

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

Re: PEA CPRG Request – Strawberry Mansion

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 Strawberry Mansion affordable housing project.

Strawberry Mansion Village is a new construction, family development consisting of 65 affordable housing units for seniors, individuals, and families, containing a mix of one-, two-, and three bedrooms. The units will be distributed throughout a combination of a 3-story multifamily building, townhomes, and flats – across 10 publicly-owned sites. Through an extensive site and zoning analysis, an attempt to minimize the need to obtain challenging zoning variances, and desire to provide the maximum amount of affordable housing units to the neighborhood, we developed the following concept: one 3-story multifamily building – containing 21 units – on Site 1, and an additional 48 units, across Sites 2-10 – through a combination of townhomes and flats.

100% of the units will be affordable, set at or below 60% of the Area Median Income (AMI). 10% of the units (7) will be restricted to 20% AMI or below – and set aside for formerly homeless, 41% of the units (28) will be restricted to 50% AMI or below, and the remaining 49% of the units (34) will be restricted to 60% AMI or below. This income mix allows the project to meet financing requirements of the City of Philadelphia HOME funds and PHFA PHARE funds.

PENNROSE

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All buildings will be certified under Enterprise Green Communities 2022 Criteria and all dwelling units will be certified under EPA's Energy Star for Homes version 3.1 program and will achieve a HERS index of 60 or better. Water Sense-labeled fixtures will be provided in bathrooms and at kitchen sinks. Energy Star appliances and LED lighting fixtures will be used throughout all units.

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.

Sincerely,



Timothy I. Henkel
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