

8. PRIOR AFFORDABLE HOUSING EXPERIENCE

Gardner Capital is a full-service syndicator, developer, builder, and manager of multi-family housing. For over 20 years Gardner Capital and its affiliates have been investing in affordable housing and historic preservation projects, resulting in the creation or preservation of thousands of housing units for low to moderate income families and seniors.

Gardner Capital has an expanding portfolio of 78 affordable properties (more than 4,000 units) as a developer and/or syndicator of housing tax credits. A number of them are housing developments specifically dedicated to senior populations. Mark Twain Hotel Apartments, Oaks Hotel Apartments and Frisco Station Apartments are examples of senior housing developments that the company has completed in Missouri, providing affordable housing to senior residents with income at or below 50% or 60% of the area's median income. In addition to the beautifully designed and equipped apartment units, all of those developments come with lobbies and common areas to accommodate close-knit senior community living. Gardner Capital is excited to bring its capacity and expertise to develop high quality affordable housing with enriched health and social services for the senior populations in Philadelphia. Please find more information about Gardner Capital attached as an exhibit.

Gardner Capital and Greater Bible Way Temple are working with Diamond and Associates, a local affordable housing consultant, to assist with their first joint venture in Philadelphia. Diamond and Associates brings to this project the firm's 20 years of experience in developing affordable housing in and out of Pennsylvania. Diamond and Associates has been assisting both non-profit and for-profit developers to develop strategic project concepts that meet the demands of local communities, and successfully

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GREATER BIBLE WAY SENIOR APARTMENTS
Local Unit-Based Operating Subsidy Proposal

secure public and private financing sources to turn projects into reality. The firm has developed on behalf of its clients more than 6,000 affordable housing units in Pennsylvania and other states, many of which were assisted with Section 8 or public housing subsidies.