

**Lomax Real Estate Partners, LP
200 Highpoint Drive, Suite 215
Chalfont, PA 18914**

March 17, 2021

Representative Jerry Knowles, Chairman
113 Ryan Office Building
Harrisburg, PA 17120-2104

Re: HB 581

Dear Chairman Knowles:

Lomax Real Estate Partners, LP supports HB Bill 581 that Representative Solomon plans to offer on the House floor on March 22nd. This bill will help to support the production and the further preservation of affordable homes in the Commonwealth of Pennsylvania.

The Covid-19 pandemic has put into stark contrast the increasing need for affordable housing in Philadelphia. As important if not more so is affordable home ownership. As we watch the fibers of our social contract fray, the inequities suffered upon the African American community have been put into stark contrast. Much of what we see unfolding on a daily basis has its roots in poverty which is the direct result of the legacy of slavery. Home ownership is a critical tool to build wealth in underserved communities.

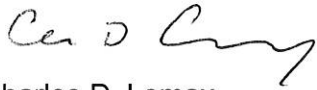
The Village Square on Haverford is a mixed use mixed income project located in the Mantua section of Philadelphia. The project covers two square blocks and contains a 21,000 sq ft grocery store, 112 workforce apartments, an 11,000 sq ft office building (which will be the new home of WURD Radio), thirty-two affordable units and 18 for sale home ownership units targeting buyers making 80% AMI.

One of the critical tools needed to make sure those homeownership units go to buyers in need is the ten year tax abatement. Sixteen of the units will be small three bedroom one and a half bath townhomes. Two of the units will be for sale triplexes targeting buyers who have historically been tenants in affordable housing.

For the triplexes our goal is to utilize a favorable financing structure to cover the down payment, have the owner live in the first floor unit and rent the second and third floor units to market rate tenants. Located proximate to University City it is our hope that these properties will appreciate over time offering ownership the benefits of a wealth generating asset.

Critical to allowing access to these units is folding the ten year tax abatement into the financing structure. Reducing the down payment and providing a runway to build wealth over the abated period. Affordable home ownership in an appreciating neighborhood with a ten year tax abatement in place provides an opportunity to create real wealth for needy families. Truth be told, under the right circumstances, for the right projects, an argument could be made to extend the abated period to fifteen or twenty years. Thank You.

Best,

A handwritten signature in black ink, appearing to read "Charles D. Lomax". The signature is fluid and cursive, with the first name "Charles" being the most prominent.

Charles D. Lomax