

MADELEINE DEAN  
4TH DISTRICT, PENNSYLVANIA

COMMITTEES  
JUDICIARY COMMITTEE  
FOREIGN AFFAIRS COMMITTEE

**Congress of the United States**  
**House of Representatives**  
Washington, DC 20515-3804

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March 31, 2023

The Honorable Tom Cole  
Chairman  
Committee on Appropriations  
Subcommittee on Transportation,  
HUD, and Related Agencies  
2207 Rayburn HOB  
Washington, DC 20515

The Honorable Mike Quigley  
Ranking Member  
Committee on Appropriations  
Subcommittee on Transportation,  
HUD, and Related Agencies  
2039 Rayburn HOB  
Washington, DC 20515

**Re: Community Project Funding Request for Habitat for Humanity MDC**

Dear Chair Cole and Ranking Member Quigley:

I am requesting \$1,000,000 in funding for the Pottstown Dairy Redevelopment project in fiscal year 2024 through the Housing - CDBG, Economic Development Initiative (EDI) account.

The entity to receive funding for this project is Habitat for Humanity MDC, located at 533 Foundry Rd, Norristown, PA, 19403.

If funded, this project will require the demolition of a bighted single-family home, a warehouse and an equipment shed. All found environmental deficiencies will be remediated. Habitat for Humanity will build five single family homes in a townhouse style, matching existing architecture on the block. The homes will be approximately 1500 sq. feet and consist of 3 -4 bedrooms and 2 bathrooms. Habitat builds safe, decent, homes, that are energy efficient and easily maintained. Homes will be sold to low/moderate income families currently residing in Montgomery or Delaware Counties. The cost of the home will not exceed 30% of the family gross monthly income. This is possible by Habitat for Humanity MDC providing the mortgage for an ultra low (0-3%) interest rate and originating and servicing the mortgage for 30 years. Property values are stabilized by a silent second mortgage that is forgiven when the first is satisfied by the homeowner. The home remains affordable for 30 years and can be transferred to heirs.

The project is an appropriate use of taxpayer funds because Pottstown Borough is an approved census tract, with community groups committed to the improvement of their neighborhoods. Habitat for Humanity Montgomery and Delaware Counties has been actively developing and rehabilitating blighted homes in Pottstown for over 30 years. Utilizing tax-payer dollars for homeownership investment reduces dependency of low/moderate income people on government funded rental subsidy programs and encourages further Economic Development in the area.

The project has a federal nexus because the funding provided is for purposes authorized by 42 U.S.C. 5305 (a) (1).

I certify that I have no financial interest in this project, and neither does anyone in my immediate family.

Sincerely,

A handwritten signature in blue ink that reads "Madeleine Dean". The signature is written in a cursive style with a prominent initial "M".

Madeleine Dean  
Member of Congress