

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](mailto: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 II family affordable housing project. Bartram Village II (BVII) is a new construction general occupancy affordable development to be constructed on the current Bartram Village site at 5400 Lindbergh Avenue, Philadelphia. BVII will include the demolition of existing buildings and the new construction of nine (9) buildings including a community center and a mix of townhouses and multifamily buildings. The 90 units will comprise of nine (9) one-bedroom units (822 GSF), forty-one (41) two-bedroom units (1,255 gsf), twenty-two (22) three-bedroom units (1,453 gsf), and eighteen (18) four-bedroom units (1,905 gsf). The buildings in total will be 122,896 gross square feet and will meet Enterprise Green Communities and Net Zero Ready standards. There will be 87 parking spaces and a separate community/management building (8,419 gsf) and tot lot. Seventy-nine (79) units will be restricted to households earning up to 60% AMI and eleven (11) units will be market rate. Eight (8) units will be available at 20% AMI, thirty-two (32) at 50% AMI, and thirty-nine (39) at 60% AMI. 100% of the income restricted units will be 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,



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