



FOR IMMEDIATE RELEASE

Brandywine Realty Trust Unveils \$5.6M Neighborhood Engagement Initiative in Conjunction with Schuylkill Yards

Largest neighborhood initiative in Philadelphia to result in job creation, capacity building and affordable housing development

Philadelphia, PA (June 27, 2017) – Brandywine Realty Trust (Brandywine) announced today a \$5.6M job creation and community engagement program as part of Phase I of its [Schuylkill Yards](#) development in University City.

In developing this program, Brandywine worked collaboratively with neighborhood groups and stakeholders to create Philadelphia's largest and most innovative neighborhood engagement initiative to date. Through a combination of direct program implementation and grant funding, this comprehensive program addresses multiple areas of stated community need including (1) small, local, and minority business development; (2) job creation and career advancement; (3) affordable housing and housing preservation; (4) community organization capacity building; and (5) educational support.

"A key component of Brandywine's mission is active support of the communities in which we operate," said Jerry Sweeney, President and CEO of Brandywine Realty Trust, "It's important that our projects not only serve our investors and partners, but also the communities that house them. This initiative emphasizes Brandywine's commitment to working closely with community stakeholders to improve Philadelphia's neighborhoods, and ensure Schuylkill Yards serves as a bridge to West Philadelphia communities."

Brandywine's Neighborhood Engagement Initiative will engage, employ, and help strengthen West Philadelphia. The initiative is designed to provide capital and capacity to local and minority businesses; employ local workers; provide needed job training and workforce advancement; preserve and add to the housing stock for all income levels; and encourage community organizations to fully engage in all aspects of their neighborhood development.

Mayor Jim Kenney praised Brandywine's announcement, "I'm particularly excited to see Brandywine's commitment to apprenticeship opportunities and career advancement, which complement the Penn Assist program and the workforce diversity model that my Administration and City Council plan to adopt for Rebuild. Through this model, men and women will be given real opportunities to learn a trade, and to earn money while they learn. And just as importantly, Philadelphians who haven't yet benefitted from our city's recent development and construction boom, will have the opportunity to partake."



“The investment Brandywine Realty Trust is making in the people and the communities of West Philadelphia is commendable. In leading the Construction Apprenticeship Preparatory Program, I am able to see first-hand the direct impact this initiative is having on each individual involved and the sense of pride they gain upon graduating from the program and at their first day on the job,” said Walter McGill, Executive Director of the Construction Advancement and Placement Program (CAPP). “Because of this initiative, many men and women will be granted the opportunity to build and re-shape the communities they grew up in, providing a more sustainable future for their families and neighbors.”

Small, Local, and Minority Business

To further develop and strengthen the small businesses within the communities surrounding Schuylkill Yards, Brandywine has:

- **Established the Grow Philadelphia Capital Fund** in partnership with The Enterprise Center. This fund will provide low cost capital – with an interest rate of 1% - directly to City of Philadelphia Minority Enterprises to accelerate growth, enhance employment opportunities for citizens and drive economic development in the community. Brandywine will provide \$500,000 as seed capital, and will direct a percentage of every Schuylkill Yards construction contract to the fund. This contribution will be tied to each contractor’s performance, and a portion of each contractor’s fees may be forfeited and retained permanently by the Fund for failing to meet minority and local contracting and labor content goals.
- **Created a Local Sourcing Initiative** to assist in creating new procurement channels for West Philadelphia based businesses, by opening the doors to Brandywine and its tenant base as potential clients. Through this program Brandywine has been working with its tenants and local businesses to make introductions, and will fund a 10% discount for all tenants to purchase goods or services from West Philadelphia vendors. .

“The Brandywine Realty Trust initiative has the power to enact real change for minority small businesses,” said Della Clark, President of The Enterprise Center. “When our local minority businesses have access to both capital and procurement opportunities, it drives growth and helps create local jobs. We are looking forward to partnering with Brandywine on their new initiative to become a model for real and positive outcomes. This model demonstrates how developers can approach their partnerships with institutions, the community, and small businesses by working together to create impact through diversity and inclusion.”

Job Creation

Brandywine is committed to providing trade training and apprenticeship to individuals who are interested in a career in the construction industry. In partnership with Philadelphia Building Trades, Brandywine is sponsoring the Construction Apprenticeship Preparatory Program (CAPP), a 15- week classroom based curriculum designed to prepare candidates for the required entrance exams and interviews to place them as an apprentice with one of the skilled building trade unions. Participants who pass an apprentice exam



will be offered employment as an apprentice on a Brandywine project. CAPP is off to a strong start, with our first cohort of 25 West Philadelphians, ranging in age from 19 – 43, currently preparing for various trade exams. To date, 8 candidates have passed the carpenter apprentice exam, and 5 previously under or unemployed young men from West Philadelphia are working today as union apprentices.

Residents seeking employment opportunities outside of the construction field will also receive assistance. Brandywine will continue and expand its practice of structuring arrangements with contracted building operations vendors to hire locally; and will host job fairs and facilitate participation by Brandywine tenants. Utilizing this process, Brandywine has increased the percentage of Philadelphians employed in operations service contracts in its University City portfolio to 90%.

Community Engagement

Brandywine strives to have a positive impact on the quality of life in the cities and suburbs it serves and uses its projects as a bridge to connect with each of these communities. Through the Neighborhood Engagement Initiative, Brandywine has committed to:

- **Contributing \$3.1M as a grant** to a joint Community Fund that will provide capital for **affordable housing and preservation initiatives, additional small business and employment programs, community capacity building, and educational support for local public schools** in Mantua and Powelton Village. Allocation of the funds will be determined by a Community Fund Management Group comprised of a representative from: Mount Vernon Manor CDC, Mantua Civic Association, Powelton Village Civic Association, People’s Emergency Center, and the Offices of the Third District Councilperson of the City of Philadelphia.
- Creating a **Community Design Advisory Group**, consisting of one representative from each of the five local community groups, to provide input and feedback on the use and development of the Schuylkill Yards.
- **Providing Community Developmental Corporation (CDC) co-development opportunities** by issuing a request for proposal to West Philadelphia-based CDCs at the onset of each project, and hiring the selected firm to serve as a paid co-developer. The partner CDC will earn revenue to support its organization and build capacity for its staff to execute on larger and more complicated projects.

Schuylkill Yards, a 14-acre master planned community to be developed on land owned by Drexel University and Brandywine, will be an integrated urban environment, offering a collaborative and connected community made up of educational and medical institutions, businesses, residents and visitors bound together by the pursuit of innovation. The first phase of the \$3.5 billion, 15-20-year mixed-use development project will enhance the public realm through the creation of a 1.3-acre park at the corner of 30th and Market Streets to be known as Drexel Square, the Bulletin Building, 3001-03 JFK Boulevard and 3025 JFK Boulevard for a total of 4.6 acres.



The CAPP training and apprenticeship program is underway, and the remainder of the Community Engagement Initiative is slated to be implemented in Summer of 2017 when Phase I breaks ground.

About Brandywine Realty Trust: Brandywine Realty Trust (NYSE: BDN) is one of the largest, publicly traded, full-service, integrated real estate companies in the United States with a core focus in the Philadelphia, Washington, D.C., and Austin markets. Organized as a real estate investment trust (REIT), Brandywine Realty Trust owns, develops, leases and manages an urban, town center and transit-oriented portfolio. Brandywine Realty Trust's deep commitment to their communities was recognized by NAIOP naming Brandywine the 2014 Developer of the Year — the highest honor in the commercial real estate industry.

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