

TAB: 8: Prior Affordable Housing Experience

Diamond and Associates has supported three Section 9 Affordable Housing developments; Angela Court I and Angela Court II, and the Jessup Redevelopment Project. Angela Court I and II are new construction apartment developments exclusively for independent, low income seniors, 62 years and older. 100% of the apartments are assisted by Section 9 operating subsidies so that the residents pay no more than 30% of their gross monthly income toward housing expenses. 100% of the apartments are adaptable and visitable by a wheelchair user, and 6 of the apartments are wheelchair accessible. Amenities also include health and wellness facilities, on site laundry facilities, a shared community room, and optional access to meals and housekeeping services through the adjacent St. Ignatius Nursing Home. The Jessup Redevelopment Project is a new construction development of 76 family units, and a mid-rise senior building with approximately 40 units. It provided the Borough of Jessup with the Housing Authority's first newly constructed affordable housing in over two decades.

With these three developments, Diamond and Associates has supported over 200 Section 9 units, in addition to supporting an overall 6,000 affordable housing units.

Shift Capital's current and completed projects include:

MaKen Studios (Kensington, Philadelphia): Comprised of nearly 300,000 square feet of versatile studio, live/work, office, event, and educational space, MaKen Studios is two repurposed industrial buildings in North Philadelphia structured to foster the development and sustainability of successful professional entrepreneurial crafts and tradespeople, and small manufacturers to revitalize the Kensington maker community.

The Lacey (Washington D.C): The Lacey is a ground-up, 26-unit residential condominium building located in Washington, D.C. The building has brought an unparalleled level of modernity and intelligent design to the U Street corridor and has received national acclaim; its accolades include profiles in magazines

like *Urban Land*, the Northern Virginia AIA's Award of Excellence in Residential Architecture, *Builder Magazine's* 2010 Builder's Choice Design and Planning Award, and more.

2100 W Tioga Street (Nicetown, Philadelphia): Completed in 2012, this 41-unit residential facility was a gut rehab of an existing, vacant building. The units were mixed between one-bedroom and studio apartments. In 18 months, the project was renovated, leased and refinanced. This project was funded by The Reinvestment Fund.