

8TH DISTRICT  
ANTHONY H. WILLIAMS

SENATE BOX 203008  
THE STATE CAPITOL  
HARRISBURG, PA 17120-3008  
717-787-5970 • FAX: 717-772-0574

DISTRICT OFFICES  
2901 ISLAND AVENUE • SUITE 100  
PHILADELPHIA, PA 19153  
215-492-2980 • FAX: 215-492-2990

2103 SNYDER AVENUE  
PHILADELPHIA, PA 19145  
215-755-9185 • FAX: 215-952-3375

419 CHURCH LANE  
YEADON, PA 19050  
610-284-7335 • FAX: 610-284-5955

EMAIL: williams@pasenate.com  
WEBSITE: www.senatoranthonyhwilliams.com

Democratic Whip



Senate of Pennsylvania

COMMITTEES

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PA COUNCIL ON THE ARTS  
LEGISLATIVE DATA PROCESSING  
COMMITTEE

November 20, 2014

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

Re: Witherspoon Project

Dear Mr. Hudson:

I am writing to express my support of Presby's Inspired Life's Witherspoon project. This project will provide much needed housing and services for one of Philadelphia's most underserved populations, low-income elders, many of whom are currently living in row homes that do not meet their needs for accessible, supported housing.

I recognize that the older population in our neighborhood has very few options of safe, modern and energy efficient housing. The proposed project will enable seniors to remain close to their families, neighbors and church communities, while simultaneously improving their quality of life through the provision of quality housing and comprehensive support services. In addition, the proposed project will be an adaptive reuse of a vacant building using all existing infrastructure.

Presby has a long-term commitment to the community, and these 60 new units will be a welcomed addition to the neighborhood. In addition, the construction and continued operation of the project will provide new jobs in the community.

I look forward to the development of this project and welcome you to call upon me if there is anything my office can do to be of assistance to you in your efforts. In the meantime, I wish you continued success in your mission to provide affordable housing and community services in service of Philadelphia's growing senior population.

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony H. Williams", with a long horizontal flourish extending to the right.

Anthony H. Williams  
State Senator – 8th District



CITY OF PHILADELPHIA  
CITY COUNCIL

KENYATTA JOHNSON  
ROOM 580, CITY HALL  
Philadelphia, PA 19107  
(215) 686-3412 or 3413  
Fax No. (215) 686-1932  
Email: [kenyatta.johnson@phila.gov](mailto:kenyatta.johnson@phila.gov)

2ND DISTRICT COUNCILMAN

June 27, 2014

Ms. Judee M. Bavaria  
President and CEO  
Presby's Inspired Life  
2000 Joshua Road  
Lafayette Hill, PA 19444

RE: 58<sup>th</sup> Street Apartments (Witherspoon Apartments)

Dear Ms. Bavaria:

I am writing to express my support for Presby's Inspired Life's 58<sup>th</sup> Street Apartments (Witherspoon) project. This project will provide much needed housing and services for one of Philadelphia's most underserved populations, low-income elders, many of whom are currently living in row homes that do not meet their needs for accessible, supported housing.

Presby has a long-term commitment to the community, and these new units will be a welcome addition to the neighborhood. In addition, the construction and continued operation of the project will provide new jobs in the community.

I look forward to the development of this project and welcome you to call upon me if there is anything my office can do to be of assistance to you in your efforts. In the meantime, I wish you continued success in your mission to provide affordable housing and community services in service of Philadelphia's growing senior population.

Sincerely,

A handwritten signature in blue ink that reads "Kenyatta Johnson".

Kenyatta Johnson  
Councilman- 2<sup>nd</sup> District



## EMPOWERED COMMUNITY DEVELOPMENT CORPORATION

Francis J. Myers Recreation center/The Community Hub  
5803 Kingsessing Avenue, Philadelphia, PA 19143  
267-403-2955 Office 267-403 2969 Fax

*Empowered Community Development Corporation is committed to social change, individual & community empowerment; one person, one community, one neighborhood at a time.*

Ms. Judee Bavaria  
President & CEO  
Presby's Inspired Life  
2000 Joshua Road  
Lafayette Hill, PA 19444

Dear Ms. Judee Bavaria,

Empowered Community Development Corporation supports Presby Inspired Life's (Presby) application for the Low Income Housing Tax Credit Housing for Witherspoon Senior Apartments project proposed on the 58th Street campus of Presby's Inspired Life, located at 2000-2100 S. 58th Street. The 60 units of senior housing proposed in this project will serve the extreme need for affordable housing for seniors in this area.

In our mission it is stated that Empowered Community Development Corporation provides supportive, educational, training and opportunities through our programs, events and overall efforts to the community with high concentration in Southwest Philadelphia.

This letter is an indication that we at Empowered Community Development Corporation support the efforts of Presby Inspired because of their value in the Southwest Community. This grant that they are seeking will provide additional options for senior who are in great need of this type of support.

Please feel free to reach out should you have any further questions and or concerns.

Best Regards,

Regina Young, MA  
Executive Director



November 13, 2014

Ms. Ruth James, Senior Housing Manager  
Presby's Inspired Life  
Ann Thomas Presbyterian Apartments  
2000 S. 58<sup>th</sup> Street  
Philadelphia, Pa. 19143

Re: Witherspoon Building Garden

Dear Ms. James:

Penn State Extension staff have been facilitating educational programs in the Southwest Community for the past 15 years and, more recently, with The Cornerstone Christian School and The Ann Thomas Presbyterian Apartments.

Penn State Extension is a proud supporter of the garden development at The Ann Thomas Presbyterian Apartments. During the past months, 4-H staff has worked with Penn State Master Gardeners to introduce the concepts of horticulture and nutrition to The Ann Thomas staff and residents. An additional goal of this collaborative program is to continue to provide additional opportunities for the younger members of the community to visit and garden with the residents as a foundation to expand on the concept of an Intergenerational garden.

With regard to the development of a garden at The Witherspoon Building, Penn State Extension staff is happy to offer the same support for the development of this new garden/site through horticulture and nutrition education.

Very truly yours,

A handwritten signature in blue ink that reads "Jackie Simon".

Jackie Simon, Extension Educator  
Penn State Center, Engaging Philadelphia  
675 Sansom Street  
Philadelphia, PA. 19106  
Email: [jas59@psu.edu](mailto:jas59@psu.edu)  
Phhone: 215-471-2200 Ext.4





Southwest Community Development Corporation  
6328 Paschall Avenue, Philadelphia, PA 19142  
215-729-0800 ~ Fax: 215-726-5719  
[www.southwestcdc.org](http://www.southwestcdc.org)

September 16, 2013

Julia Chapman, Chairperson  
Zoning Board of Adjustments-City of Philadelphia  
Municipal Building  
1401 JFK Boulevard, 11<sup>th</sup> floor  
Philadelphia, PA 19102

RE: 2000 South 58<sup>th</sup> Street (The Ann Thomas Apartments)  
Philadelphia, PA 19143

Dear Chairperson Chapman:

Bill Canteen Executive Director of Affordable Housing for Presby's Inspired Life located at 2000 South 58<sup>th</sup> Street contacted the NAC Zoning Committee at Southwest CDC on August 1<sup>st</sup>, 2013. Presby's Inspired Life is seeking a permit to expand the old nursing home and have additional apartments.

The NAC Zoning Committee has no issue with the request.

Southwest CDC improves the quality of life in Southwest Philadelphia through economic development and its support services. For more information, please visit our website at [www.southwestcdc.org](http://www.southwestcdc.org). If you have questions or need additional information, please contact me at 215-729-0804 or by email at [elhadji@southwestcdc.org](mailto:elhadji@southwestcdc.org).

Sincerely,



Elhadji D. Ndiaye  
NAC Community Organizer

cc: Council Kenyatta Johnson

**P.S:** The public is invited to attend NAC zoning meetings which are held at the 12<sup>th</sup> Police District, 65<sup>th</sup> Street and Woodland Avenue at 6:30 p.m. on the first and third Thursday of the month.



September 18, 2013

Julia Chapman, Chairperson  
Zoning Board of Adjustments, City of Philadelphia  
Municipal Building  
1401 JFK Boulevard, 11<sup>th</sup> Floor  
Philadelphia PA 19102

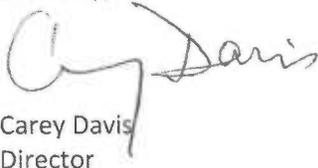
Dear Ms. Chapman,

On behalf of the CityLights Network, I wish to extend my support to the Witherspoon Apartments project proposed by the 58<sup>th</sup> Street campus of PresbysInspired Life, located at 2000-2100 S. 58<sup>th</sup> Street. The initiative would provide additional safe and affordable housing for seniors in the Southwest section of Philadelphia, thus addressing a significant need.

The staff of the 58<sup>th</sup> Street campus has actively participated in CityLights, a network of over 40 organizations—schools, recreation facilities, social service agencies, churches, and other groups—since its inception 19 years ago. They consistently extend their facility to the community and serve as wonderful neighbors by maintaining a safe and beautiful property. They engage readily in community wide projects, such as the recent 58<sup>th</sup> Street Greenway Pedestrian and Bike Path, and involve residents in collaborative efforts. Most significantly, they serve as the “go-to” organization for issues concerning seniors and their housing needs.

Seniors in Southwest Philadelphia, and in Philadelphia generally, face difficult decisions as they reach the age where they can no longer maintain their properties or lack the family support to remain in their homes. Their dilemma is multiplied due to the tremendous shortage of senior housing, especially housing known for quality facilities and care. The 58<sup>th</sup> Street campus has a reputation in the community as the best possible choice in senior housing. Expanding to include additional apartments could only enhance the community.

Sincerely,

  
Carey Davis  
Director

***New Spirit Community Presbyterian Church***  
**5736 Chester Avenue**  
**Philadelphia, PA 19143**  
**Telephone (215) 729-6631**  
**E-mail [newspirit4u@verizon.net](mailto:newspirit4u@verizon.net)**

*Pastor Priscilla King-Garner / Ruling Elder Miner James, Clerk*  
Reverend Cheryl Pynch, Moderator

September 17, 2013

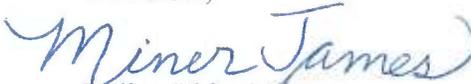
Julia Chapman, Chairperson  
City of Philadelphia Zoning Board  
of Adjustments  
Municipal Building  
1401 JFK Boulevard, 11<sup>th</sup> Floor  
Philadelphia, PA 19106

Dear Mrs. Chapman:

On Tuesday, September 17, 2013, at the Regularly Stated Session Meeting, the Session of New Spirit Community Presbyterian Church unanimously agreed to support the idea of the proposed construction of Presbys' Inspired Life's new building—the *Witherspoon Apartments*—at the 58<sup>th</sup> Street Campus.

Throughout the years we have developed a partnership with Presby's Inspired Life's 58<sup>th</sup> Street Campus, where several of our members reside. There is a need in the Southwest Philadelphia area for increased senior housing. Another senior apartment building at this site will address this issue while continuing to provide a safe and lovely place to live.

God bless,

  
Ruling Elder Miner James,  
Clerk of Session

**PRESBY'S INSPIRED LIFE**

**58<sup>TH</sup> STREET PLANNING- COMMUNITY MEETING**

**AGENDA- 6/25/14**

**10:30 – 11:30 AM**

Welcome/Introductions

Ruth James, Senior Housing Manager

58<sup>th</sup> Street Campus

Project Overview

Vidhi Anderson, Executive Director of  
Housing & Development

Questions and Answers

Closing

*A Special Invitation From*

# **PRESBY'S INSPIRED LIFE**

Join us as we present to our Neighbors our continuing vision and commitment to provide beautiful and affordable housing for Seniors.



## **ANN THOMAS APARTMENTS**

**2000 S. 58<sup>TH</sup> STREET PHILADELPHIA PA 19143**

**1<sup>ST</sup> FLOOR COMMUNITY ROOM**

**Wednesday, June 25<sup>th</sup> 2014**

**10:30 am – 11:30 am**

Community Meeting - Witherspoon Apartments  
Wednesday June 25, 2014 10:30 a.m. – 11:46 a.m.

The welcome was given by Ruth James, Senior Housing Manager, who also introduced Bill Canteen, Executive Director of Affordable Housing and Vidhi Anderson, Executive Director of Housing and Development.

Ms. Anderson presented an overview to the project, noting that project would have 60 , one bedroom units, with a laundry room and sitting area on each floor. She made a passionately plea for residents to send letters to PHFA to echo the need of more senior housing in the community, since the waiting lists at the 58<sup>th</sup> Street Campus have at least 100 applicants waiting for housing. Ms. James stated that together with the other on site managers a meeting will be held for the residents, who showed a great interest in sending such correspondences to assist them in this effort.

Mr. Canteen provided insight into the design of the project including the current commercial kitchen space and dining areas which will provide the residents an opportunity for quality meals at affordable costs in a café setting. The other spaces will be used for activities of interests by residents such as a gym space.

Together with Ms. Anderson they provided the attendees with the proposed plan of construction, including maintaining the front structure of the building and the original footprint, while building two additional floors onto the existing rear areas.

Residents expressed concern about increased traffic, at which time Mr. Canteen informed them that Presby was already engaged in conversation about utilizing the 59<sup>th</sup> Street gate as a possible egress option, bearing in mind that Presby would be mindful of how increased traffic on 59<sup>th</sup> Street would impact those neighbors.

Residents reverberated the need for a van and questioned if the cost for purchase, maintenance and personnel could be placed in the budget for the new building. Mr. Canteen assured they attendees that their concerns would have further discussion.

Ted Behr, President of Southwest Global Times was an attendee and took a picture to place in an upcoming edition.

Refreshments were served prior to and after the meeting. The meeting was closed

Submitted by, Ruth James  
20 in Attendance Sheet Attached to email

THE WITHERSPOON BUILDING

Community Meeting

June 25, 2014

ATTENDANCE SHEET

- 1 Lily Johnson
  - 2 Jacqueline Stoddington
  - 3 Cleo Kenney
  - 4 CASSANDRA ALLEN
  - 5 Brenda Smith (Greenway)
  - 6 Lisa Parrish
  - 7 Charlene Brown
  - 8 Edna White
  - 9 Lillian Rusky
  - 10 Lorraine Culleridge
  - 11 Myrdell Bain Rep. E Smith Auntie Thomas
  - 12 Ted Behr - glbc-times@yahoo.com
  - 13 Wilson P. Crawley (GREENWAY)
  - 14 Janice D Thorne (Greenway)
  - 15 LIARA BETH (GREENWAY)
  - 16 Hazel Eli (ATA)
  - 17 Arlene Rucker (ATA)
- (over)

18)

Martha Adams Apt 206

19)

RUTH JAMES, MANAGER

20)

BILL CANTEEN, EX. DIR. affod Housing

AGENDA

Presby's Inspired Life's 58<sup>th</sup> Street Planning Community Meeting

June 28, 2013

10:00 a.m.

- I. Introductions
  - a. Presby's Inspired Life – Bill Canteen, Executive Director Affordable Housing
  - b. Ruth James – Senior Housing Manger, 58<sup>th</sup> Street Campus
  - c. Donna Henry – Southwest Community Development Corporation
  - d. Carey Davis - CityLights
- II. Project Review
- III. Questions and Answers
- IV. Discussion



MINUTES  
58<sup>th</sup> Street Planning Committee Meeting  
June 28, 2013

Attendees:

Bill Canteen, Executive Director Affordable Housing, Presby's Inspired Life

Ruth James, Senior Housing Manager, Presby's Inspired Life

Carey Davis, Executive Director, City Lights

Donna Henry, Executive Director, Southwest Community Development Corporation, (Southwest CDC)

Edith Dixon, Southwest Community Development Corporation (Southwest CDC)

Bill Canteen introduced Presby's Inspired Life, its mission to seniors and commitment to provide, continued quality, affordable housing to low income seniors. He offered a synopsis of Presby's Inspired Life's current 27 Affordable Apartments, four Market Rate Communities and new projects in the works. Attendees were given an architectural rendering of the proposed new 3 story affordable housing apartment building. The design of the building was discussed and there was unanimous agreement the proposed structure should not present a view problem since it would be built over the current footprint of the existing building. The size of the units were favorably discussed along with the availability of community rooms for public meeting spaces and/or senior services, as is the use in the present buildings community rooms. Carey Davis stated she would like to see a Senior Fitness Center that would be open to seniors in the community. It was discussed that Myers Recreation Center which is a neighboring site does not have a senior fitness center.

Donna Henry's question of increased traffic on 58<sup>th</sup> Street, as a stickler point with the homeowners; for the last two years they were disrupted by construction vehicles during the sidewalk and bike trail program. Her query was satisfied by optioning the use of the 59<sup>th</sup> Street entrance for all construction vehicles and deliveries. They also wanted to be assured that air pollution (dust) would be kept to a minimum during construction.

Edith Dixon who represents the Southwest CDC's as its zoning expert felt optimistic that since Presby's Inspired Life has site control; would use the current building's existing footprint; and the property is currently zoned residential, that zoning should not be an issue.

Ruth James gave an overview of the current senior apartment buildings located on the same campus of the proposed new building. There are currently 243 apartments (100 Mary Field Presbyterian Apartments, 75 Ann Thomas Presbyterian Apartments, 68 Greenway Presbyterian Apartments). In addition to senior housing the Ann Thomas Presbyterian Apartment Building has 28 Supportive Apartment Units and 7 non-elderly disabled apartments. The waiting list at each building is at least two years, with some applicants being on all three lists. Current senior services existing on the site were identified: Neighborhood Network Center (computer training and access for residents and seniors from the surrounding community), Supportive Services (Service Coordinators, Supportive health and home care services, health screenings, nutritional counseling, grief counseling, arts and crafts, proposed Senior Café (in planning stages) that will offer affordable, hot prepared meals in an on site café setting).

Edith Dixon and Carey Davis opened the discussion of employment opportunities for community residents and minority contractors. Bill Canteen presented the opportunity for a job fair. The issue of residents who are not unionized could have the opportunity to join unions. Ruth James answered the concern that others who are not union eligible could be employed at prevailing wage.

It was agreed Presby's Inspired Life's has sustained a progressive and congenial relationship with its existing neighbors and community groups, also it plays a pivotal role in the continual development of the 58<sup>th</sup> Street/Greenway corridor. As such Carey Davis, Edith Dixon and Donna Henry directed Bill Canteen to additional possibilities for senior developments in the surrounding areas.

It was agreed that Presby's Inspired Life make its presentation at a town meeting which has been scheduled for July 18, 2013 at 6:00 p.m. at the Ann Thomas Presbyterian Apartments, 2000 S. 58<sup>th</sup> Street, Philadelphia, PA 19143.