

7. DEVELOPER CAPACITY AND QUALIFICATIONS

a. Owner

Gardner Capital is a national syndicator, builder and developer of multi-family housing. For over 20 years, Gardner Capital and its affiliates have been investing in affordable housing, resulting in the creation or preservation of thousands of housing units for low to moderate income families and seniors. In its development capacity, since 1993, Gardner Capital has developed over 40 properties in Missouri, Arkansas, Kansas, Texas and Oklahoma. The company has recently expanded development activities to Florida and Pennsylvania.

Greater Bible Way Temple has been playing an important role within the local community at its current location since 1984 beyond being only a religious institution. The Temple has been organizing social and community activities, and providing supportive services for its constituents and the surrounding communities. As a co-developer for this project, the Temple will leverage the deep understanding and the long-standing relationship it has been maintaining with the local neighbors to engage the communities in the design and development process for Greater Bible Way Senior Apartments. For this development, Greater Bible Way Temple will also expand its current social service programs to develop a comprehensive supportive service plan for the future senior residents.

b. Team Structure

Gardner Capital, in conjunction with Diamond and Associates – the project’s local housing consultant- will manage the development process in consultation with other members of the team. Greater Bible Way Temple will be the community connection, engaging and communicating with local neighbors to inform the development and make sure that the best possible housing will be developed..

November,
2014

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

Contractor: Domus, Inc.

Architect: Kramer + Marks

Property Manager: Multifamily Management of Philadelphia

Housing Consultant: Diamond and Associates

Team Experience

Gardner Capital has been developing in multiple states over the last few decades. In 2013, Gardner identified Pennsylvania as a new state in which it wanted to develop. , To assist in its expansion efforts, Gardner Capital engaged **Diamond and Associates**, a Philadelphia-based affordable housing consultant and development firm with over 20 years of experience in creating affordable housing mainly within but not limited to Pennsylvania. The firm's work has resulted in more than 6,000 affordable housing units, securing financing from a wide range of funding sources including 9% and 4% Low-Income Housing Tax Credits, HUD 202 and 811 funding, FHLB Affordable Housing Program funding, CDBG, HOME and housing trust fund funding, as well as operating subsidy funding. Diamond and Associates brings its rich experience in building affordable housing in the City of Philadelphia to devise the most effective and sustainable plan for the development and operations of Greater Bible Way Temple Senior Apartments.

Founded in 1977, **Kramer + Marks Architects** has extensive experience in design and support services for alterations, renovations, conversions, rehabilitation and new construction. Assignments have included affordable housing, shopping centers, auto dealerships, industrial facilities, offices, schools, public libraries, food service facilities, churches, YMCAs and daycare facilities. These projects have ranged from \$50,000 to \$20 million in project cost.

Multifamily Management Services (MMS) provides property management services in the affordable housing industry, including services for approximately 1,500 apartment units within the Philadelphia region through its local arm, Multifamily Management of Philadelphia (MMP). MMP is devoted, without compromise, to the services of the residents and owners of affordable communities. It is their primary and only purpose. C. Detailed background information and lists of properties under management are as attachments here.

c. Profile of Principals and Staff

Joe Chambers, Managing Director-Southeast

At Gardner, Mr. Chambers leads all aspects of development and investments for new multifamily projects with a focus on the Southeast United States.

Prior to joining Gardner, Mr. Chambers was a Vice President for The Michaels Development Company, where here he managed the Orlando office and was responsible for development of affordable and mixed-finance projects in Alabama, Florida, Georgia, Mississippi, and Texas.

Before his tenure at Michaels, Mr. Chambers entered the affordable housing industry when he joined Picerne Development Corporation where he worked primarily on Low Income Housing Tax Credit developments ranging in size from \$5 million to \$85 million.

Chambers holds a Bachelor's of Science degree in Finance from the University of Central Florida. Mr. Chambers is active in his community serving as Vice-Chair on the Affordable Housing Advisory Board for the Orange County Commission as well as a member of ULI and 1000 Friends of Florida.

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Bishop Peterson - Greater Bible Way Temple

Bishop Benjamin Peterson, Jr. took over as Senior Pastor of the Greater Bible Way Temple, Philadelphia in 1994. Bishop Peterson is an activist in the communities in which he has served in areas of low-income housing, childcare, before and after school programs, economic development, workforce development, youth activities and elder care. He has received numerous proclamations and commendations from the President, Governor, Mayor and City / Local Representatives.

Bishop Peterson serves as the Senior Pastor of Greater Bible Way Temple (two locations in Pennsylvania), Philadelphia (52 & Bible Way Streets) and Harrisburg (18 Walnut Streets); Chief Operating Officer of Lancaster Hall; Co-Founder of New Life Development Corporation (non-profit organization which serves the community through educational, cultural and economic enhancements); Executive Board of Bishops and General Secretary for the Bible Way Churches World Wide (BWCWW); Advisory Board Member of several Charter Schools and City/Local Organizations, Member of Philadelphia Police Clergy in the 19 District, Vice-President of PAAC (Pennsylvania Association of Apostolic Churches), Board Member of West Philadelphia Empowerment Zone and serves on the Board of Directors of AAIM, Inc..