

**Applicant/Recipient  
Disclosure/Update Report**

U.S. Department of Housing  
and Urban Development

OMB Approval No. 2510-0011  
(exp. 08/31/2009)

Applicant/Recipient Information

\* Duns Number:

[REDACTED]

\* Report Type:

INITIAL

**1. Applicant/Recipient Name, Address, and Phone (include area code):**

\* Applicant Name:

Columbus Property Management & Development, Inc.

\* Street1:

2042-48 Arch Street

\* Street2:

2nd Floor

\* City:

Philadelphia

\* County:

Philadelphia

\* State:

PA: Pennsylvania

\* Zip Code:

19103

\* Country:

USA: UNITED STATES

\* Phone:

215-557-8484

**2. Social Security Number or Employer ID Number:**

[REDACTED]

**\* 3. HUD Program Name:**

Supportive Housing for Persons with Disabilities

**\* 4. Amount of HUD Assistance Requested/Received: \$**

1,633,005.00

**5. State the name and location (street address, City and State) of the project or activity:**

\* Project Name:

Temple Supported Independent Living

\* Street1:

1704, 1710 and 1714 North 16th Street

\* Street2:

\* City:

Philadelphia

\* County:

Philadelphia

\* State:

PA: Pennsylvania

\* Zip Code:

19121

\* Country:

USA: UNITED STATES

**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).

Yes

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

Yes

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.

Form HUD-2880 (3/99)

**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:

\* Government Agency Name:

Government Agency Address:

\* Street1:

Street2:

\* City:

County:

\* State:

\* Zip Code:

\* Country:

\* Type of Assistance:

\* Amount Requested/Provided: \$

\* Expected Uses of the Funds:

Department/State/Local Agency Name:

\* Government Agency Name:

Government Agency Address:

\* Street1:

Street2:

\* City:

County:

\* State:

\* Zip Code:

\* Country:

\* Type of Assistance:

\* Amount Requested/Provided: \$

\* Expected Uses of the Funds:

(Note: Use Additional pages if necessary.)

View Attachment

Download Attachment

View Attachment

**Part III Interested Parties.** You must decide.

1. 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
2. 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 %)
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %

(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)

Emilie Degville

07/16/2008

Save Form to Print

Facsimile Transmittal

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

OMB Approval No. 2525-0118  
exp. Date (5/30/2006)

1216059663-5226

\* Name of Document Transmitting: Temple Supported Independent Living

1. Applicant Information:

\* Legal Name: Columbus Property Management & Development, Inc.  
\* Address:  
\* Street1: 2042-48 Arch Street  
\* Street2: 2nd Floor  
\* City: Philadelphia  
\* County: Philadelphia  
\* State: PA: Pennsylvania  
\* Zip Code: 19103 \* Country: USA: UNITED STATES

2. Catalog of Federal Domestic Assistance Number:

\* Organizational DUNS: [redacted] CFDA No.: 14.181  
\* Title: Supportive Housing for Persons with Disabilities  
\* 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: Emilie  
Middle Name:  
\* Last Name: Degville  
Suffix:  
\* Phone Number: 215-557-8484  
Fax Number: 215-557-8447

\* 5. Email: edegville@1260hdc.org

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

Application for Federal Assistance SF-424

Version 02

\* 1. Type of Submission:

- Preapplication
- Application
- Changed/Corrected Application

\* 2. Type of Application:

- New
- Continuation
- Revision

\* If Revision, select appropriate letter(s):

[Empty field]

\* Other (Specify)

[Empty field]

\* 3. Date Received:

07/16/2008

4. Applicant Identifier:

[Empty field]

5a. Federal Entity Identifier:

[Empty field]

\* 5b. Federal Award Identifier:

[Empty field]

State Use Only:

6. Date Received by State:

[Empty field]

7. State Application Identifier:

[Empty field]

8. APPLICANT INFORMATION:

\* a. Legal Name:

Columbus Property Management & Development, Inc.

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

[Redacted]

\* c. Organizational DUNS:

[Redacted]

d. Address:

\* Street1:

2042-48 Arch Street

Street2:

2nd Floor

\* City:

Philadelphia

County:

Philadelphia

\* State:

PA: Pennsylvania

Province:

[Empty field]

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

19103

e. Organizational Unit:

Department Name:

[Empty field]

Division Name:

[Empty field]

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

Prefix:

[Empty field]

\* First Name:

Emilie

Middle Name:

[Empty field]

\* Last Name:

Degville

Suffix:

[Empty field]

Title:

Grants Management Administrator

Organizational Affiliation:

[Empty field]

\* Telephone Number:

215-557-4484

Fax Number:

215-557-8447

\* Email:

interquille412@ndc.org

**Application for Federal Assistance SF-424**

Version 02

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

N: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

**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:**

14.181

**CFDA Title:**

Supportive Housing for Persons with Disabilities

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

FR-5200-N-25

**\* Title:**

Section 811 Supportive Housing for Persons with Disabilities

**13. Competition Identification Number:**

S011-25

**Title:**

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

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

Temple Supported Independent Living is nine units of housing for persons with disabilities in three walk-up buildings in North Philadelphia.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

Version 02

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="1,633,005.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="1,633,005.00"/>

\* 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.)

Yes  No

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 216, 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:

**Application for Federal Assistance SF-424**

Version 02

**\* Applicant Federal Debt Delinquency Explanation**

The following field should contain an explanation if the Applicant organization is delinquent on any Federal Debt. Maximum number of characters that can be entered is 4,000. Try and avoid extra spaces and carriage returns to maximize the availability of space.

[Empty text input area for Applicant Federal Debt Delinquency Explanation]

## 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	Temple 92016-ca.pdf	Add Attachment	Delete Attachment	View Attachment
2) Please attach Attachment 2	Temple Part II Exhibit 2 Fin	Add Attachment	Delete Attachment	View Attachment
3) Please attach Attachment 3	Temple Part II Exhibit 3 Fin	Add Attachment	Delete Attachment	View Attachment
4) Please attach Attachment 4	Temple Part III Exhibit 4 File	Add Attachment	Delete Attachment	View Attachment
5) Please attach Attachment 5	Temple Part III Exhibit 4 File	Add Attachment	Delete Attachment	View Attachment
6) Please attach Attachment 6	Temple Part III Exhibit 5 File	Add Attachment	Delete Attachment	View Attachment
7) Please attach Attachment 7	Temple Part IV Exhibits 6 and	Add Attachment	Delete Attachment	View Attachment
8) Please attach Attachment 8	Temple Part IV Exhibit 8.zip	Add Attachment	Delete Attachment	View Attachment
9) Please attach Attachment 9		Add Attachment	Delete Attachment	View Attachment
10) Please attach Attachment 10		Add Attachment	Delete Attachment	View Attachment
11) Please attach Attachment 11		Add Attachment	Delete Attachment	View Attachment
12) Please attach Attachment 12		Add Attachment	Delete Attachment	View Attachment
13) Please attach Attachment 13		Add Attachment	Delete Attachment	View Attachment
14) Please attach Attachment 14		Add Attachment	Delete Attachment	View Attachment
15) Please attach Attachment 15		Add Attachment	Delete Attachment	View Attachment

# Applicant/Recipient Disclosure/Update Report

U.S. Department of Housing and Urban Development

OMB Approval No. 2510-0011 (exp. 8/31/2009)

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): Columbus Property Management & Development, Inc. 2042-48 Arch Street, 2nd Floor, Philadelphia, PA 19103	2. Social Security Number or Employer ID Number: 
3. HUD Program Name Section 811 Housing for Persons with Disabilities	4. Amount of HUD Assistance Requested/Received \$1,633,005.00
5. State the name and location (street address, City and State) of the project or activity: 1704, 1710, and 1714 North 16th Street, Philadelphia, PA	

## 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
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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 %)

(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)
------------	--------------------

X

Public reporting burden for this collection of information is estimated to average 2.0 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

**Privacy Act Statement.** Except for Social Security Numbers (SSNs) and Employer Identification Numbers (EINs), the Department of Housing and Urban Development (HUD) is authorized to collect all the information required by this form under section 102 of the Department of Housing and Urban Development Reform Act of 1989, 42 U.S.C. 3531. Disclosure of SSNs and EINs is optional. The SSN or EIN is used as a unique identifier. The information you provide will enable HUD to carry out its responsibilities under Sections 102(b), (c), and (d) of the Department of Housing and Urban Development Reform Act of 1989, Pub. L. 101-235, approved December 15, 1989. These provisions will help ensure greater accountability and integrity in the provision of certain types of assistance administered by HUD. They will also help ensure that HUD assistance for a specific housing project under Section 102(d) is not more than is necessary to make the project feasible after taking account of other government assistance. HUD will make available to the public all applicant disclosure reports for five years in the case of applications for competitive assistance, and for generally three years in the case of other applications. Update reports will be made available along with the disclosure reports, but in no case for a period generally less than three years. All reports, both initial reports and update reports, will be made available in accordance with the Freedom of Information Act (5 U.S.C. §552) and HUD's implementing regulations at 24 CFR Part 15. HUD will use the information in evaluating individual assistance applications and in performing internal administrative analyses to assist in the management of specific HUD programs. The information will also be used in making the determination under Section 102(d) whether HUD assistance for a specific housing project is more than is necessary to make the project feasible after taking account of other government assistance. You must provide all the required information. Failure to provide any required information may delay the processing of your application, and may result in sanctions and penalties, including imposition of the administrative and civil money penalties specified under 24 CFR §4.38.

**Note:** This form only covers assistance made available by the Department. States and units of general local government that carry out responsibilities under Sections 102(b) and (c) of the Reform Act must develop their own procedures for complying with the Act.

## Instructions

### Overview.

**A. Coverage.** You must complete this report if:

- (1) You are applying for assistance from HUD for a specific project or activity and you have received, or expect to receive, assistance from HUD in excess of \$200,000 during the fiscal year;
- (2) You are updating a prior report as discussed below; or
- (3) You are submitting an application for assistance to an entity other than HUD, a State or local government if the application is required by statute or regulation to be submitted to HUD for approval or for any other purpose.

**B. Update reports (filed by "Recipients" of HUD Assistance):**

**General.** All recipients of covered assistance must submit update reports to the Department to reflect substantial changes to the initial applicant disclosure reports.

### Line-by-Line Instructions.

#### Applicant/Recipient Information.

All applicants for HUD competitive assistance, must complete the information required in blocks 1-5 of form HUD-2880:

1. Enter the full name, address, city, State, zip code, and telephone number (including area code) of the applicant/recipient. Where the applicant/recipient is an individual, the last name, first name, and middle initial must be entered.
2. Entry of the applicant/recipient's SSN or EIN, as appropriate, is optional.
3. Applicants enter the HUD program name under which the assistance is being requested.
4. Applicants enter the amount of HUD assistance that is being requested. Recipients enter the amount of HUD assistance that has been provided and to which the update report relates. The amounts are those stated in the application or award documentation. **NOTE:** In the case of assistance that is provided pursuant to contract over a period of time (such as project-based assistance under section 8 of the United States Housing Act of 1937), the amount of assistance to be reported includes all amounts that are to be provided over the term of the contract, irrespective of when they are to be received.
5. Applicants enter the name and full address of the project or activity for which the HUD assistance is sought. Recipients enter the name and full address of the HUD-assisted project or activity to which the update report relates. The most appropriate government identifying number must be used (e.g., RFP No.; IFB No.; grant announcement No.; or contract, grant, or loan No.) Include prefixes.

#### Part I. Threshold Determinations - Applicants Only

Part I contains information to help the applicant determine whether the remainder of the form must be completed. Recipients filing Update Reports should not complete this Part.

If the answer to either questions 1 or 2 is No, the applicant need not complete Parts II and III of the report, but must sign the certification at the end of the form.

#### Part II. Other Government Assistance and Expected Sources and Uses of Funds.

**A. Other Government Assistance.** This Part is to be completed by both applicants and recipients for assistance and recipients filing update reports. Applicants and recipients must report any other government assistance involved in the project or activity for which assistance is sought. Applicants and recipients must report any other government assistance involved in the project or activity. Other government assistance is defined in note 4 on the last page. For purposes of this definition, other government assistance is expected to be made available if, based on an assessment of all the circumstances involved, there are reasonable grounds to anticipate that the assistance will be forthcoming.

Both applicant and recipient disclosures must include all other government assistance involved with the HUD assistance, as well as any other government assistance that was made available before the request, but that has continuing vitality at the time of the request. Examples of this latter category include tax credits that provide for a number of years of tax benefits, and grant assistance that continues to benefit the project at the time of the assistance request.

The following information must be provided:

1. Enter the name and address, city, State, and zip code of the government agency making the assistance available.
  2. State the type of other government assistance (e.g., loan, grant, loan insurance).
  3. Enter the dollar amount of the other government assistance that is, or is expected to be, made available with respect to the project or activities for which the HUD assistance is sought (applicants) or has been provided (recipients).
  4. **Uses of funds.** Each reportable use of funds must clearly identify the purpose to which they are to be put. Reasonable aggregations may be used, such as "total structure" to include a number of structural costs, such as roof, elevators, exterior masonry, etc.
- B. Non-Government Assistance.** Note that the applicant and recipient disclosure report must specify all expected sources and uses of funds - both from HUD and any other source - that have been or are to be, made available for the project or activity. Non-government sources of

funds typically include (but are not limited to) foundations and private contributors.

### Part III. Interested Parties.

This Part is to be completed by both applicants and recipients filing update reports. Applicants must provide information on:

1. 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
2. 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).

Note: A financial interest means any financial involvement in the project or activity, including (but not limited to) situations in which an individual or entity has an equity interest in the project or activity, shares in any profit or resale or any distribution of surplus cash or other assets of the project or activity, or receives compensation for any goods or services provided in connection with the project or activity. Residency of an individual in housing for which assistance is being sought is not, by itself, considered a covered financial interest.

The information required below must be provided.

1. Enter the full names and addresses. If the person is an entity, the listing must include the full name and address of the entity as well as the CEO. Please list all names alphabetically.
2. Entry of the Social Security Number (SSN) or Employee Identification Number (EIN), as appropriate, for each person listed is optional.
3. Enter the type of participation in the project or activity for each person listed: i.e., the person's specific role in the project (e.g., contractor, consultant, planner, investor).
4. Enter the financial interest in the project or activity for each person listed. The interest must be expressed both as a dollar amount and as a percentage of the amount of the HUD assistance involved.

Note that if any of the source/use information required by this report has been provided elsewhere in this application package, the applicant need

not repeat the information, but need only refer to the form and location to incorporate it into this report. (It is likely that some of the information required by this report has been provided on SF 424A, and on various budget forms accompanying the application.) If this report requires information beyond that provided elsewhere in the application package, the applicant must include in this report all the additional information required.

Recipients must submit an update report for any change in previously disclosed sources and uses of funds as provided in Section I.D.5., above.

#### Notes:

1. All citations are to 24 CFR Part 4, which was published in the Federal Register [April 1, 1996, at 63 Fed. Reg. 14448.]
2. Assistance means any contract, grant, loan, cooperative agreement, or other form of assistance, including the insurance or guarantee of a loan or mortgage, that is provided with respect to a specific project or activity under a program administered by the Department. The term does not include contracts, such as procurements contracts, that are subject to the Fed. Acquisition Regulation (FAR) (48 CFR Chapter 1).
3. See 24 CFR §4.9 for detailed guidance on how the threshold is calculated.
4. "Other government assistance" is defined to include any loan, grant, guarantee, insurance, payment, rebate, subsidy, credit, tax benefit, or any other form of direct or indirect assistance from the Federal government (other than that requested from HUD in the application), a State, or a unit of general local government, or any agency or instrumentality thereof, that is, or is expected to be made, available with respect to the project or activities for which the assistance is sought.
5. For the purpose of this form and 24 CFR Part 4, "person" means an individual (including a consultant, lobbyist, or lawyer); corporation; company; association; authority; firm; partnership; society; State, unit of general local government, or other government entity, or agency thereof (including a public housing agency); Indian tribe; and any other organization or group of people.

# 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 Columbus Property Management & Development

Name of the Federal Program to which the applicant is applying HUD Section 811 Housing for Persons with

Name of RC/EZ/EC-II North Central Empowerment Zone

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 JAMES FLAHERTY

Title SENIOR MANAGER

Signature James Flaherty

Date (mm/dd/yyyy) 7/16/08

# 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: Columbus Property Management & Development, Inc.

Project Name: Temple Supported Independent Living

Location of the Project: 1704, 1710, and 1714 North 16th Street

Philadelphia, PA 19121

Name of the Federal  
Program to which the  
applicant is applying: HUD Section 811 Program

Name of  
Certifying Jurisdiction: City of Philadelphia

Certifying Official  
of the Jurisdiction  
Name: \_\_\_\_\_

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

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

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

**SPONSOR'S CONFLICT OF  
INTEREST RESOLUTION**

U.S. Department of Housing  
and Urban Development  
Office of Housing  
Federal Housing Commissioner

OMB Approval No. 2502-0267  
(exp. 9/30/2010)

Public reporting burden for this collection of information is estimated to average .40 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This collection of information is required for HUD's Supportive Housing for the Elderly under Section 202 and Supportive Housing for Persons with Disabilities under Section 811. The information is necessary to assist HUD in determining applicant eligibility and ability to develop housing for the elderly and for persons with disabilities within statutory and program criteria. A thorough evaluation of an applicant's qualifications and capabilities is critical to protect the Government's financial interest and to mitigate any possibility of fraud, waste, or mismanagement of public funds. This collection of information does not collect any sensitive information. HUD does not ensure confidentiality.

TO: The Secretary of Housing and Urban Development

SUBJECT: Section 202 Program - Application for Fund Reservation  
Section 811 Program - Application for Fund Reservation

Sponsor: Columbus Property Management & Development, Inc.

Project Location: 1704, 1710 and 1714 N. 16th St., Philadelphia, PA

WHEREAS, Section 202 of the Housing Act of 1959, as amended, authorizes the making of capital advances for housing for the elderly to private, nonprofit corporations, OR Section 811 of the National Affordable Housing Act of 1990, as amended, authorizes the making of capital advances to nonprofit corporations for housing for persons with disabilities, no part of the net earnings of which inure to the benefit of any member, founder, contributor or individual;

WHEREAS, HUD has implemented this statutory requirement by promulgating a regulation providing that the Sponsor may not be controlled by or under the direction of persons or firms seeking to derive profit or gain therefrom. The regulation also prohibits any officer or director of the Sponsor from having any financial interest in any contract in connection with the rendition of services, the provision of goods or supplies, procurement of furnishings or equipment, construction of the project, procurement of the site or any other matters whatsoever, except with respect to management or supportive services contracts entered into by the Owner with the Sponsor or its nonprofit affiliates.

WHEREAS, HUD has determined that assurance of compliance with this prohibition can best be obtained by requiring that all officers and directors of the Sponsor certify that they do not have and will not have during their term of office, any prohibited financial interest.

WHEREAS, because of the time constraints imposed under the application process and difficulties in meeting these deadlines caused by such factors as large boards and unavailability of officers and directors of the board, some prospective Sponsors have been unable or experienced hardship in obtaining all of the required certifications for submission with the applications for fund reservation.

WHEREAS, HUD is willing to defer submission of the required Sponsors' Conflict of Interest and Disclosure Certifications until the submission of the firm commitment applications by those Owners for which fund reservations were approved, if such certifications are provided by all the Sponsor's officers and directors listed below, who are duly qualified and sitting in these capacities from the date of the Sponsor's fund reservation application.

**[LIST THE NAME, TITLE, AND THE BEGINNING AND ENDING DATES OF THE TERM OF ALL OFFICERS AND DIRECTORS]**

NOW, THEREFORE, in order to induce HUD to forego requiring submission of the Conflict of Interest and Disclosure Certifications until after projects have been selected and fund reservations granted, it is hereby resolved and agreed by the Board of Directors of the Sponsor:

1. That it will submit an updated Incumbency Certificate, in a form prescribed by HUD, showing all changes in incumbency for submission with the Owner's Application for Firm Commitment, initial closing and final closing.
2. That no officer or director of the Sponsor has or will be permitted to have any prohibited interest which would prevent him or her from signing the required Conflict of Interest and Disclosure Certification.
3. That the fund reservation will be subject to cancellation by HUD if the officers or directors of either the Sponsor or the Owner fail to submit Conflict of Interest and Disclosure Certifications duly executed by each and all of their respective officers and directors.
4. That no HUD capital advance funds or project rental assistance funds will be expended on account of any contract or arrangement where a conflict of interest is determined to exist, and the Sponsor shall be responsible for the payment of any and all obligations involving its officers and directors.
5. That should any contract or arrangement entered into by the Owner be determined by HUD to involve a conflict of interest, involving either the Sponsor's or Owner's officers or directors, the Sponsor will exercise its best efforts to cause the Owner to promptly cancel or terminate such contract or arrangement at HUD's request.

Adopted and approved by the Board of Trustees of the Sponsor on the 17th  
day of July, 2008.

  
\_\_\_\_\_  
Authorized Signature

**COLUMBUS PROPERTY MANAGEMENT & DEVELOPMENT,  
INC.**

**BOARD OF DIRECTORS**

**TERM: January 2008 – December 2009**

<b>Jay Centifanti</b>	<b>Chairman</b>
<b>Gina Muldrow</b>	<b>Vice Chairman and Treasurer</b>
<b>Terence Batson</b>	<b>Secretary</b>
<b>Susan McMichael</b>	<b>Assistant Secretary</b>
<b>Robert H. Kwait</b>	<b>Assistant Secretary</b>

**SPONSOR'S RESOLUTION FOR  
COMMITMENT TO PROJECT**

U.S. Department of Housing  
and Urban Development  
Office of Housing  
Federal Housing Commissioner

OMB Approval No. 2502-0287  
(exp 07/31/2007)

Public reporting burden for this collection of information is estimated to average .40 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This collection of information is required for HUD's Supportive Housing for the Elderly under Section 202 and Supportive Housing for Persons with Disabilities under Section 811. The information is necessary to assist HUD in determining applicant eligibility and ability to develop housing for the elderly and for persons with disabilities within statutory and program criteria. A thorough evaluation of an applicant's qualifications and capabilities is critical to protect the Government's financial interest and to mitigate any possibility of fraud, waste, or mismanagement of public funds. This collection of information does not collect any sensitive information. HUD does not ensure confidentiality.

TO: Secretary of Housing and Urban Development

SUBJECT: Section 202 Program - Application for Fund Reservation  
Section 811 Program - Application for Fund Reservation

Sponsor: Columbus Property Management & Development, Inc.

Project Location:

1704, 1710 and 1714 N. 16th Street, Philadelphia, PA

1. WHEREAS, under the Section 202 Program for Supportive Housing for the Elderly, the Sponsor acknowledges its responsibilities of sponsorship, long-term support, its willingness to assist the Owner to develop, own, manage and provide appropriate services in connection with the proposed project, and it reflects the will of its membership. The Sponsor is required to make a commitment to cover the estimated start-up expenses, the minimum capital investment of 1/2 of one percent of the HUD-approved capital advance, not to exceed \$25,000 (\$10,000 for sponsors not affiliated with a national sponsor) and the estimated cost of any amenities or features (and operating costs related thereto) which would not be covered by the approved capital advance.

OR

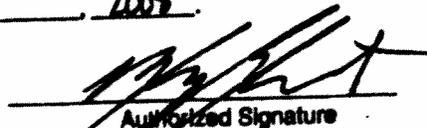
Whereas, under the Section 811 Program of Supportive Housing for Persons with Disabilities, the Sponsor acknowledges its responsibilities of sponsorship, long-term support, its willingness to assist the Owner to develop, own, manage and provide appropriate services in connection with the proposed project, and that it reflects the will of its membership. The Sponsor is required to make a commitment to cover the estimated start-up expenses, the minimum capital investment of 1/2 of one percent of the HUD-approved capital advance, not to exceed \$10,000 and the estimated cost of any amenities or features (and operating costs related thereto) which would not be covered by the approved capital advance.

2. WHEREAS, HUD has determined that assurance by the Sponsor of its commitment and willingness to provide those funds can best be assured by requiring a resolution of the Board of Directors that funds will be made available for such purposes.

3. NOW, THEREFORE, the Board of Directors of the Sponsor hereby resolves and agrees that funds will be available for the subject project to meet estimated start-up expenses, the minimum capital investment and the estimated cost of any amenities or features (and operating costs related thereto) which would not be covered by the approved capital advance.

Adopted and approved by the Board of Directors of the Sponsor on the 7<sup>th</sup> day of

July, 2008.

  
Authorized Signature

**CERTIFICATION FOR  
PROVISION OF  
SUPPORTIVE SERVICES  
(Section 811 Only)**

U.S. Department of Housing  
and Urban Development  
Office of Housing  
Federal Housing Commissioner

OMB Approval No. 2502-0462  
(exp. 12/31//2003)

Public reporting burden for this collection of information is estimated to average .40 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This collection of information is required for HUD's Supportive Housing for Persons with Disabilities under Section 811. The information is necessary to assist HUD in determining applicant eligibility and ability to develop housing for persons with disabilities within statutory and program criteria. A thorough evaluation of an applicant's qualifications and capabilities is critical to protect the Government's financial interest and to mitigate any possibility of fraud, waste, or mismanagement of public funds. This collection of information does not collect any sensitive information. HUD does not ensure confidentiality.

The undersigned certifies that this Agency has reviewed the Sponsor's supportive services plan and finds that:

1. The provision of supportive services is:

Well designed       Not well designed

to serve the individual needs of persons with disabilities the housing is expected to serve.

2. The provision of supportive services will enhance independent living success and promote the dignity of those who will access the proposed project.

Will enhance       Will not enhance

3. The supportive services will be available on a consistent, long-term basis.

Yes       No

4. The proposed housing is:

Consistent       Inconsistent

with State or local plans and policies addressing the housing needs of people with disabilities.

Temple Supported IL

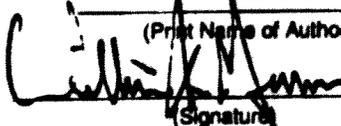
Sponsor

Philadelphia, PA

Project Location

William A. Gannon

(Print Name of Authorized Official)



(Signature)

2/16/08

(Date)

Executive Director

(Title)

PA Office of Vocational Rehabilitation

(Agency Name)

# SURVEY ON ENSURING EQUAL OPPORTUNITY FOR APPLICANTS

OMB No 1890-0014 Exp 2/28/2009

**Purpose:** The Federal government is committed to ensuring that all qualified applicants, small or large, non-religious or faith-based, have an equal opportunity to compete for Federal funding. In order for us to better understand the population of applicants for Federal funds, we are asking nonprofit private organizations (not including private universities) to fill out this survey.

Upon receipt, the survey will be separated from the application. Information provided on the survey will not be considered in any way in making funding decisions and will not be included in the Federal grants database. While your help in this data collection process is greatly appreciated, completion of this survey is voluntary.

**Instructions for Submitting the Survey:** If you are applying using a hard copy application, please place the completed survey in an envelope labeled "Applicant Survey." Seal the envelope and include it along with your application package. If you are applying electronically, please submit this survey along with your application.

Applicant's (Organization) Name: Columbus Property Management & Development, Inc.

Applicant's DUNS Number: [REDACTED]

Grant Name: HUD Section 202 Supportive Housing for Elderly CFDA Number: 14.157

1. Does the applicant have 501(c)(3) status?

Yes  No

2. How many full-time equivalent employees does the applicant have? (Check only one box).

3 or Fewer  15-50  
 4-5  51-100  
 6-14  over 100

3. What is the size of the applicant's annual budget?

(Check only one box.)

Less Than \$150,000  
 \$150,000 - \$299,999  
 \$300,000 - \$499,999  
 \$500,000 - \$999,999  
 \$1,000,000 - \$4,999,999  
 \$5,000,000 or more

4. Is the applicant a faith-based/religious organization?

Yes  No

5. Is the applicant a non-religious community-based organization?

Yes  No

6. Is the applicant an intermediary that will manage the grant on behalf of other organizations?

Yes  No

7. Has the applicant ever received a government grant or contract (Federal, State, or local)?

Yes  No

8. Is the applicant a local affiliate of a national organization?

Yes  No

## **Survey Instructions on Ensuring Equal Opportunity for Applicants**

**Provide the applicant's (organization) name and DUNS number and the grant name and CFDA number.**

1. 501(c)(3) status is a legal designation provided on application to the Internal Revenue Service by eligible organizations. Some grant programs may require nonprofit applicants to have 501(c)(3) status. Other grant programs do not.
2. For example, two part-time employees who each work half-time equal one full-time equivalent employee. If the applicant is a local affiliate of a national organization, the responses to survey questions 2 and 3 should reflect the staff and budget size of the local affiliate.
3. Annual budget means the amount of money your organization spends each year on all of its activities:
4. Self-identify.
5. An organization is considered a community-based organization if its headquarters/service location shares the same zip code as the clients you serve.
6. An "intermediary" is an organization that enables a group of small organizations to receive and manage government funds by administering the grant on their behalf.
7. Self-explanatory.
8. Self-explanatory.

### **Paperwork Burden Statement**

According to the Paperwork Reduction Act of 1995, no persons are required to respond to a collection of information unless such collection displays a valid OMB control number. The valid OMB control number for this information collection is 1890-0014. The time required to complete this information collection is estimated to average five (5) minutes per response, including the time to review instructions, search existing data resources, gather the data needed, and complete and review the information collection. **If you have any comments concerning the accuracy of the time estimate(s) or suggestions for improving this form, please write to: U.S. Department of Housing and Urban Development, Office of Departmental Grants Management and Oversight, Room 3156, Washington, D.C. 20410.**

**If you have comments or concerns regarding the status of your individual submission of this form, write directly to the address above.**



Applicant Name:  
Project Name:  
Project Type:

Columbus Property Management  
Temple Sil  
Rehabilitation  
Business of Architectural Services

MUD Program:  
Period:  
Start Date:  
End Date:

Construction Type:

Rehabilitation

Start Date:

End Date:

MUD Code	Policy Priority	Problem, Need, Situation	3	4		
				Prog	YTD	
1	Policy	Planning	Programming	Construction to final closing - Units expected to be occupied in the 1st quarter of year three	4	Units
				Construction to final closing - Units expected to be occupied in the 2nd quarter of year three	9	Units
				Construction to final closing - Units expected to be occupied in the 3rd quarter of year three	9	Units
				Construction to final closing - Units expected to be occupied in the 4th quarter of year three	9	Units
				Construction to final closing - Submission of cost certification	Dec-10	Date
				Construction to final closing - Final closing	Jan-11	Date
				Business opportunities - Section 3 - Dollars	10%	Dollars





Applicant Name:

Project Name:

Project Type:

Columbus Property Management

Temple St

Rehabilitation

Sections of Asbestos/Lead

HMD Program:

Period:

Start Date:

End Date:

Measure

3

Programming

4

Pop. Per. YTD

Policy

Planning

HMD Goals

Problem, Need, Situation

1

2



**Section 811**

US Department of Housing and Urban Development  
 OMB Approval 2535-0114 exp. 2008 Pending

Component Name:

Year 1

**Outcome**

**Measure**

**Substance Tests**

Outcome	Impact	Measure			Substance Tests
		Pr	Post	YTD	
811 units with capital advance resources	5	9	Units		Accountability
Developed non-811 units with mixed finance resources		9	Units		A. Tools for Measurement Bank accounts
Predevelopment to initial closing - Secure secondary financing		61	Dollars		Construction log Database
Predevelopment to initial closing - Project planning conference held		578,586	Dollars		Plans
Predevelopment to initial closing - State approves corporation		Dec-08	Date		B. Where Data Resides Agency database
Predevelopment to initial closing - Establishment of land value or real estate value		Nov-08	Date		
Predevelopment to initial closing - HUD approves design		Dec-08	Date		
Predevelopment to initial closing - Policy Priority - Housing constructed - Units incorporate universal design		Feb-09	Date		C. Source of Data Certificates of Occupancy
Predevelopment to initial closing - Policy Priority - Housing constructed - Units incorporate viability standards		1	Units		Lease agreements Mortgage documents
Predevelopment to initial closing - Secure zoning		9	Buildings		Permits issued Progress reports
Predevelopment to initial closing - Secure tax exemption		Oct-08	Date		D. Frequency of Collection Monthly
Predevelopment to initial closing - HUD accepts firm commitment		Dec-08	Date		Quarterly Annually
Predevelopment to initial closing - Obtain building permits		Jun-09	Date		
Predevelopment to initial closing - Initial closing completed		Jun-09	Date		E. Processing of Data Computer spreadsheets Full file database
Predevelopment to initial closing - Completion of construction		Sep-09	Date		
Construction to final closing - Hire project management staff, market and screen potential residents		Nov-10	Date		
Construction to final closing - HUD approves Permission to Occupy (PTO)		Sep-10	Date		
Construction to final closing - PRAC funds obligated		Nov-10	Date		

**Section 811**

US Department of Housing and Urban Development  
 OMB Approval 2535-0114 exp. 2008 Pending

Component Name:

Year 1

Outcome	Measure	Evaluation Tools
5	6	7
Impact	YTD	Accountability
Construction to final closing - Residents placed in units in the 1st quarter of year three	4 Households	
Construction to final closing - Residents placed in units in the 2nd quarter of year three	9 Households	
Construction to final closing - Residents placed in units in the 3rd quarter of year three	9 Households	
Construction to final closing - Residents placed in units in the 4th quarter of year three	9 Households	
Construction to final closing - HUD issues maximum Capital Advance, form 82590-CA	Date	
Construction to final closing - Transfer to asset management	Dec-10 Date	
	Jan-11 Date	
	N/A	
	N/A	
	10%	
	N/A	









**PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT**

**EXHIBIT 2 - Evidence of your legal status**

(a) Articles of Incorporation, constitution, or other organizational documents;

Enclosed

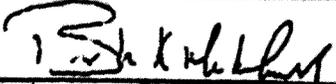
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Microfilm Number \_\_\_\_\_

Filed with the  
Department of State

on DEC 20 1993

Entity Number 2559513

  
Secretary of the Commonwealth

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF STATE  
CORPORATION BUREAU

ARTICLES OF INCORPORATION

In compliance with the requirements of the Non-Profit Corporation Law of 1988, 15 Pa. S. A. §5306 (relating to articles of incorporation), the undersigned, who is an individual of full age, desiring to form a nonprofit corporation, does hereby certify:

1. **Name.** The name of the corporation is COLUMBUS PROPERTY MANAGEMENT & DEVELOPMENT, INC.

2. **Address.** The location and post-office address of the corporation's initial registered office in this Commonwealth is 520 N. Columbus Boulevard, Suite 4A, Philadelphia, PA 19123. The corporation may also have offices at such other places as the board of directors may from time to time determine.

3. **Purposes.** The corporation is incorporated under the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania, and the corporation does not contemplate pecuniary gain or profit, incidental or otherwise. The nature of the activities to be conducted, and the purposes to be promoted or carried out by the corporation, shall be exclusively those within the purview of Section 501(c)(3) of the Internal Revenue Code of 1986, or the corresponding provisions of any subsequent tax laws of the United States. Without limiting the generality of the foregoing, the purposes of the corporation shall be to acquire, finance, own, use, dispose, develop, manage, lease and oversee the development of housing for the mentally ill, those with special needs and low income persons, including the following:

a. To develop decent, safe and permanent independent housing for individuals limited by serious, long-term and/or chronic mental or emotional problems; persons with special needs such as drug and alcohol dependent persons, persons with AIDS or the homeless; and for low income persons;

b. To manage, lease, repair, operate and maintain properties providing housing for the mentally ill, those with special needs and low income persons, including certain

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PA DEPT OF STATE

properties designated for the foregoing purpose owned by non-profit corporations in accordance with the purposes set forth herein;

c. To develop housing for the mentally ill, those with special needs and low income persons on behalf of non-profit corporations owning said housing;

d. To do all things which may be necessary, appropriate or convenient to the achievement of the foregoing purposes and which may lawfully be done by a nonprofit corporation under and pursuant to the laws of the Commonwealth of Pennsylvania.

4. Perpetual Existence. The corporation shall have perpetual existence.

5. Non-Stock. The corporation shall not have or issue shares of stock, nor shall it pay dividends.

6. Membership. The corporation shall have one member which shall be the 1260 Housing Development Corporation, a Pennsylvania non-profit corporation.

7. Restrictions. No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to, its directors, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered, and to make payments and distributions in furtherance of the purposes set forth in Article 3 hereof. Except as may be permitted under the provisions of Section 501(h) of the Internal Revenue Code of 1986, or corresponding provisions of any subsequent tax laws of the United States, no substantial part of the activities of the corporation shall consist of the carrying on of propaganda, or otherwise attempting to influence legislation. The corporation shall neither participate nor intervene in (including the publication or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office, nor shall it take a position on any issue raised in a political campaign for the purpose of aiding or opposing any candidate. Any other provision of these Articles of Incorporation to the contrary notwithstanding, the corporation shall not carry on any activities not permitted to be carried on: (a) by a corporation exempt from Federal Income Tax under Section 501(a) and Section 501(c)(3) of the Internal Revenue Code of 1986, or the corresponding provisions of any subsequent tax laws of the United States; or (b) by a corporation, contributions to which are deductible under Section 170(a) and Section 170(c)(2) of the Internal Revenue Code of 1986, or the corresponding provisions of any subsequent tax laws of the United States. These Articles of

782-1116

Incorporation shall not be altered or amended in derogation of the provisions of this Article.

8. "Private Foundation" Provisions. In the event the corporation is, or in the future may become, a "private foundation" within the meaning of Section 509 of the Internal Revenue Code of 1986, or corresponding provisions of any subsequent tax laws of the United States:

(a) The corporation shall distribute its income for each taxable year at such time and in such manner as not to be subject to the tax on undistributed income imposed by Section 4942 of the Internal Revenue Code of 1986, or corresponding provisions of any subsequent tax laws of the United States.

(b) The corporation shall not engage in any act of self-dealing as defined in Section 4941(d) of the Internal Revenue Code of 1986, or corresponding provisions of any subsequent tax laws of the United States.

(c) The corporation shall not retain any excess business holdings as defined in Section 4943(c) of the Internal Revenue Code of 1986, or corresponding provisions of any subsequent tax laws of the United States.

(d) The corporation shall not make any investments in such manner as to subject it to tax under Section 4944 of the Internal Revenue Code of 1986, or corresponding provisions of any subsequent tax laws of the United States.

(e) The corporation shall not make any taxable expenditures as defined in Section 4945(d) of the Internal Revenue Code of 1986, or corresponding provisions of any subsequent tax laws of the United States.

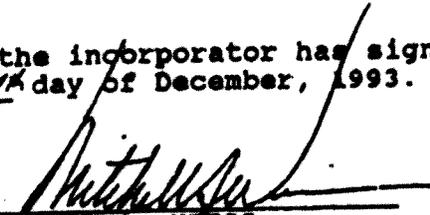
9. Termination. Upon any dissolution or termination of the existence of the corporation, all of its property and assets shall, after payment or making provision for payment of the lawful debts of the corporation and the expenses of its dissolution or termination, be delivered, conveyed and paid over to the 1260 Housing Development Corporation ("1260 Housing"), or if the 1260 Housing does not exist or is not a qualified organization at the time of such deliverance, conveyance and payment, to Philadelphia Mental Health Care Connection, Inc. ("PMHCC") or, if PMHCC does not exist or is not a qualified organization at the time of such deliverance, conveyance and payment, to such one or more qualified organizations as may be ordered by the court having jurisdiction over the dissolution and liquidation of the corporation, pursuant to the appropriate subchapter of chapter 59 of Title 15 of the Pennsylvania Consolidated Statutes. Any provision of law to the contrary

notwithstanding, the corporation shall not be merged or consolidated with any corporation other than a qualified organization. As used in this Article 9, the term "qualified organization" shall mean an organization exempt from Federal Income Tax under Section 501(a) and Section 501(c)(3), and described in Section 170(b)(1)(A) (other than in clauses (vii) and (viii)) of the Internal Revenue Code of 1986, or corresponding provisions of any subsequent tax laws of the United States, and which has been in existence and so described for a continuous period of at least sixty (60) calendar months.

10. Incorporators. The name and address of the incorporator is as follows:

<u>Name</u>	<u>Address</u>
Mitchell A. Weiss	520 N. Columbus Boulevard, Suite 4A Philadelphia, PA 19123

IN TESTIMONY WHEREOF, the incorporator has signed these Articles of Incorporation this 17<sup>th</sup> day of December, 1993.

  
 \_\_\_\_\_  
 MITCHELL A. WEISS

**PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT**

**EXHIBIT 2 - Evidence of your legal status**

(b) Bylaws;

Enclosed

**BYLAWS OF**  
**COLUMBUS PROPERTY MANAGEMENT & DEVELOPMENT, INC.**

**ARTICLE I**

**Name**

The name of the Corporation is COLUMBUS PROPERTY MANAGEMENT & DEVELOPMENT, INC. (the "Corporation").

**ARTICLE II**

**Purposes and Operation**

**Section 1. Purposes.** The Corporation is incorporated under the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania, and the Corporation does not contemplate pecuniary gain or profit, incidental or otherwise. The nature of the activities to be conducted, and the purposes to be promoted or carried out by the corporation, shall be exclusively those within the purview of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended ("Code") or the corresponding provisions of any subsequent tax laws of the United States. Without limiting the generality of the foregoing, the purposes of the Corporation shall be to acquire, finance, own, use, dispose, develop, manage, lease and oversee the development of housing for the mentally ill, those with special needs and low income persons, including the following:

a. To develop decent, safe and permanent independent housing for individuals limited by serious, long-term and/or chronic mental or emotional problems; persons with special needs such as drug and alcohol dependent persons, persons with AIDS, or the homeless; and for low income persons;

b. To manage, lease, repair, operate and maintain properties providing housing for the mentally ill, those with special needs and low income persons, including certain properties designated for the foregoing purpose owned by non-profit corporations in accordance with the purposes set forth herein;

c. To develop housing for the mentally ill, those with special needs and low income persons on behalf of non-profit corporations owning said housing;

d. To do all things which may be necessary, appropriate or convenient to the achievement of the foregoing purposes and which may lawfully be done by a nonprofit corporation under and pursuant to the laws of the Commonwealth of Pennsylvania.

e. No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to its directors, officers or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in the preceding paragraphs and in the Articles of Incorporation of the Corporation (the "Articles"). Except as may be permitted under the provisions of Section 501(h) of the Code, or corresponding provisions of any subsequent tax laws of the United States, no substantial part of the activities of the Corporation shall be the carrying on of propaganda or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office.

f. Notwithstanding any other provision of these bylaws or the Articles, the Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal income tax under Section 501(a) and Section 501(c)(3) of the Code (or the corresponding provision of any future United States Internal Revenue Law) or (b) by a corporation, contributions to which are deductible under Section 170(a) and Section 170(c)(2) of the Code (or the corresponding provision of any future United States Internal Revenue Law).

g. Upon any dissolution or termination of the existence of the Corporation, all of its property and assets shall, after payment or making provision for payment of the lawful debts of the Corporation and the expenses of its dissolution or termination, be delivered, conveyed and paid over to 1260 Housing Development Corporation ("1260 Housing"), or if 1260 Housing does not exist or is not a qualified organization at

the time of such deliverance, conveyance and payment, to the Philadelphia Mental Health Care Connection, Inc. ("PMHCC") or if PMHCC does not exist or is not a qualified organization at the time of such deliverance, conveyance and payment, to such one or more qualified organizations as may be ordered by the court having jurisdiction over the dissolution and liquidation of the Corporation, pursuant to the appropriate subchapter of chapter 59 of Title 15 of the Pennsylvania Consolidated Statutes Annotated. Any provision of law to the contrary notwithstanding, the Corporation shall not be merged or consolidated with any Corporation other than a qualified organization. As used in this subsection (g), the term "qualified organization" shall mean an organization exempt from Federal Income Tax under Section 501(a) and Section 501(c)(3), and described in Section 170(b)(1)(A) (other than in clauses (vii) and (viii)) of the Code, or corresponding provisions of any subsequent tax laws of the United States, and which has been in existence and so described for a continuous period of at least sixty (60) calendar months.

Section 2. Operation. The Corporation shall operate on a non-stock basis and it shall not distribute any part of its income or profits to its Directors or Officers.

Section 3. Limitation of Corporate Activities. The activities of the Corporation shall at all times be so conducted and limited as to enable the Corporation to meet the requirements for:

(a) a corporation exempt from Federal Income Tax under Section 501(c)(3) of the Code or corresponding provisions of any subsequent tax laws of the United States;

(b) a corporation, the contributions to which are deductible under Section 170(c)(2) of the Code, or corresponding provisions of any subsequent tax laws of the United States.

Section 4. Offices. The registered office of the Corporation shall be 520 N. Columbus Boulevard, Suite 4A, Philadelphia, Philadelphia County, Pennsylvania, 19123. The Corporation may also have offices at such other places as the Board of Directors may from time to time determine.

Section 5. Lobbying. No substantial part of the activities of the Corporation shall consist of carrying on propaganda or otherwise attempting to influence legislation.

### ARTICLE III

#### Members

The Corporation shall have one member which shall be the 1260 Housing Development Corporation, a Pennsylvania non-profit corporation.

### ARTICLE IV

#### Directors

Section 1. Number and Qualification. The business and affairs of the Corporation shall be managed by a Board of not fewer than three (3) nor more than seven (7) Directors, as may be designated from time to time by the Membership of the Corporation. The Board may exercise all such powers of the Corporation and do all such lawful acts and things as are not proscribed by statute, by the Articles, or by these bylaws. Directors shall be natural persons of full age. A meeting of the Board shall be held in each year (the "Annual Meeting") immediately after the Annual Meeting of the Membership for the installation of Directors and the transaction of such business as may properly come before the meeting.

Section 2. Initial Directors. The initial Board of Directors shall be appointed by the Incorporator and shall hold office until the first Annual Meeting of the Membership.

Section 3. Election of Directors. The Board of Directors shall be elected by a majority vote of the Membership at the Annual Meeting of the Membership.

Section 4. Term of Office of Directors. Each Director elected at the Annual Meeting of the Membership shall serve for a period of three years or until the expiration of the term for which she or he was selected and her or his successor is elected.

and qualified or until her or his earlier death, resignation or removal.

**Section 5. Vacancies.** Vacancies in the Board of Directors, including vacancies resulting from an increase in the number of Directors constituting the whole Board, shall be filled, from among persons nominated by the Board of the 1260 Housing Development Corporation, by a majority of the remaining Directors even though less than a quorum. Each person so elected shall be a Director until his successor is elected and qualified at the next Annual Meeting of the Membership, or at any special meeting of the Membership duly called for that purpose and held prior thereto.

**Section 6. Removal.** Any Director or Directors may be removed from office by two-thirds vote of the Membership for cause including, but not limited to, any of the reasons specified in Section 5726 of the Pennsylvania Nonprofit Corporation Law of 1988, or corresponding provision of future law.

**Section 7. Liability of Directors.** No person who is or was a Director of this Corporation shall be personally liable for monetary damages for any action taken, or any failure to take any action, as a Director unless:

(a) the Director has breached or failed to perform the duties of his office as set forth in Subchapter B of Chapter 57 of Title 15 of the Pennsylvania Consolidated Statutes Annotated, as amended, or the corresponding provisions of any future law; and

(b) the breach or failure to perform constitutes self-dealing, willful misconduct or recklessness.

This provision of the Bylaws shall not apply to:

(1) the responsibility or liability of a Director pursuant to any criminal statute; or

(2) the liability of a Director for the payment of taxes pursuant to local, state or federal law.

If Pennsylvania law hereafter is amended to authorize the further elimination or limitation of the liability of

Directors, then the liability of a Director of the Corporation, in addition to the limitation on personal liability provided herein, shall be limited to the fullest extent permitted by the amended Pennsylvania law.

Section 8. No Compensation. The Directors shall serve without compensation for their services except they may be reimbursed for expenses incurred on behalf of or in performance of their duties for the Corporation.

## ARTICLE V

### Membership Meetings

Section 1. Annual Meeting. The Annual Meeting of the Membership for the purpose of electing the Board of Directors of the Corporation and for such other business as may properly come before the meeting, shall be held on the third Tuesday of January of each year unless the President shall determine that said date would not be convenient or appropriate for the Membership, and in that event the President shall give notice of an Annual Meeting to occur within sixty days thereafter.

Section 2. Regular Meetings. Regular meetings of the Membership shall be held at such time and place as shall be determined from time to time by resolution of the Membership. Notice of each regular meeting of the Membership shall specify the date, place and hour of the meeting and shall be given to each member at least twenty-four hours before the meeting either personally or by mail, courier or telegram. The Membership shall elect a Chairman to preside over all regular meetings of the Membership.

Section 3. Special Meetings. Special meetings of the Membership may be called by the President on twenty-four hours notice to each member; either personally or by mail, courier or telegram; and special meetings shall be called by the President or Secretary in like manner and in like notice on the written request of at least one member. Notice of such special meetings of the Membership shall specify the date, place and hour of the meeting. The notice shall state the general nature of the business to be conducted at such special meeting.

Section 4. Quorum. At least a majority of the members entitled to vote at any meeting of the Membership shall be necessary to constitute a quorum for the transaction of business at the meeting, and the acts of a majority of the Membership present at a meeting at which a quorum is present shall be the acts of the Membership. If a quorum shall not be present at any meeting of the Membership, the members present may adjourn the meeting, but it shall not be necessary to give any notice of the adjourned meeting or the business to be transacted other than by announcement at the meeting at which such adjournment is taken.

## ARTICLE VI

### Directors' Meetings

Section 1. Reorganizational Meeting. The first meeting of each newly constituted Board (the reorganizational meeting) may be held at the same place and immediately after the Annual Meeting of the Membership at which Directors were elected and no notice need be given to the newly elected Directors in order to legally constitute the meeting; or it may convene at such time and place as may be fixed by the consent or consents in writing of all the directors.

Section 2. Regular Meetings. Regular meetings of the Board shall be held at such time and place as shall be determined from time-to-time, by resolution of the Board. Notice of each regular meeting of the Board shall specify the date, place and hour of the meeting and shall be given to each Director at least twenty-four hours before the meeting either personally or by mail, courier or telegram.

Section 3. Special Meetings. Special meetings of the Board may be called by the President on twenty-four hours notice to each Director; either personally or by mail, courier or telegram; special meetings shall be called by the President or Secretary in like manner and on like notice on the written request of two Directors. Notice of such special meeting of the Board shall specify the date, place and hour of the meeting. The notice shall state the general nature of the business to be conducted at such special meeting.

Section 4. Quorum. At least a majority of the persons entitled to vote at any meeting of the Board shall constitute a quorum for the transaction of business at that meeting, and the acts of a majority of the Directors present at a meeting at which a quorum is present shall be the acts of the Board. If a quorum shall not be present at any meeting of the Membership, the members present may adjourn the meeting, but it shall not be necessary to give any notice of the adjourned meeting or the business to be transacted other than by announcement at the meeting at which such adjournment is taken.

Section 5. Informal Action by Directors. Any action which may be taken at a meeting of the Directors of the Corporation may be taken without a meeting if consent or consents in writing setting forth the action so taken shall be signed by all of the Directors and shall be filed with the Secretary of the Corporation.

## ARTICLE VII

### Committees

Section 1. Committee. The Board may, but shall not be required to, provide for appropriate committees. The Chair and members of every committee shall be chosen by the Board. The Board may appoint persons who are not Directors to such committees. The powers and duties of all such committees shall be as prescribed by the Board.

Section 2. Absent or Disqualified Members. In the absence or disqualification of any member of such committee or committees, the member or members thereof present at any meeting and not disqualified from voting, whether or not he or they constitute a quorum, may unanimously appoint another Director to act at the meeting in the place of any such absent or disqualified members.

Section 3. Audit Committee. There may be an Audit Committee of the Board of such number of Directors as determined by the Board, provided that such number shall not exceed five. The Audit Committee may also review the scope of the annual audit, possible violations of the Corporation's business ethics

and conflicts of interest policies and any major accounting change made or contemplated.

## ARTICLE VIII

### Officers

Section 1. Qualification and Election. The officers of the Corporation shall be elected by the Board at the Reorganization Meeting, immediately after the Annual Meeting of the Membership, and shall be a President, Vice President, Secretary, and Treasurer. The President, the Vice President and the Secretary shall be natural persons of full age. The Treasurer may be a corporation but, if the Treasurer is a natural person, the Treasurer shall be a person of full age. Any number of offices may be held by the same persons, except the President and the Secretary must be different persons.

Section 2. Term. The officers of the Corporation shall hold office until their successors are chosen and qualified. Any officer or agent elected or appointed by the Board of Directors may be removed by the Board of Directors whenever, in its judgment, the best interests of the Corporation will be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the person so removed. If the office of any officer becomes vacant for any reason, the vacancy shall be filled by the Board.

Section 3. President. The President shall be the Chief Executive Officer of the Corporation; shall have general and active management of the business of the Corporation and shall see that all orders and resolutions of the Board are carried into effect. She or he shall execute bonds, mortgages and other contracts requiring a seal, under the seal of the Corporation, except where required or permitted by law to be otherwise signed and executed and except where the signing and execution thereof shall be expressly delegated by the Board to some other officer or agent of the Corporation. The President shall have sufficiently broad authority to enable him or her to carry out his or her responsibilities and she or he shall act as the duly authorized representative of the Corporation whenever appropriate.

Section 4. Vice President. The Vice President shall, in the absence or disability of the President, perform the duties and exercise the powers of the President and shall perform such other duties and have such other powers as the Board or the President may from time to time prescribe.

Section 5. Secretary. The Secretary shall attend all sessions of the Board and record all the votes of the Corporation and the minutes of all the transactions in a book to be kept for that purpose, and shall perform like duties for other committees of the Board, when required. She or he shall give, or cause to be given, notice of all meetings of the Board and its committees, and shall perform such other duties as may be prescribed by the Board or by the Chair, under whose supervision she or he shall be. She or he shall keep in safe custody the corporate seal of the Corporation and, when authorized by the Board, affix the same to any instrument requiring it and, when so affixed, it shall be attested by his signature or by the signature of the Treasurer or an Assistant Secretary.

Section 6. Treasurer. The Treasurer shall have the custody of the corporate funds and shall keep full and accurate accounts of receipts and disbursements in books belonging to the Corporation, and shall deposit all moneys and other valuable effects in the name and to the credit of the Corporation in such depositories as shall be designated by the Board.

## ARTICLE IX

### Administration

Section 1. Other Officers. The Board may provide for and designate such other officers and assistant officers, including vice presidents, assistant secretaries and assistant treasurers as the needs of the Corporation may require. These officers shall hold their offices for such terms and shall have such authority and perform such duties as, from time to time, shall be specified by the Board.

Section 2. Employees. The Corporation may retain or employ and compensate such employees, professional or otherwise, as may be deemed necessary to carry out the purposes of the

Corporation, including the appointment of an Executive Director of the Corporation.

## ARTICLE X

### Indemnification

Section 1. Terms. The Corporation shall indemnify, to the extent permitted by and under Pennsylvania law and under these bylaws, any person who was or is a party (other than a party plaintiff suing on her or his own behalf or in the right of the Corporation), or who is threatened to be made such a party, to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative (including, but not limited to, an action by or in the right of the Corporation) by reason of the fact that she or he is or was a director, officer or employee of the Corporation, or is or was serving at the request of the Corporation as a director, officer or employee of another corporation, partnership, joint venture, trust or other enterprise (such person being herein called an "Indemnified Person"), against expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by her or him in connection with such action, suit or proceeding (herein called collectively the "Indemnified Liabilities"), unless the act or failure to act giving rise to the claim for indemnification is determined by a court to have constituted self-dealing, willful misconduct or recklessness.

In addition, the Corporation shall indemnify any Indemnified Person against the Indemnified Liabilities to the full extent otherwise authorized by Pennsylvania law, including, without limitation, the indemnification permitted by Section 5741 et seq. of the Nonprofit Corporation Law of 1988.

Section 2. Powers. The Corporation shall have the power to indemnify any person who is or was an agent of the Corporation, or is or was serving at the request of the Corporation as an agent of another corporation, partnership, joint venture, trust or other enterprise, against expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by her or him by

reason of her or his services on behalf of the Corporation, except as prohibited by law.

Section 3. Ability to Advance Expenses. Expenses incurred by an officer, director, employee or agent in defending a civil or criminal action, suit or proceeding may be paid by the Corporation in advance of the final disposition of such action, suit or proceeding, as authorized in the manner provided in Section 4 of this Article, upon receipt of an undertaking by or on behalf of such person to repay such amount if it shall ultimately be determined that she or he is not entitled to be indemnified by the Corporation as authorized in this Article.

Section 4. Determination of Indemnification and Advancement of Expenses.

(a) Any indemnification under Section 1 of this Article (unless ordered by a court) shall be made by the Corporation unless a determination is reasonably and promptly made that indemnification of the director, officer or employee is not proper in the circumstances because she or he has not satisfied the terms set forth in Section 1.

(b) Expenses shall be advanced by the Corporation to a director, officer or employee upon a determination that such person is an Indemnified Person as defined in Section 1 of this Article and has satisfied the terms set forth in Section 3 of this Article.

(c) Any indemnification under Section 2 of this Article or advancement of expenses to an agent under Section 3 of this Article (unless ordered by a court) may be made upon a determination that the agent has satisfied the terms of Section 2 or 3, as applicable, and in view of all the circumstances of the case, such person is fairly and reasonably entitled to indemnity or advancement of expenses.

(d) All determinations under this Section 4 shall be made:

(1) By the Board of Directors by a majority vote of a quorum consisting of Directors who were not parties to such action, suit or proceeding, or

(2) If such a quorum is not obtainable, or, even if obtainable, if a majority vote of a quorum of disinterested directors so directs, by independent legal counsel in written opinion.

Section 5. Other Rights of Indemnified Person. The indemnification provided by this Article shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any agreement, vote of disinterested directors or otherwise, both as to action in her or his official capacity and as to action in another capacity while holding such office, and shall continue as to a person who has ceased to be a director, officer, employee or agent and shall inure to the benefit of the heirs, executors and administrators of such a person.

Section 6. Insurance. The Corporation shall have power to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the Corporation, or is or was serving at the request of the Corporation as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise against any liability asserted against her or him and incurred by her or him in any such capacity, or arising out of her or his status as such, whether or not the Corporation would have the power to indemnify her or him against such liability under the provisions of this Article.

## ARTICLE XI

### Miscellaneous

Section 1. Depository for Corporate Funds. The funds of the Corporation shall be deposited in its name in a depository or depositories designated by the Board. All checks, demands for money and notes for the Corporation shall be signed by such officer or officers as the Board may, from time to time, designate or by such other persons including employees of the Corporation as the Board may delegate or designate.

Section 2. Books and Records. The Corporation shall keep at its registered office or principal place of business its complete books and records of financial accounts, minutes of the

persons participating were physically present at the same location.

Section 9. Adjournment. If any meeting of the Board, or members of any committee of the Board, cannot be organized because less than a quorum of the persons involved is in attendance, those persons in attendance may adjourn the meeting to such time and place as they may determine and it shall not be necessary to give any notice of the adjourned meeting or of the business to be transacted, other than the announcement to the meeting at which such adjournment is taken.

Section 10. Amendment of Bylaws. These Bylaws may be altered, amended or repealed by a majority vote of the Membership at any Regular or Special Meeting, duly convened after due notice to the Members of that purpose.

Adopted: March 18, 1994

proceedings of the Board and its committees, the Articles and Bylaws with all amendments to date certified by the Secretary. The books and records shall be available for inspection by any Director, his/her agent, attorney or accountant at any reasonable time.

Section 3. Financial Report to Board. The Directors of the Corporation shall direct the President and the Treasurer and the Executive Director to present annually to the Board a report, the contents of which are prescribed in Section 5553 of the Pennsylvania Nonprofit Corporation Law of 1988 (or any successor Act or provisions), a copy of which report shall be filed with the minutes of the Annual Meeting of Directors. The subjects of this report include the assets and liabilities including trust funds of the Corporation, changes in assets and liabilities, revenue or receipts of the Corporation, expenses or disbursements of the Corporation, and the number of members of the Corporation.

Section 4. Fiscal Year. The fiscal year of the Corporation shall end on June 30 of each year.

Section 5. Seal. The seal of the Corporation shall be circular in form, setting forth the name of the Corporation, the year of its organization and the words "Corporate Seal."

Section 6. Gifts. The Board may accept on behalf of the Corporation any contribution, gift, bequest or devise for the general purposes or for any special purpose of the Corporation.

Section 7. Waiver of Notice. Whenever any notice of any meeting is required as aforesaid, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

Section 8. Meetings Involving Telephone. One or more Directors or members of Board committees, may participate in a meeting of the Board or a committee of the Board by means of conference telephone or similar communications equipment, whereby all persons participating in the call can hear each other. Providing all notice requirements for holding the meeting involved have been met, action may be taken at such a telephone meeting to the same extent and in the same manner as if all

**PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT**

**EXHIBIT 2 - Evidence of your legal status**

(c) IRS tax exemption ruling (this must be submitted by all Sponsors, including churches).

Enclosed

INTERNAL REVENUE SERV  
DISTRICT DIRECTOR  
31 HOPKINS PLAZA  
BALTIMORE, MD 21201

RECEIVED APR 15 1984 DEPARTMENT OF THE TREASURY

Date: APR 11 1984

COLUMBUS PROPERTY MANAGEMENT &  
DEVELOPMENT INC  
123 SOUTH BROAD STREET 23RD FLOOR  
PHILADELPHIA, PA 19109

Employer Identification Number:  
[REDACTED]  
Case Number:  
526088022  
Contact Person:  
EP/EO CUSTOMER SERVICE UNIT  
Contact Telephone Number:  
(410) 962-6058  
Accounting Period Ending:  
June 30  
Form 990 Required:  
Yes  
Addendum Applies:  
Yes

Dear Applicant:

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from Federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

We have further determined that you are not a private foundation within the meaning of section 509(a) of the Code, because you are an organization described in section 509(a)(3).

If your sources of support, or your purposes, character, or method of operation change, please let us know so we can consider the effect of the change on your exempt status and foundation status. In the case of an amendment to your organizational document or bylaws, please send us a copy of the amended document or bylaws. Also, you should inform us of all changes in your name or address.

As of January 1, 1984, you are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more you pay to each of your employees during a calendar year. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Since you are not a private foundation, you are not subject to the excise taxes under Chapter 42 of the Code. However, you are not automatically exempt from other Federal excise taxes. If you have any questions about excise, employment, or other Federal taxes, please let us know.

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(3) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(3) organization.

Donors may deduct contributions to you as provided in section 170 of the

Letter 947 (00/CG)

**COLUMBUS PROPERTY MANAGEMENT &**

Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of Code sections 2035, 2106, and 2522.

Contribution deductions are allowable to donors only to the extent that their contributions are gifts, with no consideration received. Ticket purchases and similar payments in conjunction with fundraising events may not necessarily qualify as deductible contributions, depending on the circumstances. See Revenue Ruling 67-246, published in Cumulative Bulletin 1967-2, on page 104, which sets forth guidelines regarding the deductibility, as charitable contributions, of payments made by taxpayers for admission to or other participation in fundraising activities for charity.

In the heading of this letter we have indicated whether you must file Form 990, Return of Organization Exempt From Income Tax. If Yes is indicated, you are required to file Form 990 only if your gross receipts each year are normally more than \$25,000. However, if you receive a Form 990 package in the mail, please file the return even if you do not exceed the gross receipts test. If you are not required to file, simply attach the label provided, check the box in the heading to indicate that your annual gross receipts are normally \$25,000 or less, and sign the return.

If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. A penalty of \$10 a day is charged when a return is filed late, unless there is reasonable cause for the delay. However, the maximum penalty charged cannot exceed \$5,000 or 5 percent of your gross receipts for the year, whichever is less. This penalty may also be charged if a return is not complete, so please be sure your return is complete before you file it.

You are not required to file Federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T, Exempt Organization Business Income Tax Return. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, a number will be assigned to you and you will be advised of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

If we have indicated in the heading of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

Because this letter could help resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

We have sent a copy of this letter to your representative as indicated in

COLUMBUS PROPERTY MANAGEMENT &

your power of attorney.

If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Paul A. Harrington".

District Director

**PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT**

**EXHIBIT 2 - Evidence of your legal status**

(d) The number of people on your board and the number of board members who have disabilities.

**Board of Directors, Columbus Property Management & Development, Inc.:**

- J. Benedict Centifanti
- Gina Muldrow
- Terence Batson

**Number of Directors: 3**  
**Number Disabled: 2**  
**Number Minority: 2**

## **PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT**

operation of its housing projects. As evidence of this ability, CPM's projects have received over \$33 million in DBH support, \$5,498,477 from the City of Philadelphia Redevelopment Authority, \$32,369,908 through the HUD McKinney and Shelter Plus Care programs, \$ [REDACTED] from the Federal Home Loan Bank of Pittsburgh, \$ [REDACTED] from the Federal Home Loan Bank of Atlanta, \$ [REDACTED] in investor equity through the syndication of Low Income Housing and Historic Tax Credits, \$1,349,000 from the Pennsylvania Housing Finance Agency's PennHOMES program, \$8,371,300 through previous HUD Section 811 Program awards, \$6,037,032 for 365 Section 8 project-based vouchers, and \$1,963,240 for 50 rental vouchers under the HUD Mainstream Housing for Persons with Disabilities program.

## **PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT**

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

#### **(a) Purpose, current activities, and term of existence.**

The proposed project, Temple Supported Independent Living (Temple SIL), will be developed and operated by Columbus Property Management (CPM), a nonprofit organization, founded in 1993 to develop, manage, lease, own, and operate decent, safe, and permanent housing for low-income persons including those with serious mental illness and other special needs. Its nonprofit affiliate, 1260 Housing Development Corporation (1260 HDC), was founded in 1988 under the Robert Wood Johnson Foundation Grant Program on Mental Illness with a \$1 million grant as one of nine pilot projects around the country to respond to the de-institutionalization of individuals with serious mental illness. 1260 HDC was originally formed for the purpose of acquiring, developing, and maintaining affordable housing for persons with mental disabilities.

CPM was created to operate the housing already developed by 1260 HDC and to oversee future developments. Today, CPM has become the designated housing provider for the Philadelphia Department of Behavioral Health (DBH) and is the largest developer and operator of housing for the seriously mentally ill and persons in recovery from substance abuse in Philadelphia. In order to better integrate its clients into the mainstream community, the scope of the organization's commitment also includes serving persons with other disabilities, low-income persons in need of affordable housing, and market-rate tenants in the City of Philadelphia. To date, CPM and 1260 HDC have developed a total of 1,131 housing units in 249 buildings throughout the City of Philadelphia. The total cost of these developments exceeds \$35 million.

CPM manages all 1,131 of these units and master leases another 284 units in buildings throughout the City. Among these units, CPM is the management agent for nine low-income housing tax credit projects totaling 346 units. CPM also manages 125 fifteen-year Section 8 rental subsidies that were awarded to the agency by the Department of Housing & Urban Development, 369 project-based Section 8 rental vouchers awarded by the Philadelphia Housing Authority, and 50 rental vouchers under HUD's Mainstream Housing for Persons with Disabilities program. CPM also plays a key role in linking its tenants to the mental health services that are essential for their optimal functioning within the community.

CPM's development and management experience has allowed the agency to accumulate an impressive track record of leveraging local and private resources for the development and

## **PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT**

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

#### **(b) Ties to the community and to the minority and disability communities in particular**

##### **Ties to the community**

Columbus Property Management (CPM) has been serving the Philadelphia community exclusively since its founding in 1993. As the designated provider of housing for the Philadelphia Department of Behavioral Health (DBH), Columbus Property Management (CPM) has developed and currently operates and manages housing developments throughout the City of Philadelphia to ensure that the needs and preferences of disabled households are met.

Through open communication and diligent management, the organization has been able to forge relationships with and garner the support of the many Philadelphia communities in which its housing is located. For example, property management staff regularly participate in monthly community meetings held by the Washington Square West Association and the Logan Square Association. The Executive Director of CPM and other development and construction staff represent CPM on the Parkside Historic Coalition. A development staff member and a property manager represent the organization on the West Philadelphia Housing Workgroup. The Executive Director of 1260 Housing Development Corporation, a nonprofit affiliate of CPM, is a board member of and coordinates with the Sunday Breakfast Rescue Mission. CPM also has extensive ties to and investment in the section of Philadelphia where Temple Supported Independent Living (SIL) will be located. Since 1993, CPM has developed 847 units in 20 locations throughout the area, which serve a mix of disabled and market tenants.

##### **Ties to minority communities**

CPM is a minority-controlled organization dedicated to serving the most vulnerable and at-risk members of society. It is, therefore, particularly sensitive to the need to ensure that minority populations have access to affordable housing in a fair and integrated setting of their choice. To this end, CPM has made a conscious effort to bring housing opportunities to communities that have predominantly minority populations and develop housing in areas that lack racial diversity. Regardless of their location, CPM is committed to ensuring that all of its housing offers equal access to all people. As a result of this commitment, CPM has developed ties with communities of all races.

## **PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT**

CPM's commitment to serving the needs of minority populations is illustrated by the fact that the percentage of minorities served by the organization exceeds the percentage of minorities in the City of Philadelphia as a whole. According to the 2000 census, Philadelphia's population is 55% minority and 45% white. CPM's current tenant population is 75% minority: 69% are African American, less than 1% are Native American or Asian, 5% are Hispanic, and 20% are Caucasian. An additional 3% of CPM's population did not report their race. Historically, over 60% of CPM's tenants have been minority.

### **Ties to disabled communities**

As noted earlier, CPM is Philadelphia's largest provider of housing for the mentally ill, and the designated housing provider for the Philadelphia Department of Behavioral Health (DBH). In its more than 15 years of serving persons with mental illness, CPM has forged strong ties with the disabled community. Today, there are 1,069 disabled persons (representing 45% of all occupants) living in CPM's 1,631 units. Most important, CPM is a consumer-controlled organization, with more than 50% of the seats on its Board held by disabled persons.

Moreover, the organization's extended record of service to the disabled community has allowed it to develop extensive relations and linkages with community-based service providers and advocacy groups that serve and represent the disabled community throughout all areas of the City. Among the groups that CPM has worked with are the following:

- ACCESS Program
- AIDS Activities Coordinating Office
- Asociacion de Puertorriquenos en Marcha, Inc.
- Benjamin Rush Center
- CATCH
- Chestnut Place
- CO-MHAR
- Community Council MH/MR
- Community Treatment Team
- Episcopal Community Services
- Hall-Mercer
- Horizon House
- Inglis House
- Interac
- JFK Community Mental Health and Mental Retardation Center
- Liberty Resources
- Mental Health Association of Southeastern Pennsylvania
- Methodist Services for Children and Families
- Northeast Community Mental Health Center
- Northwest Community Mental Health Center
- Parkside Historic Preservation Corporation
- PATH
- Philadelphia Housing Authority
- PMHCC
- Project HOME
- Resources for Human Development
- Step-By-Step, Inc.
- The Consortium, Inc.
- Warren E. Smith Center

## **PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT**

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

#### **(c) Other funding sources for the project**

Temple Supported Independent Living (Temple SIL) will be developed as part of a mixed-finance development that will also include equity raised from the syndication of Low Income Housing Tax Credits and Historic Tax Credits, HUD Supportive Housing Program funds, City of Philadelphia HOME funds, assumed debt, Federal Home Loan Bank Affordable Housing Program funds and private loan financing. The total project will be 70 units, of which 9 will be financed by the 811 Capital Advance. The construction of the other 61 units will be made possible by the additional sources of funding.

The development cost for Temple SIL is \$ [REDACTED]. Of this amount, it is expected that \$1,633,005 will be funded with the HUD 811 Capital Grant. The project sponsor commits to funding the remaining \$ [REDACTED] (or [REDACTED] of the Capital Grant amount). The balance of funding is expected to come from the syndication of Low Income Housing and Historic Tax Credits.

The total development cost for the larger Temple I North 16<sup>th</sup> Project is estimated to be \$ [REDACTED]. Of this amount, it is expected that \$1,633,005 will be funded with the HUD 811 Capital Grant. Sources for this funding will include approximately \$ [REDACTED] in private equity from the syndication of Low Income Housing and Historic Tax Credits, \$800,000 in HUD Supportive Housing Program funds, \$800,000 in City of Philadelphia HOME funds, \$ [REDACTED] in assumed debt, \$972,998 in Federal Home Loan Bank Affordable Housing Program funds and private loan financing in the amount of \$ [REDACTED].

## **PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT**

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

#### **(d) Letters of support for your organization and for the proposed project**

As Philadelphia's primary provider of housing for special needs populations, including those with chronic mental illness, Columbus Property Management (CPM) has collaborated with service agencies from throughout the City. In working with these agencies, CPM has developed positive working relationships with a broad cross-section of community based service providers. CPM has advised these agencies of its plans for Temple Supportive Independent Living (SIL) and solicited their input on and support for the project. Letters of support for Temple SIL from the following organizations are attached:

- COMHAR, Inc.
- The Consumer Satisfaction Team, Inc.
- Hall Mercer Community Mental Health Center Shelter Plus Care and Supportive Housing Program
- Mental Health Association of Southeastern Pennsylvania/Mainstream Thompson Street Project
- RHD/SALT

**PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT**

JUL 07 2008 15:17

COMHAR, INC

215 203 3011 P.002



Quality In Care • Excellence In Service

July 7, 2008

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

RE: Temple Supported Independent Living (Temple SIL)  
HUD Section 811 for Persons with Disabilities Application

Dear Mr. de la Peña:

COMHAR, Inc. is pleased to support Columbus Property Management & Development Inc. in the development of Temple Supported Independent Living (Temple SIL). The rehabilitation of 9 units for persons with disabilities, either physical or serious mental illness, will provide much-needed permanent housing and supported independent living services that will help disabled persons to live as independently as they can within the community.

COMHAR, Inc. has worked successfully with Columbus Property Management & Development for more than 10 years and we see first hand the positive impact of those efforts upon the lives of those we both serve.

There is still a vast need for affordable housing for disabled individuals in the City of Philadelphia. The development of Temple SIL will help to meet that need.

We wish you the best in this pursuit and please know that you have our full support and cooperation.

Sincerely,

  
Matthew D. Blawie  
Chief Executive Officer

MJE/bj

Cc: R. Miele

100 West 14th Avenue, Philadelphia, PA 19133-4097 • 215-203-3000 • Fax 215-203-1011 • TDD: 800-654-5984

COMHAR is an Equal Opportunity Employer. Equal Opportunity Management. Non-discrimination policy adopted in 1975.  
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## **PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT**

The Consumer Satisfaction Team, Inc.  
520 N. Delaware Avenue-7<sup>th</sup> fl.  
Philadelphia, PA 19123  
(215) 923-9627  
Fax No. (215) 923-1034

July 7, 2008

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

**RE: Temple Supported Independent Living (Temple SIL)  
HUD Section 811 for Persons with Disabilities Application**

Dear Alfredo:

The Consumer Satisfaction Team, Inc. is pleased to support Columbus Property Management & Development, Inc., in the development of Temple Supported Independent Living (Temple SIL). The rehabilitation of 9 units for persons with disabilities, either physical or serious mental illness, will provide much needed permanent housing and supported independent living services that will help disabled persons to live as independently as they can within the community.

The Consumer Satisfaction Team, Inc. has worked successfully with Columbus Property Management & Development for more than 15 years and we see first-hand the positive impact of those efforts upon the lives of those we both serve.

There is still a vast need for affordable housing for disabled individuals in the City of Philadelphia. The development of Temple SIL will help to meet that need.

Sincerely,



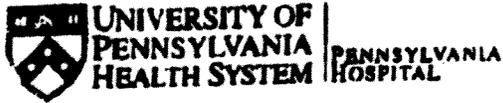
Loretta H. Ferry  
Executive Director  
Consumer Satisfaction Team, Inc.

# PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT

07/08/2008 15:20 FAX 2158298588

HALL-MERCER

002/003



Hall-Mercer MH/MR Center

July 8, 2008

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

RE: Temple Supported Independent Living (Temple SIL)  
HUD Section 811 for Persons with Disabilities Application

Dear Alfredo:

Hall Mercer Community Mental Health Center Shelter Plus Care and Supportive Housing Program is pleased to support Columbus Property Management & Development Inc. in the development of Temple Supported Independent Living (Temple SIL). The rehabilitation of 9 units for persons with disabilities, either physical or serious mental illness, will provide much-needed permanent housing and supported independent living services that will help disabled persons to live as independently as they can within the community.

Hall Mercer SPC/SHP has worked successfully with Columbus Property Management & Development for more than 15 years and we see first hand the positive impact of those efforts upon the lives of those we both serve.

There is still a vast need for affordable housing for disabled individuals in the City of Philadelphia. The development of Temple SIL will help to meet that need.

Sincerely,

A handwritten signature in black ink that reads "Donna Campo, MS".

Donna Campo, MS  
Coordinator, Homeless Services  
Hall Mercer CMHC  
800 Spruce Street  
Philadelphia, PA 19107

245 South 4th Street Philadelphia, PA 19107

The Nation's First Hospital - 1751

**PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT**

JUL 7 2008 02:41 FROM: MAINSTREAM

(215) 477-1405

TO: 2155578447

P. 2/2



July 7, 2008

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

RE: Temple Supported Independent Living (Temple SIL)  
HUD Section 811 for Persons with Disabilities Application

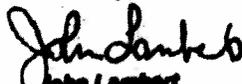
Dear Alfredo:

Mainstream is pleased to support Columbus Property Management & Development Inc. in the development of Temple Supported Independent Living (Temple SIL). The rehabilitation of 8 units for persons with disabilities, either physical or serious mental illness, will provide much-needed permanent housing and supported independent living services that will help disabled persons to live as independently as they can within the community.

Mainstream has worked successfully with Columbus Property Management & Development for more than 10 years and we see first hand the positive impact of those efforts upon the lives of those we both serve.

There is still a vast need for affordable housing for disabled individuals in the City of Philadelphia. The development of Temple SIL will help to meet that need.

Sincerely,

  
John Lambert  
Program Manager  
Mainstream Thompson Street

4070 Parkside Avenue, Suite 2100 - Philadelphia, PA 19131 • 215.477.8061 • Fax: 215.477.8091  
Website: www.mhcop.org • Email: mainstream@mhcop.org

A United Way Agency 

**PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT**

**S.A.L.T. -- Philadelphia**  
A Division of Resources for  
Human Development  
7000 West Chester Pike  
2<sup>nd</sup> Floor East  
Upper Darby, PA 19082



**Troy Reid, Program Director**  
**Jeff Walder & Dennis Keeny**  
**Co- Project Director**

Telephone 610-446-1212  
Fax Number 610-446-1300

July 7, 2008

**J. Alfredo de la Pena**  
Executive Director  
Columbus Property Management & Development, Inc.  
2042-48 Arch Street  
Philadelphia, Pa. 19103

**RE: Temple Supported Independent Living (Temple SIL)**  
**HUD Section 811 for Persons with Disabilities Application**

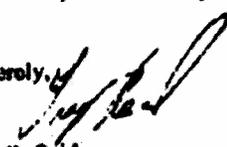
Dear Alfredo:

RHD/SALT is pleased to support Columbus Property Management & Development Inc. in the development of Temple Supported Independent Living (Temple SIL). The rehabilitation of 9 units for persons with disabilities, either physical or serious mental illness, will provide much-needed permanent housing and supported independent living services that will help disabled persons to live as independently as they can within the community.

RHD/SALT has worked successfully with Columbus Property Management & Development for more than 13 years and we see the first hand the positive impact of those efforts upon the lives of those we both serve.

There is still a vast need for affordable housing for disabled individuals in the City of Philadelphia. The development of Temple SIL will help to meet that need.

Sincerely,

  
**Troy B. Reid**  
Program Director  
RHD/SALT

## **PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT**

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

#### **(e) Housing and/or supportive services experience.**

The development of Temple Supported Independent Living (SIL) will entail the rehabilitation of three three-story buildings containing a total of nine two-bedroom units in North Philadelphia. Columbus Property Management (CPM) will oversee the rehabilitation of the project, which will be completed by an independent general contractor. Once complete, the property will be managed by CPM, which will also assist in the coordination of services for tenants.

#### **Development experience**

Columbus Property Management has a wealth of experience to help them oversee the development of Temple SIL, which will be renovated by an independent general contractor. Together, CPM and 1260 HDC have purchased 249 buildings and overseen varying degrees of development over the past twenty years. The scope of work for these projects has ranged from simple cosmetic upgrades, to major renovations requiring complete interior demolition and redesign, to new construction.

Over the past twenty years, the organizations have overseen 39 rehabilitation projects and six new construction projects. CPM has two additional rehabilitation projects in development and they will be completed by spring of 2009. In addition, they have acted as general contractor for 34 substantial rehabilitation projects, including one safe haven for persons with mental illness, two safe havens for persons in recovery from substance abuse, and CPM/1260 HDC's 9,000 square foot office space, and for one new construction project. The organization's construction staff has over 70 years experience in general contracting and construction management including the development of multifamily rental housing, scattered-site single-family rental housing, individual homes, and commercial buildings. As an indicator of the quality of work performed by CPM, the National Association of Housing Redevelopment Organizations (NAHRO) honored the organization with a 1999 National Award of Excellence for the conversion of a historically certified former office building to 15 apartments in Center City Philadelphia, and another award in 2005 for the 82-unit Parkside Preservation Project. CPM also received the Federal Home Loan Bank of Pittsburgh's 2001 Pillar of the Community Award for their "gold medal" work on affordable housing and community development projects. NAHRO also honored CPM and 1260 for the new construction of Monument Mews, 60 units in West Philadelphia. CPM has not required any increases in fund reservations for its eight previously funded Section 811 projects.

## **PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT**

### **Integrated housing experience**

Although CPM's primary purpose is to serve persons who are seriously mentally ill or are living with other disabilities, the organization's development experience also includes housing for low-income persons without disabilities and tenants who pay market rent. CPM's experience has shown that integrating disabled persons into the larger community enhances their ability to live more independent lives. Accordingly, CPM has made a conscious effort to develop projects that integrate disabled persons with their neighbors. To this end, all of CPM's projects blend with the architectural character of the surrounding community, thus eliminating the stigma that is often attached to special needs housing. In addition, the organization has gained a particular expertise in creating projects that house both traditional and special needs tenants, an arrangement that allows for full integration of disabled tenants into the larger community. Currently, non-disabled tenants make up 55% of the population living in CPM housing.

CPM is also experienced in the development of integrated housing, specifically scattered-site, non-contiguous, single-family rental housing. To date, the organization has created 15 single-family non-contiguous independent living rental units on scattered sites throughout the City of Philadelphia.

### **Management capabilities and experience**

CPM currently manages 1,131 units in 249 buildings throughout Philadelphia, and master leases another 500 units. Of these units, CPM is the management agent for nine low-income housing tax credit projects totaling 346 units. CPM also manages 125 fifteen-year Section 8 rental subsidies that were awarded to the organization by the Department of Housing & Urban Development at its inception, 365 project-based Section 8 vouchers awarded by the Philadelphia Housing Authority, and 50 HUD Mainstream Housing Opportunities rental vouchers awarded in 2003.

CPM employs seventeen property managers, all of whom are licensed salespersons, and provides 24-hour maintenance service to all tenants with a 15-member in-house maintenance staff. This staff reduces the need for outside vendors to maintain and repair the properties. CPM staff has extensive experience in operating and maintaining conventional and subsidized residential real estate serving mental health consumers, those with other disabilities including the sight impaired and mobility impaired, the homeless, and market rate tenants. In addition, 1260 and CPM have over 19 years experience working directly in the mental health field. All accounting and property management functions are

## **PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT**

handled through the Yardl Property Management System and a state of the art computer network.

### **Experience in serving persons with disabilities**

Founded to develop, manage, lease, own, and operate decent, safe, and permanent housing for persons with serious mental illness, those with special needs, and low-income persons, CPM's history of serving these populations began in 1988, when its nonprofit affiliate, 1260 Housing Development Corporation (1260 HDC), was founded to acquire, develop and maintain affordable housing for persons with mental disabilities. CPM was created in 1993 to operate the housing already developed by 1260 HDC and to oversee future developments. Over the past 19 years, CPM and 1260 HDC have completed 249 buildings that serve persons with disabilities. Today, CPM is the largest developer and operator of housing for seriously mentally ill persons in the City of Philadelphia. Currently, more than 1,000 persons with disabilities live in units that are owned or managed by CPM.

### **Experience in serving minorities**

CPM is a minority-controlled organization dedicated to serving the most vulnerable and at-risk members of society. It is, therefore, particularly sensitive to the need to ensure that minority populations have access to affordable housing in a fair and integrated setting of their choice. To this end, CPM has made a conscious effort to both bring housing opportunities to communities that have predominantly minority populations as well as developing housing in areas that lack racial diversity. Regardless of location, CPM is committed to ensuring that all of its housing offers equal access to all people. As a result of this commitment, CPM has developed ties with communities of all races.

CPM's commitment to serving the needs of minority populations is illustrated by the fact that the percentage of minorities served by the organization exceeds the percentage of minorities in the City of Philadelphia as a whole. According to the 2000 census, Philadelphia's population is 55% minority and 45% white. Historically, over 60% of CPM's tenants have been minority. CPM's current tenant population is 75% minority: 69% are African American, less than 1% are Native American or Asian, 5% are Hispanic, and 20% are Caucasian. An additional 3% of CPM's population did not report their race.

### **Experience in leveraging funds**

CPM has accumulated an impressive track record of leveraging local resources for the development and operation of its housing projects. CPM's projects have received over \$33 million in DBH support, \$5,498,477 from the City of Philadelphia Redevelopment Authority, \$32,805,971 through the HUD McKinney and Shelter Plus Care programs, \$3,552,090 from

## **PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT**

the Federal Home Loan Bank of Pittsburgh, \$ [REDACTED] from the Federal Home Loan Bank of Atlanta, [REDACTED] in investor equity through the syndication of Low Income Housing Tax Credits and Historic Tax Credits, \$1,349,000 from the Pennsylvania Housing Finance Agency's PennHOMES program, \$8,371,300 through previous HUD Section 811 Program awards, \$6,037,032 for 365 Section 8 project-based vouchers, and \$1,963,240 for 50 rental vouchers under the HUD Mainstream Housing for Persons with Disabilities program.

A listing of CPM's projects follows below. Testimonials from residents and community leaders are attached on the following pages

### **COLUMBUS PROPERTY MANAGEMENT & DEVELOPMENT, INC.**

<b>ADDRESS</b>	<b>1260-OWNED UNITS</b>	<b>CONSUMER UNITS</b>	<b>MARKET UNITS</b>	<b>BLDGS</b>
1339 South 4th Street	3	3	0	1
2021 South 3rd Street	2	2	0	1
4401-4411 Sheffield Avenue	22	16	6	2
433 McKean Street	2	2	0	1
714 Ritner Street	2	2	0	1
119 Mercy Street	1	1	0	1
720 Ritner Street	1	1	0	1
7092 Forrest Avenue	12	10	2	1
3852-54 Spring Garden Street	2	2	0	2
6312 Morton Street	7	7	0	1
5335 Wayne Avenue	3	3	0	1
1437 South 6th Street	4	4	0	1
1327-37 Crease Street	6	6	0	6
5900-02 Spruce Street	13	10	3	1
5317 North 15th Street	1	1	0	1
501-507 Reed Street	18	18	0	4
418-28 North Preston Street	7	7	0	1
4537-39 Osage Avenue	16	13	3	1
4501 Larchwood Avenue	15	15	0	1
222 McKean Street	3	3	0	1
2047 Chestnut Street*	7	6	1	1
1213 Spruce Street	7	7	0	1
6100 Frankford Avenue; 2939; 2950 Benner St.	33	19	14	3
1324 Walnut Street*	16	15	1	1
4230 West Thompson Street	20	20	0	10
2042-48 Arch Street**	2	0	2	1

**PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT**

4101 Chestnut Street	6	6	0	1
410 South 9th Street	3	3	0	1
917 Lombard Street	4	4	0	1
2211 Walnut Street	8	7	1	1
1912-1920 North 4th Street	24	24	0	4
519-523 Martin Street	15	13	2	3
245 S. 46th Street	4	4	0	1
6300 Keystone Street	11	11	0	1
4015 Magee St./6607 Frankford Ave.	20	15	5	2
4445 Kendrick Street/8629 Gillespie Street	37	22	15	2
714-718 Rhawn Street	55	31	24	3
8020 Ditman Street	34	14	20	1
4424-4430 Wingate Street	33	18	15	2
6424 Keystone Street	23	17	6	1
11901-13 Academy Road	40	20	20	7
2537 South 7th Street	2	2	0	1
Parkside Preservation (Parkside, Girard & Belmont Ave)	82	60	22	16
1216 Snyder Avenue	6	4	2	1
4601-09 Blakiston Street	30	17	13	5
700 S. 19th Street*	6	4	2	1
1671-73 Conklin Street	6	5	1	2
5912 Jackson Street	14	9	5	1
7900 Castor Avenue	10	10	0	1
2000-04 Ellsworth Street	9	9	0	1
6727-35 Bustleton Avenue	11	11	0	1
1729 North 28th Street	1	1	0	1
1647 Dyre Street	5	5	0	1
5322 Locust Street	1	1	0	1
1710-12 Rhawn Street	8	0	8	1
3408 Rhawn Street	27	0	27	1
7314 Rockwell Street	11	0	11	1
306 E. Loney Street	8	0	8	1
419 Chandler Street	6	2	4	1
4101 Edgely Road (Monument Mews)	60	60	0	5
4113-43 Warren Street	48	40	8	1
3613-19 Fairmount Avenue	10	10	0	1
3616-28 Melon Street	10	10	0	1
Lovell Gardens	24	16	8	2
Powelton Gardens	16	6	10	1
Gratz Commons	39	31	8	32

**PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT**

Kings Highway II	31	9	22	25
Frankford LP	10	4	6	6
National Temple	98	0	98	59
LIH Chestnut (Master Lease)	0	37	0	
Other Master Lease	0	247	0	
<b>TOTAL</b>	<b>1131</b>	<b>1012</b>	<b>403</b>	<b>249</b>

**PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT**

May 13, 03

Dear Garry:

I would like to take this opportunity to thank you for helping with issues that have to do with my apartment. In the 4 years that I have been living here, you as the Property Manager have treated me with respect and fairness.

You can count on me if you need my help regarding the apartments.

Sincerely,



5-14-03

To whom it may concern:

These letters are to let you know that Mr. Gray is the friend you always need. He has a very good person, if you have a problem he will try to help you.

Thanks?



**PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT**

5-16-03 Time 4:00PM

RECEIVED

Dear Gary

MAY 24 2003

I really do thank you so much  
for being my pro therapist and I  
am so happy that you will no longer  
be working with me. The kind things  
and nice things that you have done  
for me will be truly missed.

So I just want you to know that  
your help was gladly appreciated  
and I will never forget you and  
I will always remember you Gary.  
and will not forget you. You was  
very good to me so I just want  
to take my hat off to you.  
Thank you so much.

Sign



**PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT**

REC'D MAY 16 2003

5/16/03

To whom it may concern;

I'm a client with the 1200 program, and I have been with them for one year. It is in my agreement with my case manager "Marian Steley" that she has gone above the call of duties to help me, in any way possible. I think she is a good assistant to your company, and a treasure person. I think you for giving me such a good person, to help me through my hard times in life. She cares and offers her best services at all times, and makes sure that I'm 'O.kay. So I think you for sending her my way, and also reminding me that people still care about others. She is really great

Sincerely,

P.S. Thank you for her.

**PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT**



[Redacted]  
06/14/2003 04:30 PM

To: MStaley@cmhcc.org  
Cc:  
Subject: Re: Support Letter

Dear Ms. Staley:

I hope that this e-mail finds you in good health and spirits. I will be glad to filled your request you have shown that you are a very professional young lady. remember I have witness that myself when we had to relocate and you were right there for us and I was very please to see how dedicated you were. You made the process of moving fun and I am looking forward in working with you again when I make this final move in the next couple of months.

Your Client.  
[Redacted]

**PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT**

RECEIVED

MAY 21 2003

To whom it may concern:

re: Betty Marsh

During the time that Ms. Marsh  
has been my landlord, I had  
found her to be polite, and very  
efficient in performing her job.

When ever I've had a maintenance  
or rent problem and they took to  
long to resolve the matter, Ms. Marsh  
resolved the problem with ease.

I truly appreciate her assistance.

Sincerely,

[Redacted signature and address]



1260 Hovestock Dr.  
2042-48 Arch St. 2nd Fl.  
Phila, PA 19103

Attn: Betty Marsh

32

**PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT**

Dear Mrs. Betsy Marsh,

I would like to thank you for  
everything you have done for me.

You showed me that people still can  
care for one another.

Thank you for  
everything you have  
done for me.

RECEIVED  
MAY 11 1968

**PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT**

MAY 19, 2003

RECEIVED

JUN - 2 2003

Dear Miss March,

Thank you for all your careful attention to my financial needs this past year. You've worked so hard to help me and to settle my finances and adjusting my rent as needed after losing work and falling behind on my bills. You've been so patient and kind towards me. And you're an excellent listener with real concern for my well being. I feel you've been a really important asset to all of us. You really care. Thank you for being the special person you are and always will be. You're very professional and always open-minded about all of our individual problems and concerns. Thank you for caring about my feeling safe and secure here. Thank you for being who you are and for doing a great job.

Sincerely, [REDACTED]

30

**PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT**

To whom it may concern:

I [REDACTED] lives at [REDACTED]  
[REDACTED] I been a attendee  
for 4 years. Gary O'Rourke always  
been very fair, respectful and  
honest to me. He would inform  
me of any changes or conditions  
that I needed to know pertaining  
to my living arrangement with  
the 1260 Housing Development  
Corporation.

Sincerely,

[REDACTED]

**PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT**

05/14/03.

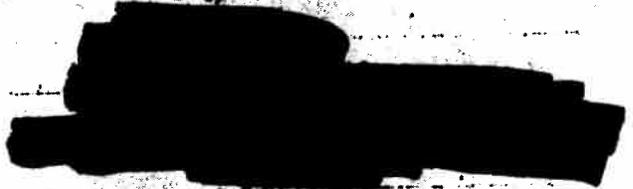
To Whom it may concern.

I'm happy to report that Gary O'Rourke has become more understanding of our needs, he supports us in many ways.

The Communications have become due to the fact that he has made an effort to learn Spanish.

I would like to suggest if you could provide a letter of appreciation for the benefit of the community at large.

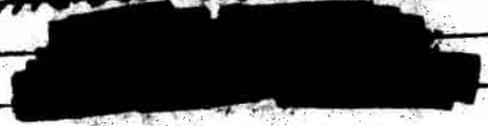
Sincerely,



**PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT**

5/16/02

A Quien Quiera interesarle:  
El proposito de esta carta es para informar, que desde que estamos viviendo en las Unidades de la Calle 4, el señor Garay, el administrador de la propiedad, en la cual estamos viviendo actualmente, siempre nos a ayudado en todo momento, y estado presente para resolver cualquier problema de la vivienda, asi que de parte aida y a nivel damos las expresiones gracias al sr. Garay y agradecimiento por todas las ayudas que nos ha prestado siempre.

Atentamente las esposas  


## **PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT**

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

#### **(I) Plan to incorporate Section 3 requirements into the proposed project**

Founded in 1993, Columbus Property Management (CPM) is a non-profit organization committed to providing low income housing to special needs tenants in conjunction with government agencies and community organizations, CPM understands the impact its projects have on the neighborhoods in which they are located, relating to the utilization of local workforces. The following describes CPM's commitment to adhering to those policies and its strategy in attempting to employ and/or train lower income residents for the purpose of completing the Temple Supported Independent Living (SIL) project as well as providing jobs, growth and potential income to the neighborhood. The following is CPM's description of actions it will undertake, good faith documentation during bid solicitation, employment referral procedures, subcontractor assistance policies and specific goals for the Temple SIL project.

#### **Strategy**

CPM is the developer for the Temple SIL Project. As bid solicitations are prepared, Minority Business Enterprises (MBE), Women Business Enterprises (WBE) and Disabled Business Enterprises (DBE) will be invited to participate in the bid process. CPM will utilize listings published by the MBE Council, the Philadelphia Urban Coalition and referrals from the community, including Youth Build and neighborhood action councils. In order to maximize neighborhood participation, CPM will work to develop a list of qualified workers in the community to enhance its workforce. Its subcontractor bid lists are cross-referenced with the zip codes within the bounded areas as described in the specifications. If, after these efforts, CPM is still unable to find qualified neighborhood subcontractors, CPM will assist in the formation of sponsor/protégé joint ventures that can pool smaller local firms with larger firms that have better financial and operating resources to complete the specific work. Good faith documentation will be provided as evidence of the above.

The strongest means of compliance is the joint effort referral program that CPM uses with those most familiar with the immediate project area, namely, the community organizations. In West Philadelphia, 1260 is represented on the Parkside Historic District Coalition, a group of residents, developers, churches and city officials concerned with the revitalization of the eastern section West Philadelphia. 1260 HDC staff further served on the West Philadelphia Housing Workgroup, which brought together developers, housing consultants, social service

## **PART II - ABILITY TO DEVELOP AND OPERATE THE PROPOSED PROJECT**

providers and city officials to explore methods of housing development and provide suggestions or solutions to the West Philadelphia Housing Council.

The CPM construction project manager will be responsible for implementing the strategies as stated above, and documenting all efforts of 1260 HDC to achieve the target goals.

### **Construction Period Procedures**

Once CPM has obtained the level of participation expected, there are several services that can be provided to ensure CPM's commitments are maintained.

All subcontractors are required to provide, to the extent feasible, opportunities for training and employment of low-income residents in the project area. The target goal is 20% area participation. Again, the best vehicle for ensuring this is the cooperation received from the community association in relation to qualifying the workforce. CPM will continue to work with community organizations to interview and assign neighborhood applicants to placements with appropriate subcontractors. In this manner, CPM is able to provide a continuing work and training opportunity so that neighborhood employees have the opportunity to acquire skills that will serve them long after the project is completed. There will be an area on-site to fill out job applications, and separate applicant logs will be kept.

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

### **EXHIBIT 4 - Need and Project Information**

#### **(a) Evidence of need for supportive housing.**

Temple Supported Independent Living (Temple SIL) will provide an affordable, independent housing option and access to comprehensive supportive services for 9 households with seriously mentally ill individuals in an environment designed to encourage integration into the community and foster the development of independent living skills.

The need for such housing is clear. As of the 2000 census estimate, the total population of the City of Philadelphia was counted at 1,517,550 persons. Of that total, the census estimates the population of adults with disabilities at 282,776. The City of Philadelphia's Year 33 Consolidated Plan estimates that figure as closer to 300,000, including 105,500 with either mental illness or mental disabilities. According to the Consolidated Plan, there is an unmet need for more than 66,000 units of housing for disabled persons including 10,966 units of affordable housing designed to serve persons with a mental health need. The Department of Behavioral Health (DBH) reports that the current housing continuum for persons with mental disabilities has a waiting list of more than 1,100. DBH also notes "clear evidence that the availability of residential settings must be increased year by year for an indefinite period". According to the FY 2007-2008 County Mental Health Plan, during fiscal year 2004, 2,929 referrals were made to residential services and 1,234 resulted in placement, with residential beds having an average occupancy of 93.5%. "There continues to be an overall need for increased residential services to accommodate the increases in referrals, and to address the many deferrals." As a result, the City's plan for residential housing emphasizes the need to expand supported independent living options of the type to be provided by Temple SIL.

The City's findings are reinforced by the experience of Columbus Property Management (CPM), the largest developer and owner of housing for the mentally disabled in Philadelphia. Driven by the needs of the City, as identified by OMH, CPM has steadily increased its inventory of owned and master-leased housing from 132 units in 1989 to a total of 1,631 units, including 1,131 owned units and 500 master-leased units, by 2008 with an additional 179 units under development. These units currently house a total of 2,358 persons including 1,048 persons with disabilities. The demand for these units is further demonstrated by the fact that CPM's vacancy rate is historically less than 3%.

In addition to addressing the identified needs of mentally ill residents of Philadelphia, this project also responds to issues raised by the City of Philadelphia's Analysis of Impediments to Fair Housing Choice. According to that document, Philadelphia's neighborhoods have

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

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become more segregated since 1950. Although much of this trend can be attributed to demographic shifts, the analysis identifies a number of impediments that restrict the disabled, including minorities, from exercising choice in the location of their housing. Primary among these is a lack of education about fair housing laws and responsibilities on the part of landlords and consumers. As its clients are among those least able to understand their right to fair housing or advocate on their own behalf, CPM is well aware of the need to affirmatively promote fair housing in its projects. CPM's understanding of fair housing law and efforts to locate housing in previously segregated areas has greatly expanded the choice of housing available to minority persons with disabilities.

The Analysis of Impediments also identifies vacant and abandoned buildings in low-income areas as a major impediment to fair housing choice. The development of this project will help overcome this obstacle and expand fair housing choice for minority persons. According to the U.S. Census Bureau, the area surrounding Temple SIL has a minority population of more than 98%. More than 93% of the households have incomes below the Area Median Income (AMI) and nearly 75% of the households have incomes below 50% of AMI. Thus, this project will expand housing choice and address the needs identified in the Analysis of Impediments by redeveloping housing in a low-income area, increasing the stock of high-quality, affordable housing available to low-income and minority populations, and contributing to the revitalization of and reinvestment in the minority neighborhood, including improvement of the level, quality and affordability of services furnished to minority persons with disabilities.

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

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### **EXHIBIT 4 - Need and Project Information**

**(b) How the proposed project will benefit the target population and community**

The households living in Temple SIL will receive services through Philadelphia's Supported Independent Living (SIL) program, which is based on four key principles:

- **Consumer choice**

An individual should have the ability to choose from a variety of housing options. Affordable housing for people with a limited income is scarce and that supports or subsidies available may limit choice. Nonetheless, housing needs to be a place the consumer has chosen to call home.

- **Generic housing, persons served are tenants rather than residents or clients**  
In supported living, consumers have the same tenant roles and expectations given to other members of the community. Rehabilitation takes place in the consumer's own home. Furthermore, individuals are dispersed and socially integrated into the community in a manner that allows them to participate in the daily life of the community. They are not housed in an environment set aside or segregated solely for people with mental illness. This does not preclude clustered apartments within an apartment complex or other geographic area as way of fostering social support and networking.

- **Flexible service, rather than standardized levels of service**  
The supported living model decouples services from a facility and provides services on an individualized basis. Services to be provided are negotiated with the consumer with respect for individual needs and preferences. As a consumer's needs change, services are introduced or withdrawn, with the consumer remaining in stable housing.

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

In accordance with these principles, Temple SIL tenants will be provided with safe, decent, affordable housing and a comprehensive support service package that will allow them to live as independently as they can. Tenants will access services through a provider with which they have established a relationship prior to entering Temple SIL, thus ensuring a seamless

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

transition into the project. The services available to tenants will include service management, supportive services, and life skills training designed to stabilize individuals within an independent living environment.

In addition, the physical and programmatic design in the project will ensure that tenants are integrated into the surrounding community. Temple SIL is being developed as part of a larger affordable housing development and the units will be indistinguishable from others in the project, thus removing any stigma that may attach to supportive units and helping tenants integrate into the community. The buildings will contain no community or support service space. Instead, services will be provided in the consumer's home by outpatient SIL workers or through referral to the network of support service providers in Philadelphia. Thus, tenants will be encouraged and supported to develop independent living skills in a non-institutional environment that blends with the surrounding community.

The development of Temple SIL will also benefit the surrounding community by redeveloping outdated housing stock to meet a pressing housing need, supporting ongoing redevelopment efforts, contributing to the revitalization of and reinvestment in the minority neighborhood, including improvement of the level, quality and affordability of services furnished to minority persons with disabilities, and expanding housing choice in a minority community.

Temple SIL will create a critically needed housing resource for the City of Philadelphia. As noted above, according to the Consolidated Plan, there is an unmet need for more than 10,966 units of affordable housing designed to meet the needs of persons living with a mental health issue. As further evidence of the need for this type of housing, the Department of Behavioral Health has indicated that there is: "clear evidence that the availability of residential settings must be increased year by year for an indefinite period".

Temple SIL, is part of a larger redevelopment effort (called, collectively, Temple I) that will entail the rehabilitation and new construction of a total of 70 units of housing in North Philadelphia. Specifically, the project contributes to and is consistent with three city sponsored community development plans: the Cecil B. Moore Homeownership Zone, the Cecil B. Moore Commercial Corridor, and the North Central Empowerment Zone. These plans are designed to improve the commercial success of North Central Philadelphia while increasing the availability of low-cost housing in the area.

*Cecil B. Moore Homeownership Zone.* In 1997 the City of Philadelphia was awarded an EDI Grant and Section 108 loan to develop 296 units of housing in the Cecil B. Moore Neighborhood. The project envisions an urban transformation with new homeownership

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

opportunities for low-, moderate- and middle-income Philadelphians. Temple I provides affordable housing for low income families, thereby increasing area occupancy rates and sustaining a vibrant community in North Central Philadelphia. Moreover, Temple I will entail the development of infill housing, thus reusing currently vacant lots and improving the physical infrastructure of the neighborhood.

*Cecil B. Moore Commercial Corridor.* The Philadelphia Commercial Development Corporation (PCDC) has designated the 1400 through 1900 blocks of Cecil B. Moore Avenue a Neighborhood Commercial Revitalization Area. PCDC provides both technical and financial assistance to improve appearance and operation of stores. Temple I will contribute to this plan by increasing residential occupancy in the area thereby increasing the number of potential customers for area businesses. The development will also leverage the investments made in the commercial corridor, which will provide employment opportunities for residents.

*North Central Philadelphia Empowerment Zone.* In 1994, three Philadelphia neighborhoods were designated as an Empowerment Zone and targeted for intensive economic, physical, institutional, commercial and social revitalization. The North Central Zone plan focuses on investments in housing development and rehabilitation, greening of yards and streets, and improvement of the Girard Avenue commercial corridor. Temple I, which will involve the rehabilitation of outdated housing stock and the new construction of affordable housing on currently vacant lots, contributes to this plan by stabilizing residential blocks in the neighborhood, drawing outside investment into the area, and preserving and creating affordable housing.

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

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### **EXHIBIT 4 - Need and Project Information**

#### **(c) Description of the project.**

##### **(i) Narrative description of the building**

Temple SIL will involve the rehabilitation of three three-story rowhome-style buildings containing three two-bedroom apartments each. All the buildings are wood frame and masonry exterior with a mixture of brick on the front and stucco and brick on side and rear elevations. The exterior facades of the buildings are historic in nature and match the nature and character of the surrounding community, which is a designated historic district. All of the buildings and units will be substantially rehabilitated with one unit made fully accessible for persons with mobility impairments and another unit will be made accessible for persons with hearing and/or visual impairments. All living and common areas will be air-conditioned. All units will be provided with refrigerators, ranges, ovens, and window treatments. Digital accessibility will be provided by installing three wiring networks to each unit to allow for phone, cable television, and Internet access.

The nine units that will be rehabilitated for Temple SIL are part of a larger, mixed-finance rehabilitation project collectively known as The Temple I North 16th Project, which will be a 26-building, 70-unit project along the 1700 block of North 16<sup>th</sup> Street in the North Central neighborhood of Lower North Philadelphia. The total project includes the renovation of the currently existing 58 units, including the nine units proposed for Temple SIL, and the addition of 12 newly constructed units for a total of 70 units upon completion. The units are located in numerous row-home style buildings on either side of the street and there are vacant lots amongst the buildings. Originally constructed in approximately 1874, the project was renovated and placed in service in 1992. All of the buildings are historic buildings, qualifying for historic rehabilitation tax credits. The buildings need significant rehabilitation to bring them to current building code standards and address marketability and quality of life issues. Rehabilitation will also include the creation of a common laundry room and community room. A scope of work for the full project, which includes the three buildings and nine units that will be rehabilitated for Temple SIL is enclosed later in this exhibit.

The design of the project is particularly well suited for the needs of the residents it will serve. The project is designed to provide independent living for nine households containing high functioning seriously mentally ill and/or physically disabled persons. As such, there will be no on-site support service or residential staff. Social services will be provided by off-site case managers in keeping with the promotion of independent living. CPM's experiences,

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

and the comments of the mental health consumers it serves, indicate that traditional apartments located in buildings that blend with the surrounding community help individuals develop independent living skills. As residents live independently, with support from a service program that is delivered to them in their homes, they will develop the critical coping skills needed to live more independently. Supportive independent living situations such as this tend to encourage participants to develop self-sufficiency by fostering personal choice and avoiding "institutionalization" or an insular environment. In addition, as these historic buildings will blend with the surrounding community, Temple SIL eliminates the stigma that often accompanies more institutional supportive housing designs.

#### **(ii) How the project will promote energy efficiency**

Energy efficiency will be promoted by complying with the Philadelphia and Pennsylvania energy codes that require R19 composite for walls, where practicable, and R30 for roofs. Hot water and heat will be high-efficiency units potentially being Geothermal ground source heat pumps. Water-saver toilets and showerheads will be used throughout. All appliances will be Energy-Star labeled. In addition to compliance with city and state regulations, CPM will set and adhere to even higher standards of energy efficiency by constructing the building according to PHFA's green building standards and include a variety of features that promote ongoing energy efficiency in each individual apartment as well as in all the public spaces in the building. These standards are designed to limit environmental impact of construction, reduce operating costs and reduce energy consumption.

The development will meet Energy Star Standards by achieving a Home Energy Rating System (HERS) design score necessary to achieve an Energy Star rating, including a thermal bypass inspection. All appliances, mechanical equipment, ceiling fans, and exit signs shall be Energy Star labeled when such equipment and appliances exist with the exception of programmable thermostats. In addition, 50% of the permanent room light fixtures in the dwelling units shall be equipped with compact fluorescent bulbs and 100% of the common area corridor and stair lighting shall be fluorescent with electronic ballasts or shall utilize compact fluorescent bulbs. Green Building parameters will include:

- Water saving devices and fixtures will be installed throughout the development.
- Landscape plantings will be drought tolerant and will not need irrigation.
- Each unit will be individually metered for electric utilities.
- All paints, primers, and clear finishes will be low volatile organic compound (VOC) type.
- All caulking, sealants, and adhesives will be low VOC type.
- Composite woods used will be free of urea formaldehyde or be encapsulated by a durable low VOC sealant or veneer.

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

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- Carpets will bear the Carpet and Rug Institute Green Label or will be manufactured from 25% recycled materials.
- Bathroom fans will be energy star labeled and equipped with a timer.
- Bathroom and kitchen fans and clothes dryers will be vented directly to the outdoors.
- 15 cubic feet per minute of fresh air per occupant will be provided by natural or mechanical means.
- Heating, ventilating and air conditioning will be engineered and properly sized for the space covered. A mechanical engineer will certify the design by sealing the construction documents.
- Tankless water heaters or overflow pans under conventional water heaters will be provided
- No piping will be located outside the exterior finish of the insulated building envelope.
- All domestic water pipes except for PEX piping will be insulated.
- No mold propagating materials will be used in damp areas. Only moisture resistant materials will be used at tub-shower surrounds.
- Grading at perimeter will provide positive drainage away from the building.
- The Owner will be provided with a maintenance and operations manual and training including materials, systems and equipment used in construction explaining the Green Building components and amenities, how they benefit the property and how to properly maintain them.
- A Green Building Guide and orientation shall be provided to the residents explaining Green Building components and amenities and how they benefit from them.

#### **(iii) Plans to create a mixed-finance project**

The project sponsor, Columbus Property Management, Inc. (CPM) intends to develop Temple Supported Independent Living (Temple SIL) as a mixed finance project totaling 70 units utilizing Section 811 funds, equity raised from the syndication of Low Income Housing Tax Credits and Historic Tax Credits, HUD Supportive Housing Program funds, City of Philadelphia HOME funds, assumed debt, Federal Home Loan Bank Affordable Housing Program funds and private loan financing. CPM will apply to the Pennsylvania Housing Finance Authority (PHFA) for an allocation of Low Income Housing Tax Credits, which can be syndicated to private investors in October 2008. Allocation decisions are expected in April 2009.

The total project will be 70 units, of which 9 will be financed by the 811 Capital Advance. The total development cost for the larger Temple I North 16th Project is estimated to be \$ [REDACTED]. Of this amount, it is expected that \$1,633,005 will be funded with the HUD 811 Capital Grant. Sources for this funding will include approximately \$ [REDACTED] in

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

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private equity from the syndication of Low Income Housing and Historic Tax Credits, \$800,000 in HUD Supportive Housing Program funds, \$800,000 in City of Philadelphia HOME funds, [REDACTED] in assumed debt, \$972,998 in Federal Home Loan Bank Affordable Housing Program funds and private loan financing in the amount of \$ [REDACTED]

Fairmount Ventures, housing consultant to CPM, has reviewed the financial structure and the role of Low Income Housing Tax Credits as part of this transaction and projects that the transaction can be completed within the time frame outlined in Exhibit 3. The financial structure of the project will require the creation of a for-profit limited partnership, which will allow private equity to flow into the project. A wholly-owned non-profit subsidiary of CPM will serve as the managing general partner of the limited partnership.

In advance of submitting this mixed-finance project, CPM consulted with its housing attorney, who has experience in mixed finance transactions. CPM reviewed the plan of finance with their attorney and their attorney agreed that the proposed financial structure was feasible.

The number of non-Section 811 units to be included in the mixed finance transaction is 63. In the event that the LIHTC allocation does not receive funding from PHFA, CPM will complete the Temple SIL units separately at an expected cost of \$ [REDACTED]. Of this amount, it is expected that \$1,633,005 will be funded with the HUD 811 Capital Grant. The project sponsor commits to funding the remaining \$ [REDACTED] (or [REDACTED] of the Capital Grant amount). CPM would seek to reduce its commitment through any funding secured through the to-be-applied-for funding from the Federal Home Loan Bank's Affordable Housing Program.

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**Temple I North 16th**

**SCOPE OF WORK FOR TEMPLE I NORTH 16TH**

**DIVISION AND DESCRIPTION**

**1. General Requirements**

This work includes permit, temporary facilities, site clean up as required for construction and general contractor.

**Estimated Cost: \$630,000**

**2. Site Work**

This work will include any patching/repair work required due to construction. Also included in this scope is repaving of the rear yards and resetting area drains in concrete paths.

**Estimated Cost: \$730,000**

**3. Concrete**

This work includes concrete footing and new slab on grade for new construction.

**Estimated Cost: \$140,000**

**4. Masonry**

This work will include repointing and/or replacing of brick sashes. Regrouting, resetting and/or replacing of tiles on front sashes. This work also includes repair and/or replacement of marble entry steps. Rear and side elevations with stucco will be cleaned.

**Estimated Cost: \$810,000**

**5. Metals**

This work will include cleaning, painting and reinstalling security bars at all basement and 1<sup>st</sup> floor windows. Resetting curb railings and railings at the entry stairs.

**Estimated Cost: \$100,000**

**6. Carpentry**

This work will include replacing wood sashes and joints at front sash windows and new windowills throughout buildings. This work also includes new kitchen cabinets in all units and new bathroom vanities. Soffits and refinishing required for the new kitchens and cornice repair.

**Estimated Cost: \$1,000,000**

**7. Thermal & Moisture Protection**

This work will include a new white TPO roof system, new aluminum gutters, downspouts and flashing curbs. This work will also include spray insulation at all basements.

**Estimated Cost: \$1,110,000**

**8. Windows and Doors**

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

**Estimated Cost: \$400,000**

North 16th: 19

## Temple I North 16th

### **9. Finishes**

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

Estimated Cost: \$1,200,000

### **10. Sanitation**

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

Estimated Cost: \$95,000

### **11. Equipment**

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

Estimated Cost: \$230,000

### **12. Furnishings**

This work includes new kitchen countertops, cultured marble tops for new vanities, and new aluminum blinds throughout units.

Estimated Cost: \$315,000

### **13. Special Construction**

This work includes provisions to be photovoltaic ready for future installation of PV panels on the roof.

Estimated Cost: \$170,000

### **14. Conveyor Systems**

There is no work proposed here.

Estimated Cost: \$0

### **15. Plumbing**

This work includes new plumbing fixtures throughout the property including dishwashers, new kitchen sinks, and new bathroom fixtures, which are specified as low flow fixtures.

Estimated Cost: \$220,000

### **15. Fire Protection**

This work will include upgrades as required to the existing fire protection system.

Estimated Cost: \$80,000

### **16. HVAC**

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

Estimated Cost: \$1,530,000

### **16. Electric**

This work includes 3 new separate CAT 5 line throughout all units, new GFI receptacles in all kitchen and bathrooms. New Energy Star fixtures throughout units and exterior of building. This work also includes new intercom system at all shared entrances.

Estimated Cost: \$1,005,000

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**EXHIBIT 4 - Need and Project Information**

**(d) Evidence of site control and permissive zoning.**

**(i) Evidence of site control**

**An option to purchase agreement between National Temple Limited Partnership III and 1260 Housing Development Corporation and an option to purchase agreement between 1260 Housing Development Corporation and Columbus Property Management are attached to the application as separate files.**

**PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND  
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**EXHIBIT 4 - Need and Project Information**

**(d) Evidence of site control and permissive zoning.**

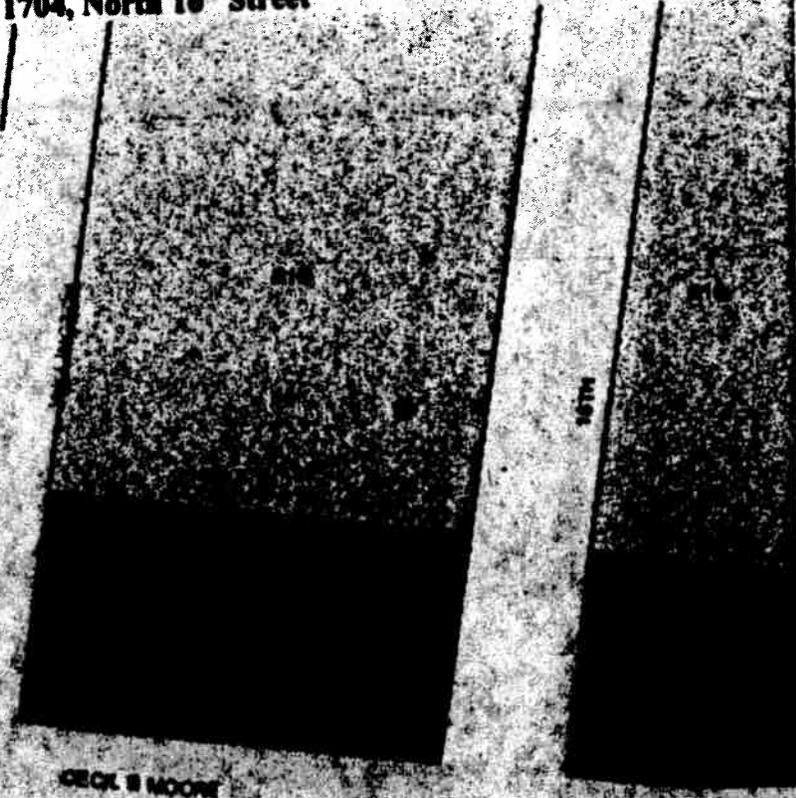
**(iii) Evidence that the proposed project is permissible under applicable zoning**

**As indicated by the attached maps and excerpt from the City of Philadelphia Zoning Code, the properties that will be used for Temple SIL are zoned R10, which allows for the proposed use as multi-family housing.**

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

**Temple SIL - Zoning Maps**

1704, North 16<sup>th</sup> Street

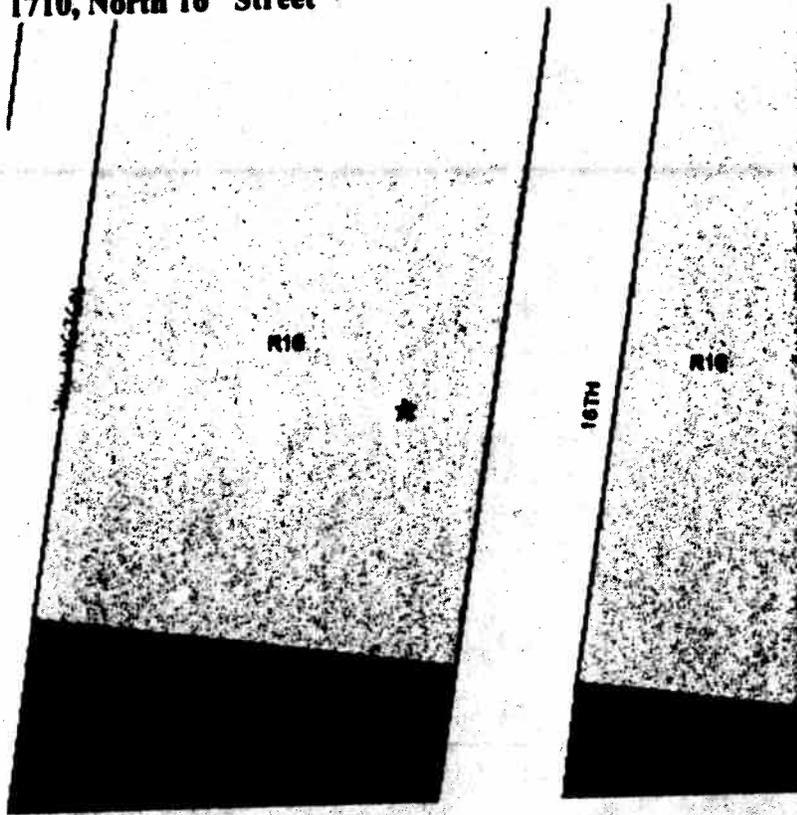


CECIL B MOORE

**PART III - NEED FOR SUPPORTIVE HOUSING, SITE CONTROL AND  
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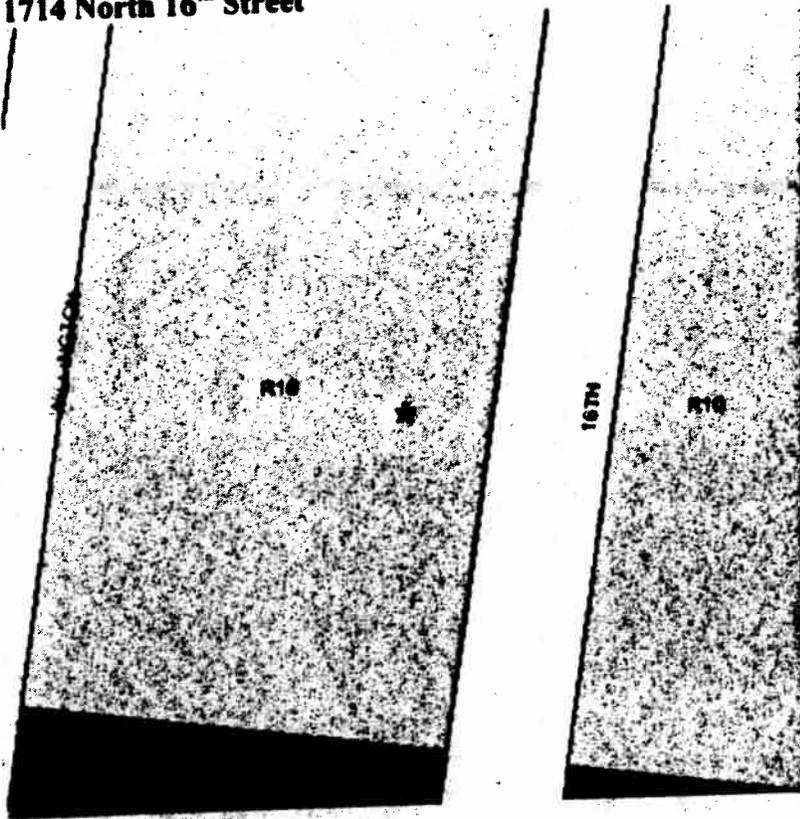
1710, North 16<sup>th</sup> Street



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1714 North 16<sup>th</sup> Street



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

§14-210. "R-9" Residential District.

(1) *Use Regulations.* The specific uses permitted in this district shall be the erection, construction, alteration, or use of buildings and/or land for:

(a) The uses permitted in "R-8" Residential Districts, subject to all qualifications imposed on such uses.

(b) Detached, semi-detached, or attached multiple dwellings.

(2) *Area Regulations.*

(a) *Lot Width and Area.* The minimum lot width shall be 16 feet, and the minimum lot area shall be 1,440 square feet.

(b) *Occupied Area.* Not more than 70% of the lot area shall be occupied by buildings on intermediate lots and 80% of the lot area on corner lots.

(c) *Open Area.* The open area shall be not less than 30% of the lot area on intermediate lots, and 20% on corner lots, and shall consist of at least the required minimum front and rear yards in all cases, plus such other side yards or open courts as shall be required to equal an area not less than the total open area required.

(d) *Building Set-back Line.* The building set-back line shall be eight feet back from the street line.

(e) *Front Yards.* The minimum depth of a front yard shall be the depth required between the street line and the building set-back line, as herein specified.

(f) *Side Yards and Courts.* When side yards or courts are used or required, except inner courts and open courts between the wings of the same building, which are governed by the provisions of §14-231(1), they shall have the following minimum widths:

(1) Single-family dwellings and duplex dwellings, five feet; provided, that every such dwelling located on a corner lot shall have the building set-back on the intersecting street adjudged a side yard and its width shall be not less than the set-back required (subject to exception for existing buildings, see §14-104(12)).

(2) Multiple dwellings and buildings other than dwellings, eight feet.

(g) *Rear Yards.*

(1) The minimum depth of a rear yard shall be nine feet.

(h) *Rear Yard Areas.*

(1) Single-family dwellings shall have a minimum rear yard area of 144 square feet;

(2) Duplex dwellings shall have a minimum rear yard area of 244 square feet;

(3) Multiple dwellings shall have a minimum rear yard area of 344 square feet, and shall have an additional 100 square feet of rear yard area for each additional family more than three families.

(3) *Height Regulations.*

(a) The maximum height of a dwelling shall be 35 feet above the average ground level at the base of the building, but in no case over three stories.

(b) The permitted height of non-residential buildings shall be 35 feet, except that one foot of additional height may be added for each additional foot the building sets back from all lot lines; provided, however, that the maximum height of any such building shall be 60 feet (subject to the provisions of §14-231(2)).

(4) *Off-street Parking.* See §14-100 of this Title.

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

**§14-211. "R-10" Residential District.**

(1) *Use Regulations.* The specific uses permitted in this district shall be the erection, construction, alteration, or use of buildings and/or land for:

(a) The uses permitted in "R-9" Residential Districts, subject to all qualifications imposed on such uses.

(2) *Area Regulations.*

(a) *Lot Width and Area.* The minimum lot width shall be 16 feet, and the minimum lot area shall be 1,440 square feet.

(b) *Occupied Area.* Not more than 70% of the lot area shall be occupied by buildings on intermediate lots and 80% of the lot area on corner lots.

(c) *Open Area.* The open area shall be not less than 30% of the lot area on intermediate lots, and 20% on corner lots, and shall consist of at least the required minimum rear yard, in all cases, plus such other front yards, side yards or open courts as shall be required to equal an area not less than the total open area required.

(d) *Building Set-back Line.* No building set-back shall be required in this district.

(e) *Front Yards.* Front yards shall not be required in this district.

(f) *Side Yards and Courts.* When side yards or courts are used or required, except inner courts and open courts between the wings of the same building, which are governed by the provisions of §14-231(1), they shall have the following minimum widths:

(1) Single-family dwellings and duplex dwellings, five feet (subject to exception for existing buildings, see §14-104(12)).

(2) Multiple dwellings and buildings other than dwellings, eight feet.

(g) *Rear Yards.*

(1) The minimum depth of a rear yard shall be nine feet.

(h) *Rear Yard Areas.*

(1) Single-family dwellings shall have a minimum rear yard area of 144 square feet;

(2) Duplex dwellings shall have a minimum rear area of 244 square feet;

(3) Multiple dwellings shall have a minimum rear yard area of 344 square feet, and shall have an additional 100 square feet of rear yard area for each additional family more than three families.

(3) *Height Regulations.*

(a) The maximum height of a dwelling shall be 35 feet above the average ground level at the base of the building, but in no case over three stories.

(b) The permitted height of non-residential buildings shall be 35 feet, except that one foot of additional height may be added for each additional foot the building sets back from all lot lines; provided, however, that the maximum height of any such building shall be 60 feet (subject to the provisions of §14-231(2)).

(4) *Off-street Parking.* See §14-1400 of this Title.

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

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**EXHIBIT 4 - Need and Project Information**

**(d) Evidence of site control and permissive zoning.**

**(iv) Compliance with the URA requirement**

**Letters are enclosed.**

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

**VOLUNTARY ACQUISITION NOTICE**

Date: July 14, 2008  
Property Owner: National Temple, L.P. III  
Address: 80 Fifth Avenue, Seventh Floor  
New York, NY 10011  
Subject Property: 1704, 1710, 1714 North 16<sup>th</sup> Street  
Philadelphia, PA 19121

Dear Sir or Madam:

Based on information available at this time, we believe that you are the owner of the subject property listed above, and that you are interested in selling said property. Please be advised that we are interested in acquiring this property if we determine it to be suitable to our planned project.

Our effort to acquire your property is voluntary in nature, and, therefore, without any threat of eminent domain (condemnation). For that reason, we can only consider acquiring your property if we are able to reach an amicable agreement. At this time, we estimate the fair market value of your property to be \$433,026, and are prepared to offer you \$1.00 for your property. This offer is contingent on certain conditions being met, which include among others:

- You accept our offer, or we agree to a negotiated amount that does not exceed the property's estimate of fair market value.
- The property has a clear title without heirship, title dispute, or other problems.

Please return the attached Seller's Occupancy Certification form (Attachment A) regarding tenant occupancy. Please note that if the property is tenant occupied, our offer is subject to an evaluation of the complexity and cost of relocating the occupant(s).

If you have any questions or need additional information from our staff, please contact:

Contact Person: Robert Kwak, Esquire  
Address: 2042-48 Arch Street, 2nd Floor  
Philadelphia, PA 19103-1412  
Phone No.: 215.557.8484

Sincerely,

  
Buyer or Buyer's Representative

Enclosures