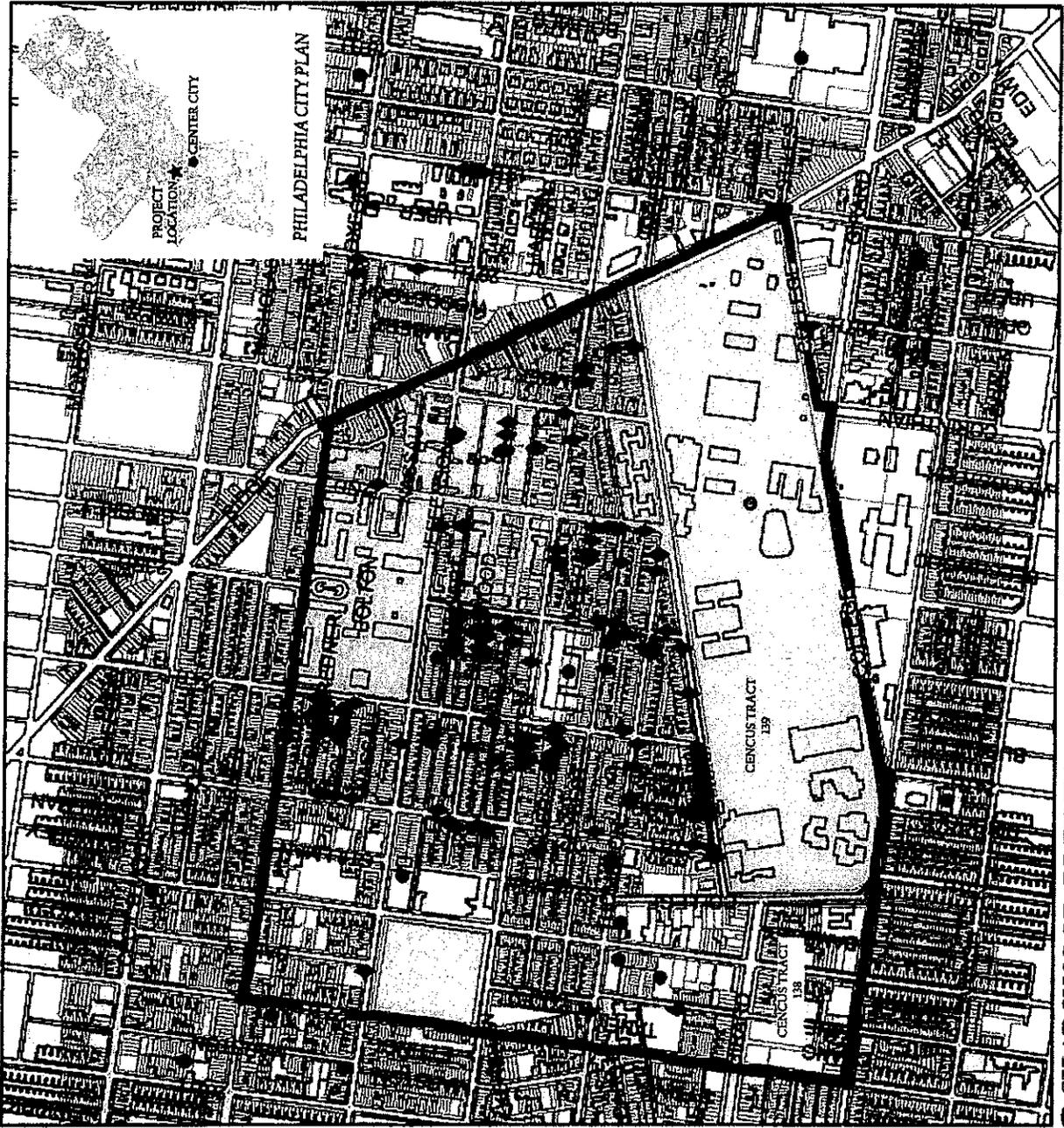


Collegeview Campus

**LEGEND**

- ▣ TARGET AREA
- OXFORD-JEFFERSON SCATTERED SITES
- SCHOOLS

15075 0 150 300 450 600 Feet

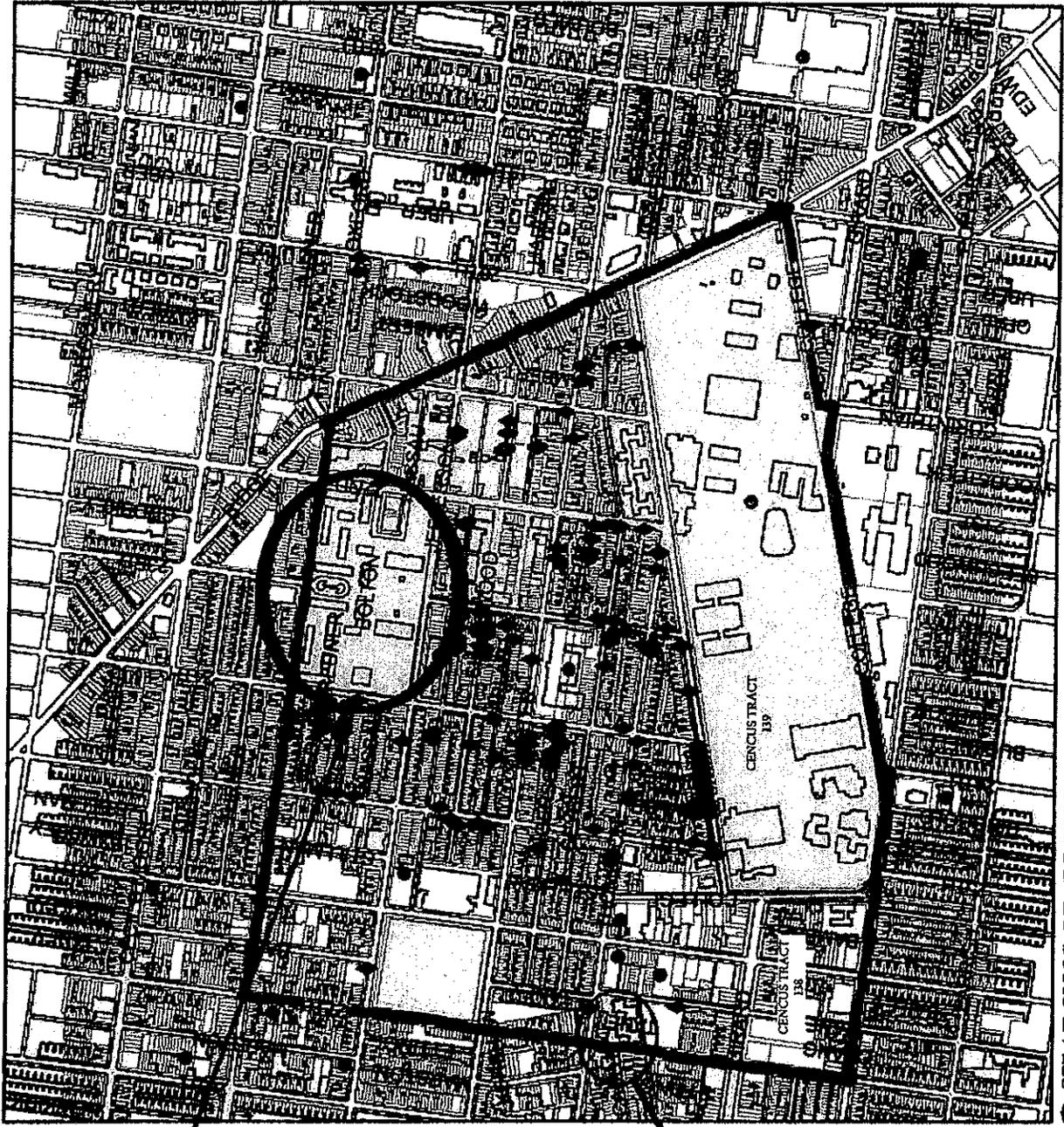


SHARSWOOD-BREWERY TOWN REVITALIZATION  
PHILADELPHIA, PA

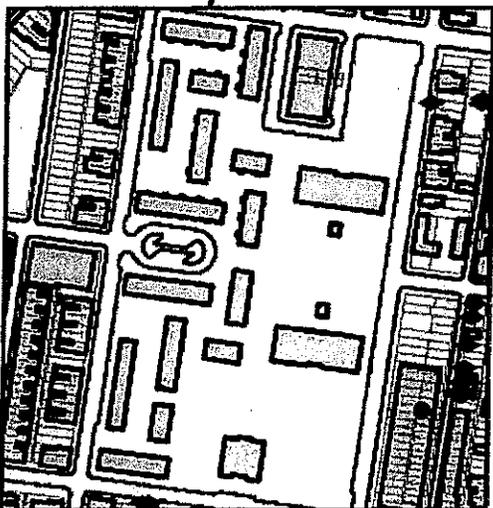
**Philadelphia Housing Authority**  
**Attachment 18**  
**Current Site Plan**

File Name: Att18\_SitePlan

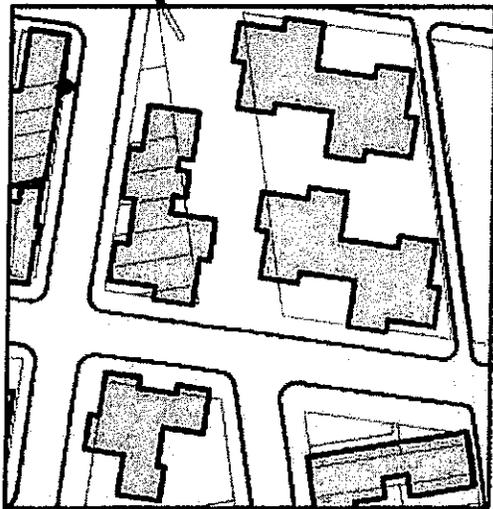
CHOICE NEIGHBORHOODS PLANNING GRANTS PROGRAM  
Attachment 18: CURRENT SITE PLAN



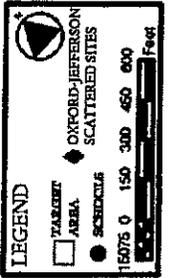
SHARSWOOD-BREWERY TOWN REVITALIZATION  
PHILADELPHIA, PA



Blumberg Campus



Collegeview Campus



**Philadelphia Housing Authority**  
**Attachment 19**  
**Category Preferences Documentation**  
**NOT APPLICABLE**

File Name: Att19\_CategoryPreferences

**Attachment 19 - Category Preferences Documentation**

**Not Applicable**

Philadelphia Housing Authority  
Attachment 20  
RC/EZ/EZ-II Certification

File Name: Att20\_HUD2990RCEZEZII

# Certification of Consistency with the RC/EZ/EC-IIs Strategic Plan

U.S. Department of Housing  
and Urban Development

I certify that the proposed activities/projects in this application are consistent with the strategic plan of a federally-designated empowerment zone (EZ), designated by HUD or by the United States Department of Agriculture (USDA), the tax incentive utilization plan for an urban or rural renewal community (RC) designated by HUD, or the strategic plan for an enterprise community (EC-II) designation in round II by USDA.

(Type or clearly print the following information)

Applicant Name Philadelphia Housing Authority

Name of the Federal  
Program to which the  
applicant is applying FY 2012 Choice Neighborhoods Initiative- Planning Grant

Name of RC/EZ/EC-II Sharswood/Blumberg Transformation Plan (CT 138 and 139)

I further certify that the proposed activities/projects will be located within the RC/EZ/EC-II identified above and are intended to serve the residents of the designated area. (2 points)

Name of the  
Official Authorized  
to Certify the RC/EZ/EC-II Jim Flaherty

Title Renewal Community Senior Manager

Signature 

Date (mm/dd/yyyy) 04/30/2012

**Philadelphia Housing Authority**  
**Attachment 21**  
**Preferred Sustainable Status Certification**  
**NOT APPLICABLE**

File Name: Att21\_PreferredSustainableStatus

**Attachment 21 - Preferred Sustainable Status Certification**

**Not Applicable**

**Philadelphia Housing Authority**  
**Attachment 22**  
**Choice Neighborhoods Application Certifications**

File Name: Att22\_CNApplicationCertifications

### CHOICE NEIGHBORHOODS APPLICATION CERTIFICATIONS – PLANNING GRANTS

The following are certifications to and agreements with the Department of Housing and Urban Development (HUD) required in connection with the Choice Neighborhoods Planning Grants application and implementation.

1. The public or assisted housing project targeted in this Choice Neighborhoods grant application meets the definition of severe distress in accordance with Section 24(j)(2) of the United States Housing Act of 1937 ("1937Act").
2. The Lead Applicant and Co-Applicant (if any) have not received assistance from the Federal government, State, or unit of local government, or any agency or instrumentality, for the specific activities for which funding is requested in the Choice Neighborhoods application.
3. The Lead Applicant and Co-Applicant (if any) do not have any litigation pending which would preclude timely startup of activities.
4. The Lead Applicant and Co-Applicant (if any) are in full compliance with any desegregation or other court order related to Fair Housing (e.g., Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and Section 504 of the Rehabilitation Act of 1973) that affects the Lead Applicant's and Co-Applicant's (if any) public or assisted housing program and that is in effect on the date of application submission.
5. The Lead Applicant and Co-Applicant (if any) have returned any excess advances received during development or modernization, or amounts determined by HUD to constitute excess financing based on a HUD-approved Actual Development Cost Certificate (ADCC) or Actual Modernization Cost Certificate (AMCC), or other HUD contracts, or that HUD has approved a pay-back plan.
6. There are no environmental factors, such as sewer moratoriums, precluding development in the requested locality.
7. In accordance with the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001-4128), the property targeted for acquisition or construction (including rehabilitation) is not located in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards, unless:
  - (a) The community in which the area is situated is participating in the National Flood Insurance program (see 44 CFR parts 59 through 79), or less than one year has passed since FEMA notification regarding such hazards; and
  - (b) Where the community is participating in the National Flood Insurance Program, flood insurance is obtained as a condition of execution of a Grant Agreement and approval of any subsequent demolition or disposition application.
8. The application does not target properties in the Coastal Barrier Resources System, in accordance with the Coastal Barrier Resources Act (16 U.S.C. 3501).

**If selected for Choice Neighborhoods funding:**

9. The Lead Applicant and Co-Applicant (if any) will ensure compliance with all policies, procedures, and requirements, including the Program Requirements provided in the NOFA Section III.C.3, prescribed by HUD for the Choice Neighborhoods Program.

OMB Approval No. 2577-0269  
(exp.1/31/2015)

10. The Lead Applicant and Co-Applicant (of any), will ensure that Choice Neighborhoods grant activities are implemented in a timely, efficient, and economical manner. The Lead Applicant and Co-Applicant (of any), will ensure that all FY2012 Choice Neighborhoods grant funds are expended by the statutory deadline. In accordance with 31 U.S.C. § 1552, all FY 2012 Choice Neighborhoods funds expire on September 30, 2019. Any funds that are not expended by that date will be cancelled and recaptured by the Treasury, and thereafter will not be available for obligation or expenditure for any purpose.

11. The Lead Applicant and Co-Applicant (if any) will ensure assistance from the Federal government, State, or unit of local government, or any agency or instrumentality is not received for the specific activities funded by the Choice Neighborhoods grant. The Lead Applicant and Co-Applicant (if any) has established controls to ensure that any activity funded by the Choice Neighborhoods grant is not also funded by any other HUD program, thereby preventing duplicate funding of any activity.

12. The Lead Applicant and Co-Applicant (if any) will ensure that more assistance is not provided to any housing site or neighborhood under the Choice Neighborhoods grant than is necessary to provide for the planning of affordable housing and neighborhood transformation after taking into account other governmental assistance provided.

13. The Lead Applicant and Co-Applicant (if any) will ensure that the aggregate amount of the Choice Neighborhoods grant is supplemented with funds from sources other than Choice Neighborhoods in an amount not less than 5 percent of the amount of the Choice Neighborhoods grant in accordance with Section III.B of the Planning Grants section of the NOFA.

14. The Lead Applicant and Co-Applicant (if any) will ensure compliance with:

- (a) The Fair Housing Act (42 U.S.C. 3601-19) and regulations at 24 CFR part 100;
- (b) The prohibitions against discrimination on the basis of disability under Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and regulations at 24 CFR part 8);
- (c) Title II of the Americans with Disabilities Act (42 U.S.C 12101 et seq.) and its implementing regulations at 28 CFR part 36;
- (d) The Architectural Barriers Act of 1968, as amended (42 U.S.C. 4151) and regulations at 24 CFR part 40).

15. The Lead Applicant and Co-Applicant (if any) will ensure compliance with all Choice Neighborhoods requirements for reporting, providing access to records, and evaluation.

Lead Applicant: Philadelphia Housing Authority

Co-Applicant (if any): N/A

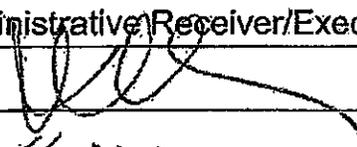
Name of Targeted Public and/or Assisted Housing Site(s):

Norman Blumberg Apartments, Scattered Site 910 & Collegeview Apts.

I approve the submission of the Choice Neighborhoods application of which this document is a part and make the above certifications to and agreements with the Department of Housing and Urban Development (HUD) in connection with the application and implementation thereof:

Name of Lead Applicant's Executive Officer: Michael P. Kelly

Title: Administrative Receiver/Executive Director

Signature: 

Date: 4-26-12

Name of Co-Applicant's (if any) Executive Officer: \_\_\_\_\_

Title: \_\_\_\_\_

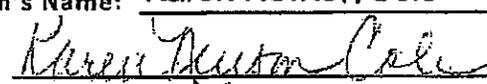
Signature: \_\_\_\_\_

Date: \_\_\_\_\_

The following signature is applicable if the Lead Applicant or Co-Applicant is a Public Housing Authority.

Acting on behalf of the Board of Commissioners of the Housing Authority listed below, as its Chairman, I approve the submission of the Choice Neighborhoods application of which this document is a part and make the above certifications to and agreements with the Department of Housing and Urban Development (HUD) in connection with the application and implementation thereof:

Certified By: Board Chairman's Name: Karen Newton-Cole

Board Chairman's Signature: 

Date: 4-26-12

Warning: HUD will prosecute false claims and statements. Conviction may result in the imposition of criminal and civil penalties. (18 U.S.C. 1001, 1010, 1012, 32 U.S.C. 3729, 3802)

Philadelphia Housing Authority  
Attachment 23  
Application for Federal Assistance (SF-424)

File Name: Att23\_HUDSF424

**Application for Federal Assistance SF-424**

<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	<b>* 2. Type of Application:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	<b>* If Revision, select appropriate letter(s):</b> _____ <b>* Other (Specify):</b> _____
---	---	--

<b>* 3. Date Received:</b> Completed by Grants.gov upon submission.	<b>4. Applicant Identifier:</b> _____
--	--

<b>5a. Federal Entity Identifier:</b> _____	<b>5b. Federal Award Identifier:</b> _____
--	---

**State Use Only:**

<b>6. Date Received by State:</b> _____	<b>7. State Application Identifier:</b> _____
---	---

**8. APPLICANT INFORMATION:**

<b>* a. Legal Name:</b> Philadelphia Housing Authority	
<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> 236003266	<b>* c. Organizational DUNS:</b> 0025978210000

**d. Address:**

<b>* Street1:</b> 12 South 23rd Street
<b>Street2:</b> _____
<b>* City:</b> Philadelphia
<b>County/Parish:</b> _____
<b>* State:</b> PA: Pennsylvania
<b>Province:</b> _____
<b>* Country:</b> USA: UNITED STATES
<b>* Zip / Postal Code:</b> 191033014

**e. Organizational Unit:**

<b>Department Name:</b> _____	<b>Division Name:</b> _____
-------------------------------	-----------------------------

**f. Name and contact information of person to be contacted on matters involving this application:**

<b>Prefix:</b> _____	<b>* First Name:</b> Rylanda
<b>Middle Name:</b> _____	
<b>* Last Name:</b> Wilson	
<b>Suffix:</b> _____	

**Title:** \_\_\_\_\_

**Organizational Affiliation:** \_\_\_\_\_

<b>* Telephone Number:</b> 2156845300	<b>Fax Number:</b> _____
---------------------------------------	--------------------------

**\* Email:** rylanda.wilson@pha.phila.gov

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

L: Public/Indian Housing Authority

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

US Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.892

CFDA Title:

Choice Neighborhoods Planning Grants

**\* 12. Funding Opportunity Number:**

FR-5600-N-10

\* Title:

Choice Neighborhoods Initiative - Planning Grants

**13. Competition Identification Number:**

CNP-10

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Sharswood Blumberg Transformation Plan

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="225,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="62,400.00"/>
* e. Other	<input type="text" value="436,615.30"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="1,024,015.30"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:  \* Date Signed:

Facsimile Transmittal

U. S. Department of Housing and Urban Development  
Office of Department Grants Management and Oversight

OMB Number: 2525-0118  
Expiration Date: 06/30/2011

1335740070-5150

Name of Document Transmitting: Choice Neighborhoods Planning Grant

1. Applicant Information:

Legal Name: Philadelphia Housing Authority

Address:

Street1: 12 South 23rd Street

Street2:

City: Philadelphia

County:

State: PA: Pennsylvania

Zip Code: 191033014

Country: USA: UNITED STATES

2. Catalog of Federal Domestic Assistance Number:

Organizational DUNS: 0025978210000

CFDA No.: 14.892

Title: Choice Neighborhoods Planning Grants

Program Component:

3. Facsimile Contact Information:

Department:

Division:

4. Name and telephone number of person to be contacted on matters involving this facsimile.

Prefix: First Name: Rylanda

Middle Name:

Last Name: Wilson

Suffix:

Phone Number: 2156845300

Fax Number:

5. Email: rylanda.wilson@pha.phila.gov

6. What is your Transmittal? (Check one box per fax)

a. Certification  b. Document  c. Match/Leverage Letter  d. Other

7. How many pages (including cover) are being faxed?

1

## Other Attachment File(s)

---

\* Mandatory Other Attachment Filename:

Add Mandatory Other Attachment

Delete Mandatory Other Attachment

View Mandatory Other Attachment

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To add more "Other Attachment" attachments, please use the attachment buttons below.

Add Optional Other Attachment

Delete Optional Other Attachment

View Optional Other Attachment

# ATTACHMENTS FORM

**Instructions:** On this form, you will attach the various files that make up your grant application. Please consult with the appropriate Agency Guidelines for more information about each needed file. Please remember that any files you attach must be in the document format and named as specified in the Guidelines.

**Important:** Please attach your files in the proper sequence. See the appropriate Agency Guidelines for details.

1) Please attach Attachment 1	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
2) Please attach Attachment 2	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
3) Please attach Attachment 3	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
4) Please attach Attachment 4	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
5) Please attach Attachment 5	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
6) Please attach Attachment 6	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
7) Please attach Attachment 7	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
8) Please attach Attachment 8	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
9) Please attach Attachment 9	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
10) Please attach Attachment 10	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
11) Please attach Attachment 11	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
12) Please attach Attachment 12	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
13) Please attach Attachment 13	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
14) Please attach Attachment 14	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
15) Please attach Attachment 15	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment

Philadelphia Housing Authority  
Attachment 24  
Disclosure of Lobbying Activities (SF-LLL)

File Name: Att24\_HUDSFLLL

# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input checked="" type="radio"/> a. contract <input type="radio"/> b. grant <input type="radio"/> c. cooperative agreement <input type="radio"/> d. loan <input type="radio"/> e. loan guarantee <input type="radio"/> f. loan insurance	<b>2. Status of Federal Action:</b> <input type="radio"/> a. bid/offer/application <input type="radio"/> b. initial award <input type="radio"/> c. post-award	<b>3. Report Type:</b> <input type="radio"/> a. initial filing <input type="radio"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Congressional District, if known: 4c 2nd	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  Congressional District, if known:	
<b>6. Federal Department/Agency:</b> Department of Housing & Urban Development,	<b>7. Federal Program Name/Description:</b> Choice Neighborhood Planning Grant FY 2012 CFDA Number, if applicable: 14.892	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$	
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):  <input checked="" type="radio"/> Applicable	<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI): Not Applicable	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: Michael P. Kelly Title: Administrative Receiver / Executive Director Telephone No.: (215) 684-4174      Date: 5/1/12	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Philadelphia Housing Authority  
Attachment 25  
Applicant/Recipient Disclosure/Update Report  
(HUD-2880)

File Name: Att25\_HUD2880

# Applicant/Recipient Disclosure/Update Report

U.S. Department of Housing  
and Urban Development

OMB Approval No. 2510-0011 (exp. 11/30/2014)

**Instructions.** (See Public Reporting Statement and Privacy Act Statement and detailed instructions on page 2.)

## Applicant/Recipient Information

Indicate whether this is an Initial Report  or an Update Report

1. Applicant/Recipient Name, Address, and Phone (include area code): Philadelphia Housing Authority, 12 South 23rd Street, Philadelphia, PA 19103 215-684-4174	2. Social Security Number or Employer ID Number: 23-6003266
3. HUD Program Name 2012 Choice Neighborhood Planning Grant	4. Amount of HUD Assistance Requested/Received \$300,000
5. State the name and location (street address, City and State) of the project or activity: Norman Blumberg Apts., 2311 W. Jefferson St., Phila. PA 19121, Scattered Sites CBMO 910, Collegeview Apts., 19121	

## Part I Threshold Determinations

1. Are you applying for assistance for a specific project or activity? These terms do not include formula grants, such as public housing operating subsidy or CDBG block grants. (For further information see 24 CFR Sec. 4.3). <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	2. Have you received or do you expect to receive assistance within the jurisdiction of the Department (HUD), involving the project or activity in this application, in excess of \$200,000 during this fiscal year (Oct. 1 - Sep. 30)? For further information, see 24 CFR Sec. 4.9 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No.
--	---

If you answered "No" to either question 1 or 2, **Stop!** You do not need to complete the remainder of this form. **However,** you must sign the certification at the end of the report.

## Part II Other Government Assistance Provided or Requested / Expected Sources and Use of Funds.

Such assistance includes, but is not limited to, any grant, loan, subsidy, guarantee, insurance, payment, credit, or tax benefit.

Department/State/Local Agency Name and Address	Type of Assistance	Amount Requested/Provided	Expected Uses of the Funds

(Note: Use Additional pages if necessary.)

## Part III Interested Parties. You must disclose:

- All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity and
- any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower).

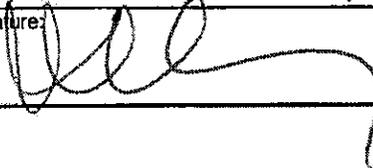
Alphabetical list of all persons with a reportable financial interest in the project or activity (For individuals, give the last name first)	Social Security No. or Employee ID No.	Type of Participation in Project/Activity	Financial Interest in Project/Activity (\$ and %)
Wallace Roberts and Todd	23-1615241	Planning Coordinator Consulatnt	\$52,000.00

(Note: Use Additional pages if necessary.)

## Certification

**Warning:** If you knowingly make a false statement on this form, you may be subject to civil or criminal penalties under Section 1001 of Title 18 of the United States Code. In addition, any person who knowingly and materially violates any required disclosures of information, including intentional non-disclosure, is subject to civil money penalty not to exceed \$10,000 for each violation.

I certify that this information is true and complete.

Signature: 	Date: (mm/dd/yyyy) May 1, 2012
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Philadelphia Housing Authority  
Attachment 26  
Facsimile Transmittal (HUD-96011)

File Name: Att26\_HUD96011

**Third Party Documentation  
Facsimile Transmittal**

U. S. Department of Housing  
and Urban Development  
Office of Department Grants Management  
and Oversight

OMB Approval No. 2535-0118 (exp. 5/31/2008)

Public reporting burden for this collection of information is estimated to average 6 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. No confidentiality is required. HUD asks applicants to provide evidence of leveraging. This form is used for third party applicants as required for applications submissions and other materials that are not normally available as electronic files, e.g. leverage letters, documentation from books, reports or other such items. This 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.

**Instructions**

**IMPORTANT NOTE: If you have completed the SF 424 Request for Federal Assistance form, data fields will be pre-populated within this form.**

Item	Entry
1. a-d Applicant Information	a. Enter legal name of applicant, name of primary organization unit (including division, if applicable), which will undertake the assistance activity. b. Enter the complete address, Street, City, County, State and Zip Code. c. Enter the country, i.e. USA. d. Enter the DUNS number (received from DUN and Bradstreet).
2. a-c. Catalog of Federal Domestic Assistance number and title of the program and program component.	a. Enter the Catalog of Federal Domestic Assistance number of the program you are apply for federal assistance. b. Enter the title of the program which assistance is requested. c. Enter program component under which assistance is requested. If there are no sub categories within a program you may leave " <i>program component</i> " blank. (For example: CFDA: 14.123)
3. a-b. Facsimile Contact Information	a. Enter the name of the Department and/or b. Division in which this facsimile is being transmitted.
4. Name and telephone number	Enter name, email and telephone number ( <i>remember to include area code</i> ) of person to be contacted on matters involving the transmitting fax.
5. Email	Enter email address of person to contact regarding facsimile.
6. b-d What are you transmitting/number of pages?	a. What are you transmitting? Check the appropriate box indicating what type of document you are transmitting, <b>b. certification, c. document, d. letter, or e. other.</b> For example, if you are transmitting a Memorandum of Understanding (MOU) this would be considered a document so you would check <input type="checkbox"/> <b>document.</b> <i>Please note: for each document you are transmitting a separate cover page is needed.</i>
7. How many pages are being faxed?	Indicate how many pages including the cover are being faxed.

Name of Document Transmitted:

**1. Applicant Information**

a. Legal Name:

Philadelphia Housing Authority

b. Address

Street:

21 S. 23<sup>rd</sup> Street

City:

Philadelphia

County:

Philadelphia

State:

PA

Zip Code:

19103

c. Country:

USA

d. DUNS number:

0025978210000

**2. Catalog of Federal Domestic Assistance Number:**

a. CFDA No.

14.892

b. Title (Name of Program)

Choice Neighborhood Planning Grant

c. Program Component

2012 Planning Grant

**Facsimile Contact Information**

a. Department:

Community Development and Design

b. Division

Real Estate Investment

**4. Name and telephone number of person to be contacted on matters involving this facsimile:**

Prefix:

Mr

First Name:

Ismail

Middle Initial:

Last Name:

Abdul-Hamid

Phone number (include area code)

215-684-5806

Fax number (include area code)

215-684-3884

**5. Email:**

ismail.abdulhamid@pha.phila.gov

**6. What is your transmittal? (Check one box per fax)**

b. Certification

c. Document

d. Match/Leverage Letter

e. Other

**7. How many pages (including cover) are being faxed?**

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