

## 8. Prior Affordable Housing Experience

AWF has developed an estimated 400 housing units since they started their real estate program in the 1980s. Because of this program, they've brought over \$45 million into the Allegheny West community through housing investments. Eighty percent of this investment went to the creation of either new owner-occupied homes, or the stabilization of existing owner-occupied homes. The remaining 20 percent funded the development of rental housing. AWF has developed the following recent projects:

- *Allegheny West 1 and 2*- 86 tax credit units scattered throughout the Allegheny West neighborhood for affordable rental opportunities. This project has been owned and operated successfully for the past 15 years.
- *Mixed Use Facility Financing Initiative (MUFFI)*- AWF secured financing sources, developed and managed MUFFI, a new construction, mixed-use project that consisted of commercial space for retail or other commercial use on the first floor and residential rental on the second floor. The proposed development was built on the vacant lots at 1927-35 W. Lehigh Avenue and 2710 Opal Street. This mixed use facility includes 3,500 SF of retail/commercial space on the first floor and, on the second floor, 3 two-bedroom, 850 square foot rental apartments and 1 one-bedroom, 640 square foot apartment. The rental units are affordable and designed for low income households that are at or below 60% of Area Median Income. The target market for these units is single-person households and single-parent, one-child families. These households housing needs are currently under served, as the majority

of rentals are single family homes and smaller rental units that are in undesirable and dilapidated condition.

- *Forgotten Blocks 1, 2, and 3*- The redevelopment plan was a six phase strategy that targeted a six block neighborhood in the Allegheny West section of North Philadelphia which significantly improved the physical appearance of the neighborhood by removing 100 vacant sites and replacing them with 89 units, enabling 53 low income families to achieve the goal of homeownership, providing 36 rental units and added six sites for commercial uses.