

## 7. Developer Capacity and Qualifications

### *Owner*

As is standard for LIHTC projects, the owner of the project will be a Limited Partnership in which The Allegheny West Foundation is the General Partner and will control the planning, development, and operations of the project. Please see below for more information on AWF's experience.

### *Team Structure*

The team members are as follows:

**Sponsor/Developer/Property Manager:** The Allegheny West Foundation (AWF) a nonprofit community development corporation that is actively engaged in the revitalization of the Allegheny West/Tioga neighborhood. (See attached 501©(3)) for proof of non-profit designation) 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.

AWF has years of experience in the revitalization of the North 22<sup>nd</sup> Street business corridor. The Allegheny West community's location in upper North Philadelphia puts it at the geographic center of the Philadelphia region. The community is strategically located just five miles from City Hall and within close proximity to the King of Prussia, Norristown, Conshohocken and the Philadelphia International Airport. Its proximity to these areas makes the community accessible to their employment opportunities and serves as stable economic buffers. The thriving and expanding community of nearby East Falls has potential to stimulate healthy economic growth in the Allegheny West community. In addition to the over 25 million in commercial and infrastructure development since its inception in 1974 AWF has rehabilitated over 300 homes

*AWF Plaza: A Passive House Senior Living Community*

representing an investment of approximately \$27 million in private and public funds, and developed two low income housing tax credit projects totaling 86 rental units that represent an investment of \$9.7 million in financing, of which they manage.

**Architect:** In order to perform predevelopment activities including architecture and other due diligence as part of the work sought by this RFP, AWF intends to use CICADA Architecture/Planning, Inc. a local, certified Woman-Owned-Business, and Passive House certified architecture firm. Founded in 1995, CICADA Architecture/Planning, Inc's mission is to offer institutional, educational, arts, and community development clients cost-effective projects, conscientious service, and sophisticated design. Nearly 20 years later, the firm's projects encompass the range of facilities needed to support a vibrant community: educational facilities, municipal and community facilities, housing and mixed-use development, arts and cultural facilities, and commercial spaces and restaurants. As lead architect on the AWF Annex project, AWF has hired Kurt Raymond, Principal at CICADA. AWF has successfully completed other projects with Kurt and his team in the past.

**General Construction Contractor:** Allied Construction is a privately held, family owned firm with a more than 60 year history with a reputation of success. Allied Construction has extensive experience working on multi-family housing projects where public financing requirements apply, including LIHTC. Projects include Jannie's Place – \$6,634,700 located in West Philadelphia; Pradera Homes II - \$10,138,000 located in Philadelphia; Mercy Douglass Residences \$2,137,750 value located in Philadelphia.

**Project Management/Housing Consultant:** Stone Sherick Consulting Group (SSCG) a Woman-Owned-Business certified LLC in Philadelphia will provide project management services to support the Owner in their development activities. SSCG has worked alongside Sherick Project Management, Inc (SPM) for years and has a wide range of clients and a variety of experience. Approximately 90% of SPM's current client base is non-profit organizations developing affordable housing and community facilities including multiple low-income senior housing developments such as the AWF Plaza. Both SSCG and SPM have worked successfully with AWF in the past.

**Attorney: Jeanine Dankoff, Esq., of Berman Indictor, LLP** will be the lead attorney on the project. An affordable housing development and finance specialist, Jeanine has represented both developer and public housing authorities in matters related to low income housing tax credits, tax exempt bonds, state housing finance agency loans, and conventional financing. She also advises clients on various regulatory and compliance issues in conjunction with these financing sources. Jeanine will assist AWF with the tax credit closing and HUD approvals.

### **Profile of Principals and Staff**

At the end of this section, please see enclosed profile for key Allegheny West Foundation staff. Ron Hinton, president of AWF, has over 35 years of experience in working to rehabilitate housing and commercial real estate, attract new residents, improve the quality of life and restore pride in the Allegheny West/Tioga neighborhood. The end of the section also includes materials on the various team members, and Passive House certification verification for CICADA Architecture/Planning and WBE certification for both CICADA and Stone Sherick Consulting Group.