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November 13, 2014

Mr. Brian Hudson
Executive Director
Pennsylvania Housing Finance Agency
211 N Front St
Harrisburg, Pennsylvania 17101-1406

Ms. Deborah McColloch
Director
Office of Housing and Community Development
1234 Market Street
Philadelphia, PA 19107

RE: Gardner Capital, LLC- Greater Bible Way Temple Senior Apartments

Dear Mr. Hudson and Ms. McColloch:

It is with great pleasure that I offer my support for Gardner's funding application to develop senior affordable housing on the Greater Bible Way Temple Complex (known as the GBT Senior Apartments). The Proposal in question is much needed in our area where our population continues to age and where affordable housing is always needed. I know that many of our senior residents are finding it harder to find and maintain housing that is affordable. GBT Senior Apartments would provide 53 one-bedroom affordable housing units in a 4-story building for seniors 62 and older.

Gardner Capital is a national developer embarking on affordable development in Philadelphia, Pennsylvania and partnering with Greater Bible Way Temple, a local institution who has been at this location for 30 years providing support programs (*i.e. Affordable Day Care and Summer Camp, Emergency Food Cupboard, Prayer for Our Community, Community Resources and others*). Greater Bible Way Temple has been trying to bring senior housing to its Cathedral Park neighborhood for years, and is thrilled to work with Gardner Capital to shape an affordable housing development that meets the needs of its neighbors.

The proposed facility and amenities will afford Philadelphia Seniors quality affordable housing with enriched services to ensure the senior residents have adequate supports to age peacefully. I am excited and committed to doing all that I can to make this project a reality. Please be assured that the Commonwealth of Pennsylvania by and through my office supports the opportunity to bring decent and affordable living conditions to our seniors. I applaud Greater Bible Way Temple and Gardner Capital each for finding a great partner to bring the vision of quality affordable housing for seniors to this corner of West Philadelphia.

To that end, I hope that you favorably consider this letter of support as you review their submission. If you have any additional questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Jannie L. Blackwell". The signature is fluid and extends downwards with a long vertical stroke.

Jannie L. Blackwell

JLB/mfc