

MADELEINE DEAN  
4TH DISTRICT, PENNSYLVANIA

COMMITTEES  
JUDICIARY COMMITTEE  
FOREIGN AFFAIRS COMMITTEE

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

WASHINGTON OFFICE  
150 CANNON HOUSE OFFICE BUILDING  
WASHINGTON, DC 20515  
202-225-4731

DISTRICT OFFICE  
115 EAST GLENSIDE AVENUE, SUITE 1  
GLENSIDE, PA 19038  
215-884-4300

1200 EAST HIGH STREET, SUITE 105  
POTTSTOWN, PA 19464  
610-382-1250

May 10, 2024

The Honorable Tom Cole  
Chairman  
Committee on Appropriations  
H-305, the Capitol  
Washington, D.C. 20515

The Honorable Rosa DeLauro  
Ranking Member  
Committee on Appropriations  
1306 Longworth HOB  
Washington, D.C. 20515

Dear Chairman Cole and Ranking Member DeLauro:

I am requesting funding for LaMott Senior Affordable Housing in fiscal year 2025. The entity to receive funding for this project is Redevelopment Authority of the County of Montgomery, located at 104 West Main Street, Norristown, PA, 19401.

The funding would be used for LaMott Senior is a new construction 100% senior affordable housing development located in south Cheltenham Township of Montgomery County bordering the City of Philadelphia, which consists of 60 rental units serving low- and moderate-income (20-60% AMI) senior residents (aged 55 and older). Adjacent to the LaMott African Methodist Episcopal (A.M.E.) Church, the existing vacant lot, once developed, will offer high-quality and much-needed affordable housing units as well as community amenities and supportive services for the senior population, contributing to the equity, safety, mobility, and overall wellbeing of the local community. The project will be designed to achieve certification under ENERGY STAR New Construction Multifamily program. Upon completion, the project will greatly benefit the low- and moderate-income families in the local community and help address the socioeconomic inequalities by offering equitable access to housing.

The project is an appropriate use of taxpayer funds it will provide the local community with much-needed housing and services. It will also be a self-sustaining project once completed with no continued funding required to maintain operation, as the rental and service income of the property will cover both the operating expenses and interest payment for the permanent loan. However, the commitments of various funding sources are crucial at the development stage of the project. For new construction affordable housing projects like this, construction costs make up most of the capital budget, which have been rising rapidly over the past few years and continue to do so. Other funding sources currently identified are not sufficient to cover the construction costs alone. To ensure safe, accessible, and high-quality affordable housing for the local community, additional funding sources such as the Community Project Funding Request are needed.

The project has a federal nexus because the funding provided is for purposes authorized by 42 USC 5305(a)(1), 5305(a)(2), 5305(a)(4), and/or 5305(a)(5).

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