

Phase III of Anthony Wayne Senior Housing Completed

PHILADELPHIA, PA

Project Profile

Development of a 45-unit, 3 story senior housing building / 44,000 sq. ft. of 1-2 bedroom units

Project Team

Contractor: Allied Construction Services

Architect: JKRP Architects

Property Manager: Altman Management Company, Inc.

Total Development Cost

\$14.4 Million

Completion Date

May 2018



The Altman Group recently developed phase III of Anthony Wayne Senior Housing which consists of a 3-story new construction building. The building was designed by JKRP Architects to meet Passive House Standards and was built by Allied Construction Services. It contains 45 units of 1-2 bedroom apartments for low to moderate income seniors (62+) and is managed by Altman Management Company.

The amenities include a community room and kitchen, social services, on-site parking, laundry, and lounge areas. Each unit is equipped with Energy Star Appliances, low VOC paint, and low flow water fixtures to protect the environment. The community is located near public transportation, retail centers, emergency services, and medical care to keep senior residents nearby. This project, along with the first two phases, assists in providing 130 units of safe, low-income senior housing for Philadelphia.

The successful development has been recognized and is a finalist for the Green Building United 2019 Groundbreaker Award.

The project was funded by equity raised from Low Income Housing Tax Credits (LIHTC), City of Philadelphia HOME Funds and Reinvested Developer Fee.