

**PHILADELPHIA HOUSING AUTHORITY
RFP #P-004440 UNIT-BASED OPERATING SUBSIDY PROGRAM
GALA – GOLDEN AGE LIVING ACCOMMODATIONS**

14. Community Support:

The Mt. Airy Baptist Church, Conifer and BCM all recognize the importance of having active, substantial community involvement and input that adds to and supports the redevelopment process. As such, we have engaged the community at many levels throughout the redevelopment process.

Consulted with the appropriate political leaders, resident's organizations and representative community groups in the vicinity of or representing the area of the subject property:

- On two separate occasions we met with Councilwoman Tasco and her staff to discuss the project and its impact upon the community. The Councilwoman strongly supports the project and has provided us with a letter evidencing said support.
- In January and then again in February of 2013 we met with the Philadelphia Planning Commission to discuss the project and to receive their input and recommendations related to the correct zoning classification for the project. The Planning Commission is in support of our project and their support is evidenced in the attached letter.
- In April of 2013 we were placed on the agenda of the 10th Ward Democratic Committee's regularly scheduled monthly meeting (they are the RCO for this part of West Oak Lane). At that meeting we made a presentation to a group of approximately 120 attendees regarding our plans for the development and answered questions from the group. The reaction from the 10th Ward was overwhelmingly positive. Attached is a copy of the meeting's agenda, a sign in sheet and a letter of support from the Committee.
- Due to the support the project received from the Planning Commission as well as the Councilwoman and the RCO the project was awarded a non-conditional zoning permit (#487034) on 6/27/14.
- Throughout the development process we have been in contact with members of Rep. Evans' office. Rep. Evans has been an ardent supporter of this project and his staff has been instrumental in our outreach to the community. A letter of support from Rep. Evans is attached.
- OARC has played an instrumental role in the revitalization of West Oak Lane and the Ogontz Ave shopping district over the last 25 years. As such in September of 2013 we reached out to Jack Kitchen, E.D. of OARC, to bring him and his staff up to speed on the GALA project and sought their input and support. We received both and a letter of support from OARC is attached.
- The West Oak Lane Ministerium is comprised of the largest Black Congregations in West Oak Lane. Pastor Brown has personally reached out to fellow members of the Ministerium and received a letter of support signed by seven church leaders as well as a petition of support from 136 of their congregants which is attached.

Advise(d) current residents and public housing residents in the vicinity of the property by letter to resident organizations of the applicant' to enter into a Mixed Finance Transaction with PHA for the project.

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- Enclosed please find a letter to the 10th Ward Democratic Committee, the RCO, notifying them of the Mixed Finance Transaction with the PHA.

Submit a signed certification to PHA that the comments from the residents, the public housing residents and representative community groups have been considered in the revitalization plans for the property.

- Enclosed please find a letter to Mr. Kelvin Jeremiah, President and CEO of PHA certifying that the comments made by the residents, the public housing residents and the community groups have been considered in the revitalization plans.
-



CITY OF PHILADELPHIA
CITY COUNCIL

MARIAN B. TASCO
ROOM 577, CITY HALL
PHILADELPHIA, PA 19107
(215) 686-3454 or 3455
Fax No. (215) 686-1938

COUNCILWOMAN - 9TH DISTRICT

September 26, 2014

Deborah McColloch
Director, Office of Housing and Community Development
1234 Market Street, 17th Floor
Philadelphia, PA 19107

Re: GALA- Golden Age Living Accommodations
2032 E. Haines Street, Philadelphia, PA 19138
Affordable Senior Housing Project

Dear Ms. McColloch:

The purpose of this letter is to express my full support for the above referenced development project, which is a collaboration between Mt. Airy Baptist Church, BCM Affordable Housing Inc., and Conifer Realty, LLC.

The property is currently vacant and contains three vacant buildings, all of which exhibit a great deal of deferred maintenance and is a detrimental influence upon the larger West Oak Lane community. The property has been identified by, and falls within, the redevelopment boundaries of the West Oak Lane Redevelopment Plan and the Brown and Keener's West Oak Lane Neighborhood Plan as being an underutilized site. The redevelopment of this site into senior apartments is an integral component of both plans and would serve our community well.

In advance, thank you for your consideration of this project. I look forward to a successful new senior development in West Oak Lane.

Sincerely yours,

Marian B. Tasco

Councilwoman, 9th District

COMMITTEES

Chairwoman
Committee on Public Health,
Human Services

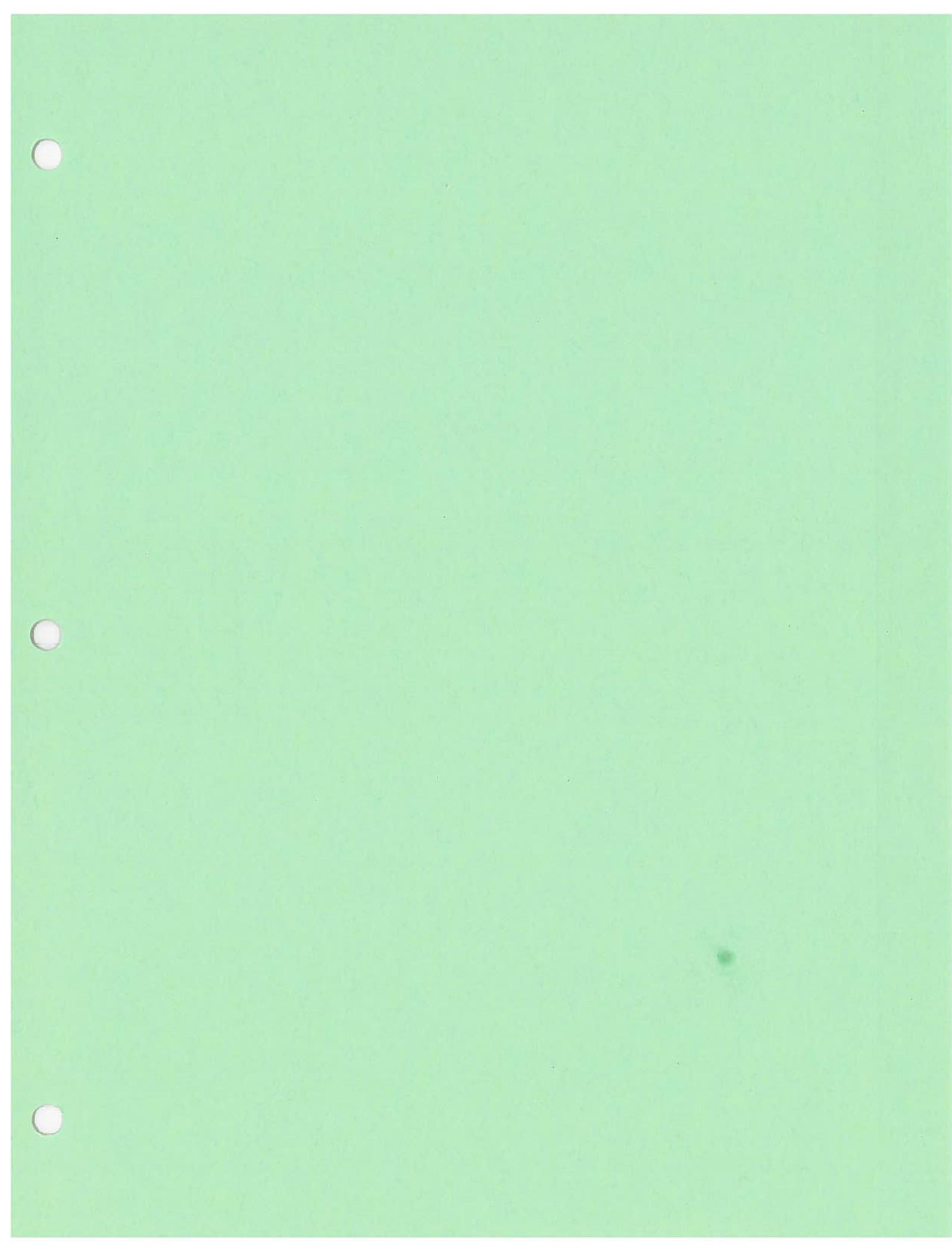
Vice Chair

Committee on Ethics
Committee on Finance
Committee on Global Opportunities
and Creative/Innovative Economy

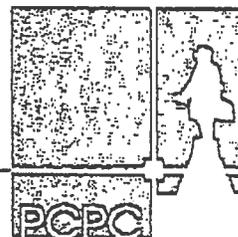
Member

Committee on Rules
Committee on Law and Government
Committee on Commerce and
Economic Development
Committee on Public Safety
Committee on Fiscal Stability and
Governmental Cooperation
Committee on the Environment

MBT/dsg



PHILADELPHIA CITY PLANNING COMMISSION



September 16, 2013

Ms. Julia Chapman
Zoning Board of Adjustment
Municipal Services Building, 11th Floor
Philadelphia, PA 19102

**Re: Zoning Board of Adjustment Cal. No. 21269
2032 East Haines Street**

Dear Ms. Chapman:

This application calls for the demolition of all existing structures on this 23,254 square foot site at 2032 East Haines Street, and the construction of a new, 62-unit residential building for the elderly, with accessory offices and a community room.

The applicant is seeking relief from the Zoning Code as follows:

- The applicant proposes 62 units in an RSA-5 Residential Single Attached Dwelling district, where only one unit is permitted.
- The applicant proposes a two-foot setback where a maximum of zero feet is required.
- The rear yard is required to be 16.97 feet minimum, and the applicant proposes 11 feet.

The applicant has worked closely with the City Planning Commission staff to develop the best design for this property, and determine if a re-zoning of the property or a variance application was most appropriate. The Commission staff respectfully recommends that the variance requests be given favorable consideration by the Zoning Board of Adjustment.

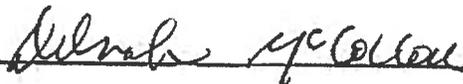
Sincerely,

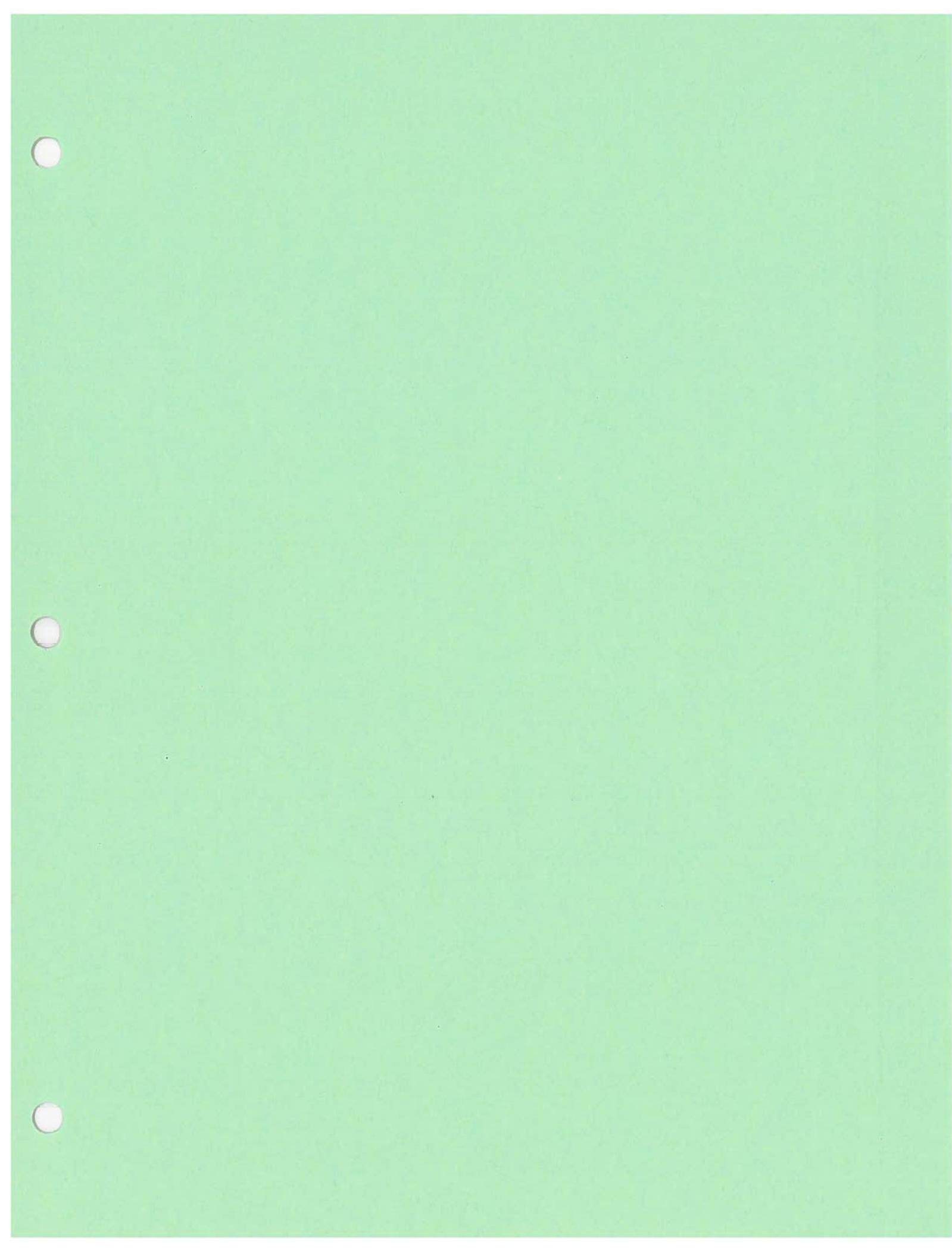
A handwritten signature in cursive script, appearing to read 'Gary J. Jastrzab'.

Gary J. Jastrzab
Executive Director

**Certification of Consistency
with the Consolidated Plan**U.S. Department of Housing
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.
(Type or clearly print the following information:)

Applicant Name: Conifer RealtyProject Name: Golden Age Living AccommodationsLocation of the Project: Funding will be used for the construction of 62 apartments for low
income families located at 2032 E Haines St. in the West Oak Lane
area of Philadelphia (2014 Consolidated Plan, adopted June, 2013)Name of the Federal
Program to which the
applicant is applying: Pennsylvania Housing Finance Agency (PHFA) - LITCName of
Certifying Jurisdiction: City of Philadelphia, Office of Housing & Community DevelopmentCertifying Official
of the Jurisdiction
Name: Deborah McCollochTitle: DirectorSignature: Date: 10/10/2013



**10TH WARD
DEMOCRATIC COMMITTEE**

P. O. Box 14275
Philadelphia, PA 19138
Edgar A. Howard, Ward Leader

May 16, 2013

Brian Hudson
Executive Director
Pennsylvania Housing Finance Agency
211 North Front Street
Harrisburg, PA 17710

Re: Bruce Morgan/Mt. Airy Baptist Church
GALA
2022-2058 Haines Street
Philadelphia, PA 19138

Dear Mr. Hudson:

I am forwarding this correspondence in support of the above referenced group, Mr. Bruce Morgan/BCM Affordable Housing and the Mt. Airy Baptist Church/Workers Working the Works CDC, who are petitioning for zoning to build *Golden Age Living Accommodations*, affordable senior housing.

As the Registered Community Organization for the area we have met with Mr. Morgan and the Mt. Airy Baptist Church and wholeheartedly support their endeavor. We believe that the proposed housing will be an asset and benefit to the area and its residents and will conform to this organization's and the community's expectations and aesthetic guidelines.

We are happy to support the petition for zoning for the building of GALA, proposed affordable senior housing.

Thank you in advance for your time and consideration.

Sincerely,



EDGAR A. HOWARD
Ward Leader

Copy to: Mr. Bruce Morgan, BCM Affordable Senior Housing
Pastor Willis Brown/Workers Working the Works, CDC
Marian Johnson, Office of Councilwoman Marian B. Tasco

**10TH WARD
DEMOCRATIC COMMITTEE**

**10th WARD
MEETING AGENDA
MONDAY, APRIL 15, 2013**

- I. Prayer
- II. Introductions
- III. Workshop (*Voting Machine/Judge of Election Binder Workshop: 45 minutes*)
- IV. Mt Airy Baptist Church Presentation (*Mr. Bruce Morgan/Rev. Willis Brown: 20 minutes*)
- V. Spring Fling Update (*Waymith Cargill, 1st Vice Chair: 5 minutes*)
- VI. Reading of Minutes (*Larney Reed, Secretary: 5 minutes*)
- VII. Next Ward Meeting
- VIII. Adjournment

THANK YOU!!!



DID YOU KNOW THAT CANDIDATES RUNNING IN MAY 21ST PRIMARY ELECTION ARE: CITY CONTROLLER; DISTRICT ATTORNEY; JUDGE COURT OF COMMON PLEAS (6 vacancies in Philadelphia); JUDGE OF PHILADELPHIA MUNICIPAL COURT (3 vacancies); JUDGE OF TRAFFIC COURT (3 vacancies); JUDGE OF ELECTIONS; INSPECTOR OF ELECTIONS

10th WARD SIGN-IN SHEET

(Please Print)

DATE 4 / 7 / 2013

DIV	NAME	TELEPHONE #
10-14	Delores C. Brown	215-924-2972
10-14	Patricia B. Bagby	215-549-8208
10-05	Barbara T. Coursey	215-549-7991
10-08	GREGORY - Gloria	215 549 5323
10-23	Rev. James Stephens (F. S.)	215-924-5890
10-25	Rev. M. A. Fraga	215-924-5890
10/02	Lethorne Johnson	215 927 1424
10-6	Walter Bell	215-224-2007
10-24	Michelle Fragle	215 224 3620
10-17	Rebecca Smith	215-224-1753
10-24	Peggy Ryan	215-224-3620
10-20	Leticia K. Mincy, Sr	247-602-6830
10-28	Latha T. Minkley	267-525-4810
10-19	Donna Harris	215 927 5698
10-18	Bruce Kingans	267 235 3467
10-24	Nedra Ann	215 401 4452
	Donna Powell	267-971-5214
10-2	Fannie Blakely	215 924 1191
10-20	HELEN BLACK	215-924-4212
10-25	Phyllis Benson	215 927 3436

10th WARD SIGN-IN SHEET

(Please Print)

DATE 4-15-2013

DIV	NAME	TELEPHONE #
10	William Lipscomb	215-821-0425
10-14	Walter Jordan	215-548-0166
10-14	Ron Parker	215-549-0535
10-3	Melvin Kicks	215-934-3462
10-3	Aja King	267-425-8841
10-3	Dorothy Estlin	215-424-2318
10-3	Evelyn Strubling	215-549-9024
10-20	Lionel C. Sisk	215-549-0825
10-28	Dana Thomas	(215) 528-7750
10-23	Rev. Millicent H. Fryer	215-929-5270
10-16	Sylvia C. Hall	267-253-7952
10-16	Idam Price	215-276-0916
10/16	Linda Sherman	215-548-4933
	Julia Parker	215-548-0166
11/11	Linda M. White	215-549-1111
10-21	David J. White	215-548-0166
10/15	Langston Gray	215-549-1166
10/17	Louise King	
10/17	Charles King	
10/17	John Porter	215-973-4514

10th WARD SIGN-IN SHEET

(Please Print)

DATE _____

DIV	NAME	TELEPHONE #
10/17	Charles [unclear]	(215) 214-1157
1	Yvonne Pratt	(615) 547-1257
1	YVONNE E. WILSON	(215) 763-2477
1	Margaret Kelli	(215) 672-4841
1	Linda [unclear]	215 (412) 4753
	LOANCO [unclear]	215-444-2774
10/17	[unclear]	[unclear]
11/15	John [unclear]	215-537-0041
10/15	Walter Murray	215-412-2150
10/15	[unclear]	[unclear]
10/15	M. [unclear]	[unclear]
10/15	Patricia Williams	215 549 1811
445-13	Rodriguez [unclear]	215-215-1700
5-7	[unclear]	215-412-4277
4/13/15	Michelle Bennett	215 243 8781
4/13/15	Frank Andrews	215 545-2245
4/13/15	Linda Nemo	
4/13/15	[unclear]	[unclear]
4/13/15	Andrews [unclear]	215 412 1715
4/13/15	Christina [unclear]	215-430-1615

10th WARD SIGN-IN SHEET

DATE _____

DIV	NAME	TELEPHONE #
25th	Marion Super	315 774 6764
10-10	Charlotte Conway	215 439 8686
10-10	Luisa Hudson	215 224 6739
	Willis Brown	215-852-3165
7/15	Betha Bunn	215 479 9300
4/15	John C. Dixon	
4/15	LAYNE GARRIS	
4/15	WENDY GARRIS	
4/15	WENDY ESCOFFER	261-384-6216
	B. ...	
	Christine ...	
"	...	
4/15	Royce Davis	215-303-9305
	Travis ...	215-225-1121
	...	215-303-1121
	Primo M. Edwards	215 650-2019
10/15	...	261 351 2449
	...	
	...	
	...	

10th WARD SIGN-IN SHEET

(Please Print)

DATE 4/15/2013

DIV	NAME	TELEPHONE #
16	Barbara Calland	
ROVER	Keyra Deinks	215-303-9365
	Janice Mayors	215-900-9292



NOTICE OF DECISION

City of Philadelphia

~~ZONING BOARD OF ADJUSTMENT~~

1401 J. F. K. Blvd. - 11th Floor
Philadelphia, PA 19102-2097

APPLICATION #: 487034

DATE OF DECISION: 10/02/13

CAL #: 21269

ATTORNEY: WILLIAM KERR JR., ESQUIRE
HIGH SWARTZ LLP
40 EAST AIRY STREET, P.O. BOX 671
NORRISTOWN PA 19404

APPLICANT: WILLIAM KERR JR., ESQUIRE
HIGH SWARTZ LLP
40 EAST AIRY STREET, P.O. BOX 671
NORRISTOWN PA 19404

OWNER: MT AIRY BAPTIST CHURCH
2012 69TH ST
PHILADELPHIA PA 19138

PREMISES: 2022 HAINES ST

T H I S I S N O T A P E R M I T

~~The Zoning Board of Adjustment, having held a public hearing in the above numbered appeal, after proper public notice thereof, has decided that the request for (a) USE VARIANCE(S) is:~~

~~GRANTED WITH PROVISOS~~

ALL VARIANCES / CERTIFICATES / SPECIAL USE PERMITS GRANTED HEREIN ARE SUBJECT TO THE FOLLOWING CONDITIONS:

1. A PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF LICENSES AND INSPECTIONS, PUBLIC SERVICE CONCOURSE, 1401 J. F. K. BLVD., WITHIN ONE CALENDAR YEAR FROM THE DATE OF THIS DECISION.
2. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH PLANS APPROVED BY THE ZONING BOARD OF ADJUSTMENT.
3. A NEW APPLICATION AND NEW PUBLIC HEARING WILL BE REQUIRED FOR FAILURE TO COMPLY WITH THE FOREGOING CONDITIONS.
4. FURTHER CONDITIONS:

Proviso-plans stamped by ZBA on October 2, 2013

By Order of the ZONING BOARD OF ADJUSTMENT
CAROL B. TINARI, Sec.

NOTE: All appeals from this decision are to be taken to the Court of Common Pleas of Philadelphia County within 30 days from the date of this decision.



HIGH SWARTZ
Attorneys At Law LLP

40 EAST AIRY STREET, P.O. BOX 671, NORRISTOWN, PENNSYLVANIA 19404
(610) 275-0700, Fax (610) 275-5290, main@highswartz.com, www.highswartz.com

ESTABLISHED 1914

Gilbert P. High, Jr.
Thomas D. Rees
Mary Cushing Doherty
Joel D. Rosen
Eric B. Smith
Richard C. Sokoral
James B. Shrimp
Melissa M. Boyd
William F. Kerr, Jr.
F. Arnold Heller
Stephanie E. Murphy
Mark R. Fischer, Jr.
Joo Y. Park
Kerl A. Schantz
Kevin Cornish
Sireen I. Tucker

SPECIAL COUNSEL
David J. Brooman

OF COUNSEL
Marlyn F. Smith
John P. Gregg
Kenneth R. Myers

William F. Kerr, Jr.
DIRECT EMAIL
wkerr@highswartz.com

June 30, 2014

Bruce Morgan
BCM Affordable Housing
63 Chestnut Road, Suite 7
Paoli, PA 19301

Re: Mt. Airy Baptist Church – 2032 E. Haines Street

Dear Bruce:

As you requested, enclosed please find a copy of Zoning Permit No. 487034 issued on 6/27 for the Mount Airy Baptist Church project. This must be posted at the property for 30 days, typically recommend clients copy it on a red paper similar to the color of the zoning posters. Permit is good for 3 years as indicated on the permit.

Also enclosed are 3 copies of the approved zoning plans. You will need to submit these with the building permit application when we get to that phase.

Let me know if you have any questions.

Very truly yours,

William F. Kerr, Jr.

WFK/cln
Enclosures

ZONING/USE PERMIT		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER 487034	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED				FEE \$375.00	DATE 06/27/14
LOCATION OF WORK: 02022 HAINES ST PHILADELPHIA, PA 19138-2633 022-34 HAINES STREET (OPA ACCOUNT # 88 6 0530 20)				ZONING CLASSIFICATION RSA-5	
OWNER MT AIRY BAPTIST CHURCH 02032 HAINES ST PHILADELPHIA, PA 19138-2633		APPLICANT HIGH SWARTZ LLP FOR SRS REAL ESTATE 40 E AIRY ST NORRISTOWN, PA 19404		PLAN EXAMINER SARAH KAISER	
				ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # 21269 DATE 10/02/13	

THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED

UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR ZONING APPROVAL
 FOR THE COMPLETE DEMOLITION OF ALL EXISTING STRUCTURES FOR THE ERECTION OF A DETACHED STRUCTURE WITH A VEGETATED ROOF. SIZE AND LOCATION AS SHOWN ON APPLICATION/PLANS.

USE REGISTRATION
 FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (WITH SIXTY-TWO (62) DWELLING UNITS). NO SIGNS ON THIS APPLICATION.

SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:
 PROVISO - PLAN STAMPED BY ZBA ON OCTOBER 2, 2013.

ANY PERSON AGGREIVED BY THE ISSUANCE OF THIS PERMIT MAY APPEAL TO THE ZONING BOARD OF ADJUSTMENT (ZBA). FOR INSTRUCTIONS ON FILING AN APPEAL, PLEASE CONTACT THE ZBA AT 215-686-2429 OR 215-686-2430.

IT SHALL BE THE OWNER'S RESPONSIBILITY TO SECURE THE APPROVAL OF THE PHILADELPHIA HISTORICAL COMMISSION PRIOR TO ANY ALTERATION TO A HISTORIC PROPERTY. TO CHECK THE HISTORIC STATUS OF A PROPERTY, CALL THE PHILADELPHIA HISTORICAL COMMISSION AT 215-688-7660.

FOR ESTABLISHMENTS THAT PREPARE AND SERVE FOOD: APPLICANTS MUST OBTAIN ALL NECESSARY APPROVALS FROM THE HEALTH DEPARTMENT. SEPARATE PLAN REVIEWS AND FEES MAY BE REQUIRED. CONTACT THE PHILADELPHIA DEPARTMENT OF PUBLIC HEALTH - ENVIRONMENTAL HEALTH SERVICES / OFFICE OF FOOD PROTECTION: 321 UNIVERSITY AVE. - 2ND Floor, PHILADELPHIA, PA 19104 TELEPHONE NUMBER: (215) 685-7495

LIMITATIONS:
 IN CASES WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, A BUILDING PERMIT MUST BE OBTAINED WITHIN THREE (3) YEARS FROM THE DATE OF ISSUANCE OF THIS ZONING PERMIT.
 IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, THIS PERMIT BECOMES INVALID AFTER SIX (6) MONTHS UNLESS AN APPLICATION FOR A CERTIFICATE OF OCCUPANCY IS SUBMITTED AND SUBSEQUENTLY APPROVED.

THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.

ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. THIS PERMIT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.

WITHIN 5 DAYS OF RECEIPT OF THIS PERMIT A TRUE COPY OF THIS PERMIT MUST BE POSTED IN A CONSPICUOUS LOCATION ON THE PREMISES FOR 30 DAYS



DWIGHT EVANS, MEMBER

38-A EAST WING
P.O. BOX 202203
HARRISBURG, PENNSYLVANIA 17120-2203
PHONE: (717) 783-4111
FAX: (717) 772-9996

WWW.PAHOUSE.COM/EVANS



7174 OGONTZ AVENUE
PHILADELPHIA, PENNSYLVANIA 19138
PHONE: (215) 549-0220
FAX: (215) 549-8965

House of Representatives
COMMONWEALTH OF PENNSYLVANIA
HARRISBURG

September 3, 2014

Bruce R. Morgan
President
BCM Affordable Housing
63 Chestnut Rd., Suite #7
Paoli, PA 19301
bmorgan@bcmah.com

Re: Mt. Airy Baptist Church
GALA Senior Housing Project

Dear Mr. Morgan:

It is with great pleasure that I forward this correspondence in support of the above referenced project, the Mt. Airy Baptist Church's GALA Senior Housing Project.

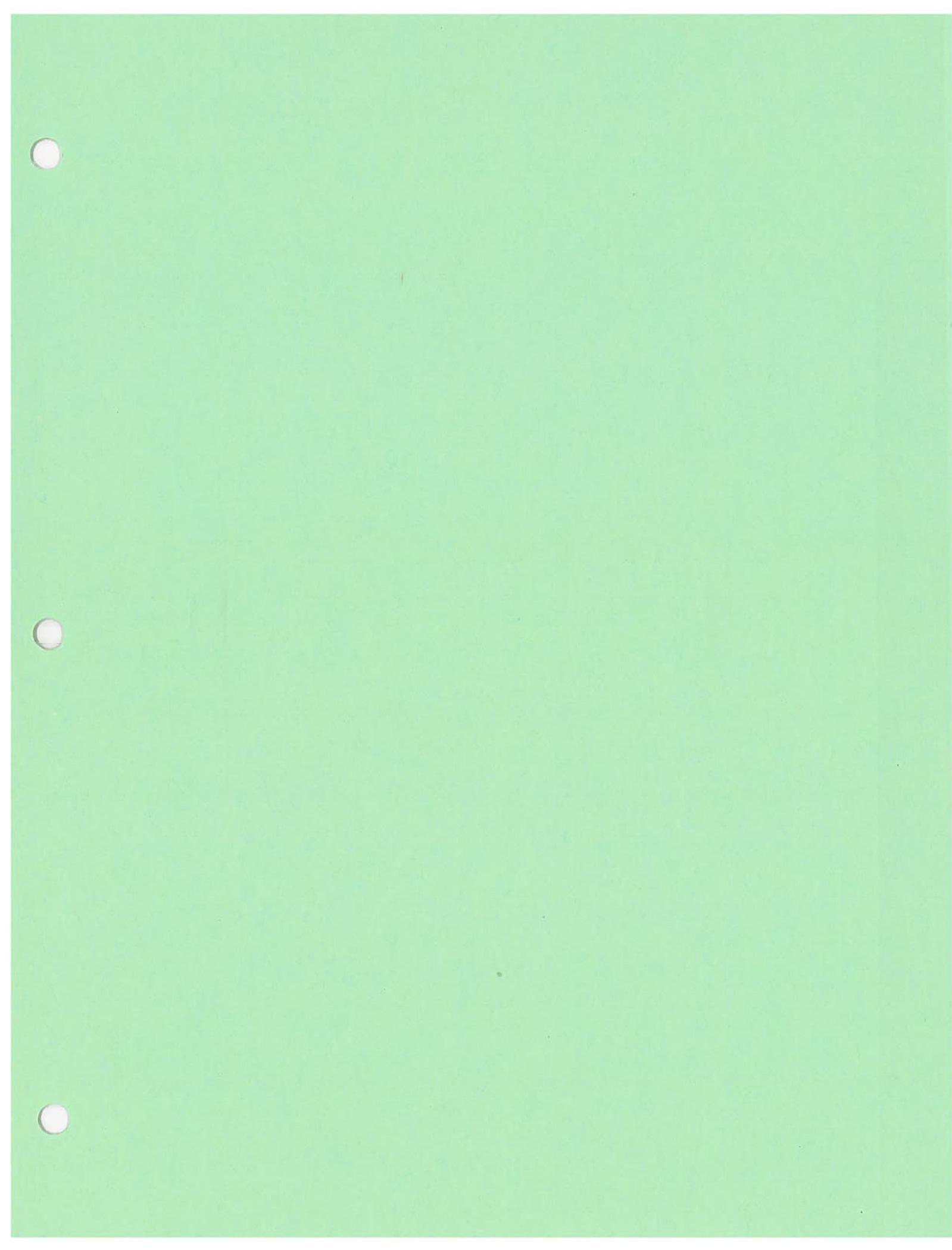
Besides being an outstanding full service senior housing and living facility, it will add enormously to the surrounding landscape and community. Much work has gone into creating and developing this marvelous plan and it promises to be the highlight of the area.

Situated as it is, there is ample access to public transportation, shopping areas, and area Senior Centers. I can think of no better addition to or representative of the northwest area of the city that I represent than what is being proposed through this project.

I look forward with anticipation to the completion of the project. Please do not hesitate to contact me at 215-549-0220 should you have any questions.

Sincerely,


DWIGHT EVANS
203rd Legislative District



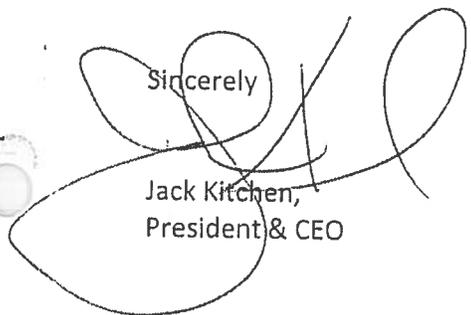


September 10, 2013

To Whom It May Concern

I am writing in strong support of the Mt Airy Baptist Church's initiative to build Senior Housing in the 1900 block of East Haines Street, Philadelphia, PA. As an organization that has worked for thirty years to revitalize the West Oak Lane Community, I applaud the church's effort to step up and develop a parcel of land that has been a nuisance to the immediate community. Senior Housing is a well suited project for the community and will go a long way to enhancing the continued revitalization efforts in West Oak Lane.

Sincerely



Jack Kitchen,
President & CEO



MT. AIRY BAPTIST CHURCH
WORKERS WORKING THE WORKS CDC
2012 69TH AVE. AKA 6801 CEDAR PARK AVE
PHILADELPHIA, PA 19139
WILLIS A. BROWN, PASTOR

February 28, 2014

Michael Nutter
Mayor
City of Philadelphia
City Hall, Office of the Mayor, Room 215
Philadelphia, PA 19107

Re: G.A.L.A. – Golden Age Living Accommodatons
2032 E. Haines Street, Philadelphia, PA 19138

Honorable Mayor Nutter,

We write to you with expectation and ask for your support of a major project titled, G.A.L.A. - Golden Age Living Accommodations which is one of our church ministries. For several years we have been laboring to improve our community in West Oak Lane and to support the welfare and wellbeing of our seniors. To further these goals we have entered into a joint venture agreement with Conifer Realty (Tajdeed Residences, Cadwalder and Oxford Streets) and BCM Affordable Housing (St. Marons/Cedars Village at 9th and Ellsworth) to jointly develop a 62 unit affordable housing for seniors. It will be located directly across the street from the church on property currently owned by Mt. Airy Baptist. We are extremely excited about this project because not only will it bring much needed senior housing to the West Oak Lane community. It will also offer the seniors a full complement of age appropriate services provided by Center In the Park. Which will include health and wellness screenings on site provided by Chestnut Hill Hospital. Please find attached a drawing of the proposed project for your review.

To further our goals we have been working very closely with:

- The Philadelphia Planning Commission who has written us a letter of support and certifies that our project is in compliance with the City's Master Plan,
- The Philadelphia Zoning Board of Appeals has changed the zoning on the site to accommodate our development,
- Councilwoman Tasco's office has been a close supporter of our project and has been instrumental in our outreach efforts,
- Representative Evens' office – We met with the Representative as well as the Councilwoman's Chief of Staff last week and they both reiterated their enthusiastic support of our project,
- Jack Klitch and OARC,
- The Black Clergy in West Oak Lane support our project and have signed this letter as a sign of their support,
- The Registered Community Organization – We met with 10th Ward Democratic Committee in the spring of 2013 and they voted unanimously to support our project.
- Parishioners made a concerted outreach effort to the residents of West Oak Lane (not just our parishioners but residents in West Oak Lane who do not attend our church) signed a petition supporting our project -- a copy of which is provided for your review.

OVER →

Unfortunately our project did not receive a HOME award from OHCD in the fall of 2013 but we will not be deterred and plan to bring this project back for financing in 2014. To begin to plan for our upcoming applications for HOME funds and then for our subsequent tax credit submission we request a time to meet with you to discuss our project along with our development team and the Board of our CDC.

We are hoping that we can count on your support for this exciting project and look at this as another opportunity for us to partner together for the betterment of our loved ones and the City. Thank you so much for your consideration and for all of the good work that you do.

Very truly yours,

Willis A. Brown, Pastor

In support of the Mt. Airy Baptist Church/Workers Working the Works CDC and their initiative in building a senior citizens complex -- The Golden Age Living Accommodations (GALA)

Dr. Howard Felton
Pastor --
Mt. Airy COGIC
6401 Ogontz Ave.
Philadelphia, PA. 19126

Willis A. Brown
Pastor --
Mt. Airy Baptist
6801 Cedar Yack Ave
19138

Pastor --

Reverend --

Unfortunately our project did not receive a HOME award from OHCD in the fall of 2013 but we will not be deterred and plan to bring this project back for financing in 2014. To begin to plan for our upcoming applications for HOME funds and then for our subsequent tax credit submission we request a time to meet with you to discuss our project along with our development team and the Board of our CDC.

We are hoping that we can count on your support for this exciting project and look at this as another opportunity for us to partner together for the betterment of our loved ones and the City. Thank you so much for your consideration and for all of the good work that you do.

Very truly yours,

Willis A. Brown, Pastor

In support of the Mt. Alry Baptist Church/Workers Working the Works CDC and their Initiative in building a senior citizens complex – The Golden Age Living Accommodations (GALA)

Rev. Dr. Wm. Gary George
Cleveland M. Edwards
Pastor --
2124 Cedar Park Ave
Phila. PA 19138
St. Luke B.C.

Rev. Dr. Wm. Gary George
Grace UMC
7101 N. 20th St Phila. Pa. 19138
Pastor --

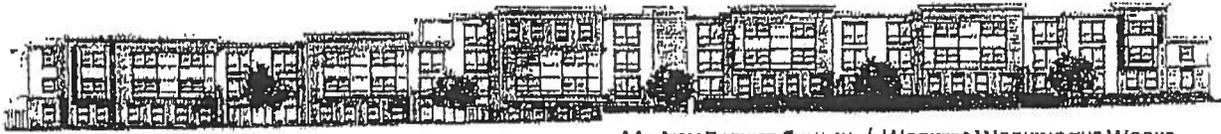
Rev. Dr. Alvin Miller
Rev. Dr. Alvin Miller
Evan Tabernacle Baptist
2800 Chestnut Ave.
Reverend --
Samuel B Jordan Jr
New Gethsemane B.C.
917 E CHELTON AVE
PHILA., Pa. 19150

Rev. Dr. Alvin Miller
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Evan Tabernacle Baptist
2800 Chestnut Ave.
Reverend --
Samuel B Jordan Jr
New Gethsemane B.C.
917 E CHELTON AVE
PHILA., Pa. 19150

Rev. Nail A. Borral
Rev. Nail A. Borral
St. Peter's Lutheran Church
2169 24th Avenue
PHILADELPHIA 19138
Pastor --

Elder Reginald E. Macm
Elder Reginald E. Macm
Mt. Alry COGIC 6401 County Ave. Phila, Pa. 19126
Reverend --

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Name	Address/Phone	Signature
Ruth McEliot	6959 Cedar Park Ave	Ruth McEliot
Mary Moxey	6943 Rodney St	Mary Moxey
Keturah Wachs	6953 Fenner Ave	Keturah Wachs
Rosemarie Smith	1529 Kingsdale St	Rosemarie Smith
James Smith	1529 Kingsdale St	James Smith
Christine Wade	8138 Temple Rd	Christine Wade
Julia Watts	1822 Nolan St	Julia Watts
Mildred Bennett	8268 Temple Rd	Mildred Bennett
Jannet Payne	5320 N. September St	Jannet Payne
Vergil Pifer	7013 Cedar Park Ave	Vergil Pifer
Christopher Jackson	5230 Sherrycrest	Christopher Jackson
Wendy Toosen	3625 Avalon St	Wendy Toosen
Genevieve Hamilton	3312 N. Bailey St	Genevieve Hamilton

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2012 69th Avenue, Philadelphia, PA 19138-2095

Phone: 215-549-2200 • Fax: 215-549-7755 • Email: wwtwcdc@comcast.net

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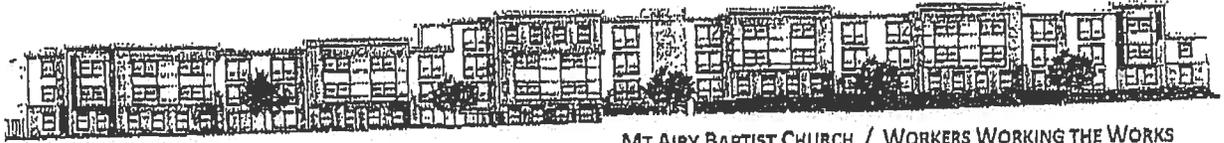
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Name	Address/Phone	Signature
Minister James Scott	211 W. UPSAL ST 215-404-1521	James Scott
Tahara Bibo	8017 FOREH AVE (215) 627-1116 867-499-6252	Tahara Bibo
Tyler Price Bryant	631 N. 17TH STREET 19126 (215) 249-8072	Tyler Price Bryant
Shelita Wiggins	8618 Bayme Rd 1000 E. KITTENHOLZ ST	Shelita Wiggins
Laurie Gore	215-758-7475	Laurie Gore
Sybil Bacon	7019 Andrews Ave Phila 19138 215-276-4085	Sybil Bacon
Jessie Besta	Phila, PA 19135 6924 Cedar Park Ave	Jessie Besta
Vanessa Williams	Phila PA 19144 6314 Gantz Ave	Vanessa Williams
Carrie Rayson	19150 8640 Pickering Street Phila	Carrie Rayson
Calvin Short	7720-A STANTON AVE #110 19118	Calvin Short
Jeanne Andrews	215-548-2255 8066 Temple Rd 19150	Jeanne Andrews
LeRoy Hermond	9610 Forrest 19138	LeRoy Hermond
Jesse Houston	7968 Rugby St 19150	Jesse Houston

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Name	Address/Phone	Signature
Evelyn P. Vinson Evelyn P. Vinson	6901 Cresham Rd UNIT 6 PHILA. PA 19119 215-224-4510	Evelyn P. Vinson
DELORIS WYNN	6812 RODNEY ST 215-927-0298	Deloris Wynn
Dorothy Bunch	6814 Rodney St 215-424-1405	Dorothy Bunch
Elizabeth Dunston	7172 Andrews Ave 267-709-9329	Elizabeth Dunston
Carolyn Williams	1533 Robbins St	Carolyn Williams
Delores P. Cho Morris	1913 Plymouth St 215-424-5168	Delores Morris
Sandra N. Bowen	1813 W 2nd Ave.	Sandra Bowen
TERESA Houston Teresa Houston	17946 Rugby St PHILA 19150 924-5199	Teresa Houston
CATHERINE HARRIS	1613 E WASHINGTON CR. 215-224-3766	Catherine Harris
Janice Cooper	6930 Forrest Ave Phila, PA 19138 267-456-7029	Janice Cooper
Michelle Westbrook	1146 Harrison Street Phila, PA	Michelle West
DORA SMITH	6815 Finch Pl Phila PA 19142	Dora Smith
Ronell Oliver	6902 Grand Ave. Phila. Pa 19138	Ronell Oliver

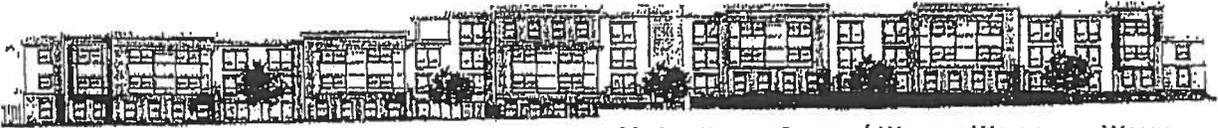
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Name	Address/Phone	Signature
Kimberly Broughton	6631 N. 17th St 19126	<i>Kimberly Broughton</i>
Terrina Brown	5934 N. Camac St 19141	<i>Terrina Brown</i>
Earlene Robinson	1420 E. Cheltenham Ave	<i>Earlene Robinson</i>
Douera Tolbert	3625 Audley St 19144	<i>Douera Tolbert</i>
WENDY GARRIS	7345 N. 19th St.	<i>Wendy Garris</i>
Beth J Murphy	1728 E. Mulberry St	
Nattie Antez	7443 Gilbert St	<i>Nattie Antez</i>
Brenda Radcliffe	6940 WISTER ST.	<i>Brenda C Radcliffe</i>
Cornelia Cook	2069 Independence St	<i>Cornelia Cook</i>
Veta Hannel	5320 N. Sydenham St 19141	<i>Veta Hannel</i>
Mirna Way	2133 Dexter Ave 19138 Phila	<i>Mirna Way</i>
Sherry Burton	4523 N. Union St. 19140	<i>Sherry Burton</i>
JOANNE L. DIXON	1015 W. BEECH ST NORRISTOWN PA 19140	<i>Joanne L Dixon</i>

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Name	Address/Phone	Signature
Mary Mofey	6947 Rodney St Phila. Pa. 19178	Mary Mofey 215-549-4794
ELLEN SIMMONS	19138 6332 Lambert St	(267) 597-8590
Eunice Tompact	4223 Brunner Pl	215-635-0473
Doris Outterbridge	8617 Forrest Ave	215-242-8154
Bertha Barnes	19150 1343 UPDEAL ST	215-549-9208
Blanche Banks	19150 8418 Picketing Ave	215 24827 18
Olean McNeil	19150 8440 Picketing Ave	215 287 7939
EMMA Noble	1533 ORLAND ST	215 549 3770
Helen Robinson	242 286 9945 7007 Cedar Park Ave	Helen Robinson
Betty Chandler	6943 Forrest Ave	Betty Chandler
MARCIA RICHARDSON	267-344-9022 6252 N. 18th Street	Marcia Richardson
Joannette Hill Self	215-548-4939 7815 Michener Ave	Joannette Hill Self
NETTIE REED	1723 68th Ave	Nettie E Reed

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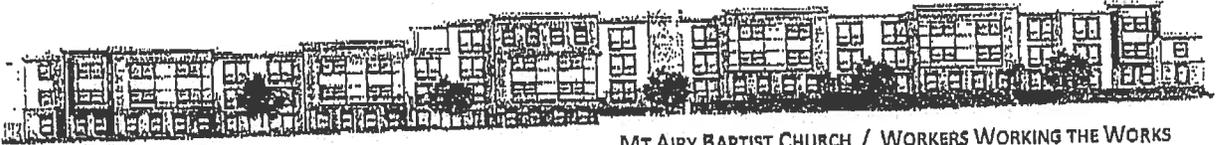
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Name	Address/Phone	Signature
CALVIN SHORT	19118 #110 77204 STENTON AVE	Calvin Short
Blanche Banks	19150 8418 Pickering Ave.	Blanche Banks
MIRNA WAY	2133 STENTON AVE	Mirna Way
MARCIA RICHARDS	6252 N. 18 th STREET	Marcia Richards
Emma Nobles	1533 ORLAND ST.	Emma Nobles
Geneva Rawls	6050 N 12 th ST	Geneva Rawls
Mary Adams	6653 Ogontz Ave / F.	Mary Adams
Rose M. Moore	1815 Glendale Ave.	Rose M. Moore
Ellen Simmons	19138 6332 N. Lambert St.	Ellen Simmons
Velma Swan	6903 Cedar Park	Velma Swan
Anna Susan	6608 W Grady St.	Anna Susan
Sean A. Carrington	7157 CEDAR PARK AV	Sean A Carrington
Cathy Coates	19126 6529 N. 17 th ST.	Cathy Coates

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Name	Address/Phone	Signature
DANNY THOMPSON	267-694-3362 4679 HAWTHORNE ST	<i>D. Thompson</i>
Donion Brown	215-778-3180 5343 Hedge St	<i>Donion Brown</i>
DEBORAH D FULTON	6730 Limekiln Pk	<i>Deborah D Fulton</i>
THOMAS MAXO	215-549-2819 5710 N. MARVINE ST	<i>Thomas Maxo</i>
Barbara Mearns	8038 Rodney Street 19128	<i>Barbara Mearns</i>
Kim M Powers	9002 Appala Cree	<i>Kim M. Powers</i>
Olean McNeil	8440 P. C. Kerling Ave	<i>Olean McNeil</i>
Irene Mapp	1204 Upper Valley Rd	<i>Irene Mapp</i>
MICHAEL A WEE	215-999-6040 6750 LIMEKILN PIKE	<i>Michael A Wee</i>
Al Dunson		
William Jarvis	6907 North Ave.	
Connie Harris	7836 Forrest Ave	<i>Connie Harris</i>
Elizabeth Smet	1130 E. FARRINGER ST	<i>Elizabeth Smet</i>

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Name	Address/Phone	Signature
THOMAS HOLLOWAY	1410 WHARTON ST. PHILA PA 19146	
MARCY HURT	1103 E. Cheltenham Ave Phila, PA 19124	marcyeteen@ gmail.com
Bartha Greene	6906 Harvett Ave Phila Pa	Bartha Greene
John K. Poeter	8505 WILSON AVE	JOHN K. POETER
KENNETH JOHNSON	1410 WHARTON ST PHILA PA 19146	Kenneth Johnson
Willis Brown	6801 CEDAR PARK AV. 19138 215-549-2200	Willis Brown
WAYNE GARRIS	215-924-9737 7345 N 19th ST	Wayne Garriss
April Grove	2000 E Ritten. 215-549-3949	A. Grove
Christina Bush	4729 Ruschell St. 267-437-3459	C. Bush
Barbara Jackson	357 W. Johnson St. Phila PA 19144 267-385-6258	B. Jackson
ELOISE WRIGHT	215-424-0322 Phila, PA 1826 ELSTON ST. 19126	Eloise Wright
Laurie Spills	215-924-7946 19138 6815 N 20th Phila	Laurie Spills
STEPHANIE P. JOHNSON	5316 N. CARUSLE ST. 215-455-1372 (1941)	

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Name	Address/Phone	Signature
Pamela Smith	6926 N. 19th St	215-924-2532
Betty Chandler	6943 Forest ave	Betty Chandler
Sylvia Matthews	1856 Forest Ave	215-549-4561
Chris Webb	329 Cheswick Drive	Chris Webb
Wendy Grant	6831 N. 17th St	Wendy Grant
Robert Williams	6742 Lemmer Ave	Robert Williams
Robert Hammond	7610 Forest	Robert Hammond
Abie Fuller Jr.	8223 Thouron Ave	Abie Fuller Jr.
CARRIE WRIGHT	1030	
Lillian Davis	6901 Gorty	Lillian Davis
John H. Smith	245 Tulpeocken Ave	John H. Smith
Marshall	7416 Beane Rd	Marshall
Alycia Brown	1613 E Washington Ln	Alycia Brown

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Name	Address/Phone	Signature
Aelene Foxx	7029 Cedar PK Ave	215-276-1147
Thomas Foxx	7029 Cedar PK Ave	267 532 6422
Chantell W I	7000 Cedar Park	267-709-5372
BOULH A LOWAY	7016 Cedar Park	215-547-3460
MITCHEL COMFORT	4223 BROOKVIEW	215-635-0473
Shirley V BROWN Shirley V. Brown	215-549-3321 1136 E. Slocum ST	Shirley V. Brown
Sudie Glass	5451 N. Marvine St	Sudie Glass
Delores Palmer	7601 GILBERT ST	Delores Palmer
Linda Fuller	215-242-2129 8223 THORPON AVE	Linda Fuller
Yolanda Walls-Holder	1517 E. Johnson St 215-548-8128	Yolanda Walls-Holder

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Name	Address/Phone	Signature
Lenora Bullard	1536 E. Walnut La	Lenora Bullard
CARRIE WRIGHT	1030 BRIDGE ST	Carrie Wright
Willie ARTES	7443 Gilbert St	Willie Artes
NALLE ARTES	" "	Nalle Artes
CATHERINE HARRIS	1613 E WASHINGTON	Catherine Harris
RICHARD HARRIS	1613 E WASHINGTON	Richard Harris CATHERINE
GERALDINE HEWRY	3027 E. Rittenhouse 19138	Geraldine Hewry
Anthony Anderson	1918 East Haines St	Anthony Anderson
Bernistrie Lewis	6984 E. West St	Bernistrie Lewis





affordable housing

October 27, 2014

Mr. Edgar A. Howard
Ward Leader
10th Ward Democratic Committee
PO Box 14275
Philadelphia, PA 19138

Ms. Isabella Fitzgerald
Legislative Assistant and Community Outreach
Representative Dwight Evens
7174 Ogontz Avenue
Philadelphia, PA 19138

Re: GALA – Golden Age Living Accommodations
2032 E. Haines St., Philadelphia, PA

Dear Mr. Howard and Ms. Fitzgerald,

Thank you both for your continued and ongoing individual support of the GALA project and that of the 10th Ward Democratic Committee, the RCO which represents the section of Mt. Airy where GALA will be developed.

Please be advised that this year in addition to our application to the Pennsylvania Housing Finance Agency for Low Income Housing Tax Credits we will also be submitting an application to Philadelphia's Office of Housing and Community Development for HOME Funds as well as an application to the Philadelphia Housing Authority for ACC funds that will go towards the support of seven very low income units at GALA. This application to PHA will result in a Mixed Finance Transaction and as such I am required to notify the Resident Community Organization(s) within 200' of the project (Reference is hereby given to the City of Philadelphia Bill No. 130657).

As always if you have any questions or comments related to this project please do not hesitate to call me at 610-647-3201.

Very truly yours,

A handwritten signature in black ink, appearing to read "Bruce R. Morgan".

Bruce R. Morgan
President





affordable housing

October 27, 2014

Mr. Kelvin A. Jeremiah
President and CEO
Philadelphia Housing Authority
12 South 23rd Street
Philadelphia, PA 19103

Re: GALA – Golden Age Living Accommodations
2032 E. Haines St., Philadelphia, PA 19138
62 Unit Senior LIHTC Property

Dear Mr. Jeremiah,

Conifer Realty, LLC in conjunction with BCM Affordable Housing and the Mt. Airy Baptist Church are working together with the City of Philadelphia's Office of Housing and Community Development and the Pennsylvania Housing Finance Agency to raise the requisite funds (HOME and LIHTC) to develop the Golden Age Living Accommodations, a 62 unit affordable senior project in Mt. Airy. As part of our financing efforts we will also be working with PHA to support seven units at the project that will house very low income residents (20% AMI) through an ACC contract. As part of this process we have met with Councilwoman Tasco, Representative Evens, the Philadelphia Planning Commission, the West Oak Lane Ministerium and the 10th Ward Democratic Committee (the RCO for this section of Mt. Airy) all of whom support this project. By way of this letter please note that we have two signed petitions from approximately 300 neighbors whom we have also met with who support our project as well as the 120 attendees who were present when we appeared before the RCO. That being said, please take this letter as a certification on the part of BCM and Conifer that the comments made by the residents, the public housing residents and the community groups related to this project have been taken into consideration when crafting the revitalization plans for this project.

As always if you have any questions or comments related to this project please do not hesitate to call me at 610-647-3201.

Very truly yours,

A handwritten signature in black ink, appearing to read "Bruce R. Morgan".

Bruce R. Morgan
President