

## 1. Narrative Description of Project

**The Allegheny West Plaza: A Passive House Senior Living Community** is a **senior housing** development that will bring forty-four (**44**) **senior housing units** to low income seniors. The project's developer, The Allegheny West Foundation (AWF), **seeks unit-based operating subsidy for all 44 units**, which will enable it to charge rents affordable to the extremely low and low income individuals and households within this population. AWF is a nonprofit community development corporation that is actively engaged in the revitalization of the Allegheny West/Tioga neighborhood. For over 35 years they have been a cornerstone of the Allegheny West community, working to rehabilitate housing and commercial real estate, attract new residents, improve the quality of life and restore pride in the neighborhood. The AWF Plaza meets many of PHA's goals for the Local Unit-Based Operating Program, including: increasing the number of available, affordable units for extremely low and low income households and fostering PHA's efforts associated with the revitalization of housing in areas targeted by the City of Philadelphia.

The AWF Plaza is a 9% low income housing tax credit (LIHTC) project for which we will apply for an allocation of tax credits from the Pennsylvania Housing Finance Agency in January 30, 2015 and have applied for City funds on November 21, 2014. The new construction, mixed-use project will be built on a site that consists of three recently consolidated, vacant parcels located at 2221-2223, 2225-2227, and 2229-2231 West Venango Street. The consolidated parcels are all currently owned by or under agreement with the Allegheny West Foundation. Please see the enclosed evidence of site control at the end of Section 12, Readiness and Project Schedule. **AWF has full site control and is ready to proceed with an award of tax credits.**

AWF will transform this imposing, vacant, unused location into a 5-story, 53,970 S.F. structure. The project will consist of **44 one-bedroom apartments** and is designed with energy efficiency and transit orient design at the forefront and will meet Passive House standards. Each unit will include a washer and dryer and fully equipped kitchens with dishwashers, among other amenities. The residential portion of the building, floors 2 through 5 is a total of 43,020 S.F., plus the ground floor contains a **1500 square foot community room** in which residents can gather with each other and entertain family and friends, as well as an outdoor gathering area, a mailroom, and a rental office. A landscaped parking area provides space for 27 cars. The AWF Plaza will be **100% visitable** and include **6 fully handicap accessible units** (2x as many as required) plus **4 units for individuals with sensory impairments**. A complete set of architectural plans, including a site plan, floor plans, elevations, and rendering can be found in Tab 5, Site/Layout. Photos of the site on which it will be built can also be found in Tab 5.

On the ground floor of the development there will be a 5,070 square foot corner commercial space (the residential and commercial portions of the building will have separate entrances). A portion of the space will be occupied by the Tasty Thrift Shop, which AWF currently operates and a portion will be available for other commercial use. Residents of AWF Plaza will have easy access to necessary services and new job opportunities. Residents will have excellent access to transportation due to the directly adjacent 23<sup>rd</sup> & Venango Bus Loop, which is a newly renovated major SEPTA transportation hub. This is also an ideal means of reaching the site for visitors and employees.

The project will set the bar for green building in Philadelphia and will be among the city's first multifamily developments to receive **Passive House certification**. The AWF Plaza will require very little energy to heat and cool to comfortable levels due to the extremely tight

building envelope. With energy efficiency at the forefront of the project's design, the AWF Plaza will include the following sustainable design features:

- Taped zip sheathing on exterior walls and roof
- Rigid insulation at exterior siding
- R-19 wall insulation and R-38 roof insulation
- 10" XPS rigid insulation beneath the concrete slab
- Triple pane windows
- Energy-efficient heat recovery ventilation (HRV) units for fresh air intake
- Energy Star appliances, mechanical equipment, windows, ceiling fans, exhaust fans, and exit signs
- Sensitive site design that directs disturbance away from natural resources
- Water conserving fixtures in bathrooms and kitchens, including 1.2 gpf toilets, 1.5 gpm showerheads and kitchen faucets, and .5 gpm bathroom faucets.
- Low or no-VOC paints, primers, adhesives and sealants, and low formaldehyde wood products to create a healthy indoor environment
- Energy Star roof to reduce "heat island effect" and limit energy use for heating & cooling
- Environmentally preferable flooring (Green Label carpeting)