Anthony Wayne Senior Housing Phase III
Leading the Development of Passive House Affordable Senior Housing in Philadelphia
Passive House | Enterprise Green Communities | ENERGY STAR

About the Project
The City of Philadelphia and Redevelopment Authority provided $1.5M in financing for the developer. An additional $3.25 million was leveraged in private equity provided by Hudson Housing Capital and Caycias Group through the purchase of Low Income Housing Tax Credits awarded by the Pennsylvania Housing Finance Agency. Elon Development worked collaboratively with local community stakeholders and the Grays Ferry Community Council.

The development is available to low- and moderate-income households. Each resident can access onsite services provided by the Philadelphia Senior Center. Six of the bedroom units are fully accessible and each unit meets visibility standards.

Every unit is equipped with ENERGY STAR Appliances, low flow water fixtures, and low VOC paint to help reduce impact on the environment. The building is designed using Passive House Design features. The building was developed by the Altman Group Development entity. Elon Development Co., Inc. It was built by Elon’s affiliated construction firm, allied Construction.

Impact
Anthony Wayne Senior Housing includes a 55+ unit townhome at a previously vacant site, built in 2014, 41 new units in Act 38 of the Kensington building, and a 15 and new construction Passive House building providing a total of 132 high-quality affordable senior housing in the Grays Ferry Community.

Project Team
- Architects: JWK Architects.
- Civil Engineer: Bohler Engineering.
- Structural Engineer: O’Donnell & Naccarato.
- MEP Engineer: Holstein White Inc.
- General Contractor: Allied Construction Services.

Green Features
- Certified ENERGY STAR Homes
- Will be built to Enterprise Green Communities 2015 criteria
- Will be certified Passive House + 2015
- Continuous exterior insulation and high density batts in 2x6 stud cavities
- R-10 under full slab
- Spray foam in band joints
- Low VOC paint, and low flow water fixtures
- Close to public transportation, retail centers, emergency services, and medical care
- High efficiency HVAC
- Reduced utility costs for low income seniors
- Reduced carbon footprint