

Phase I of Anthony Wayne Senior Housing Completed

PHILADELPHIA, PA

Project Profile

Development of a 39-unit, 4 story senior housing building

Project Team

Contractor: Allied Construction Services

Architects: JKRP Architects

Property Manager: Altman Management Company, Inc.

Total Development Cost

\$7.6 Million

Completion Date

2004



The Altman Group began the 3-part project of developing a longtime vacant school building into Anthony Wayne Senior Housing in Philadelphia. Designed by JKRP Architects and constructed by Allied Construction Services, the building is managed by Altman Management Company. Phase I of this housing initiative involved fully rehabilitating a vacant 4 story elementary school into 39 apartment units. Completed in 2004, this initial phase required a full-gut with environmental abatement, new elevators, mechanical, electrical, plumbing, and new interiors.

These Philadelphia apartments are 1-2 bedrooms and intended for low to moderate income seniors. Amenities for the apartments include a community room and kitchen, social services, on-site parking, laundry, and lounge areas. These low-income rentals were designed with senior residents in mind, offering handicap accessibility, and elevators.

The total development cost for Phase 1 was \$7.6 million. This project was funded by equity from Low-Income Housing Tax Credits (LIHTC), PHFA Penn HOME Funds, City of Philadelphia HOME Funds, First Mortgage, and Reinvested Developer Fee.