

March 14, 2024

Philadelphia Energy Authority
Attn: Emily Schapira, President & CEO
1400 JFK Boulevard
City Hall Room 566
Philadelphia, PA 19107
(215) 686-4483
Info@philaenergy.org

Dear Ms. Schapira:

My name is Timothy I. Henkel and I serve as President at Pennrose. I am writing to extend my support to the Philadelphia Energy Authority as it pursues funding from the EPA's Climate Pollution Reduction Grants Program, which is designed to enable states, municipalities, tribes, and territories to 1) implement ambitious measures that will achieve significant cumulative GHG reductions by 2030 and beyond, 2) pursue measures that will achieve substantial community benefits in low-income and disadvantaged communities, 3) complement other funding sources to maximize GHG reductions and community benefits, and 4) pursue innovative policies and programs that are replicable and can be scaled up across multiple jurisdictions.

Pennrose is a premier multifamily development company with the expertise to bring together development projects in a way that exemplifies quality, while creating value in the short- and long-term, and a national reputation for development execution. Pennrose has been active in real estate development, through its principals or affiliates, for over 50 years. Pennrose has repeatedly demonstrated its skill at leading complex multi-phased projects through the stages of comprehensive community planning, site planning, and implementation, and has shown the commitment to actively engage and manage the community outreach process that is so crucial to the success of all those stages.

We intend to participate in or directly assist in the design and performance of a project that meets these four goals by developing the Bartram Village I family affordable housing project. Bartram Village I is a new construction general occupancy affordable development to be constructed adjacent to Bartram Village on a former industrial use lot. This project will provide a relocation option for residents of Bartram Village. The project is in the Kingsessing neighborhood of Southwest Philadelphia at 2639 South 58th Street, Philadelphia. The property will consist of 64 units, in a townhouse mix of eight (8) one-bedroom units, thirty-one (31) two-bedroom units, twenty-three (23) three-bedroom units, and two (2) four-bedroom units. With the proposed unit count, storage, and a 2,400 square foot community building, the project will be 80,825 square feet. The building will meet Enterprise Green Communities and Net Zero Ready standards. There will be 26 parking spaces, a community/management space, and tot lot. 52 of 64 units in the project will be restricted to households earning up to 60% AMI. Six (6) units will be available at 20% AMI, twenty (20) at 50% AMI, twenty-six (26) at 60% AMI, and 12 market. The affordable units are 100% supported by RAD Project-Based Vouchers.

We look forward to playing a role in helping to reduce greenhouse gas emissions across Southeastern Pennsylvania with the goal of protecting human health and the environment as part of this transformative opportunity.

PENNROSE

Bricks & Mortar | Heart & Soul

Sincerely,



Timothy I. Henkel
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