

## New senior housing breaks ground in Ardmore

New development to provide affordable senior housing, while preserving a historic neighborhood.

Strategic Realty Investments, LLC, broke ground on Thursday, July 21, on a new senior housing community that serves as a model for how developers and communities can work together to improve their neighborhoods.

The new community, called Ardmore Crossing, is the result of an ongoing effort between the developer and the community, as well as the Township and county officials, to provide affordable housing to local seniors while remaining respectful to a more than 200-year old South Ardmore neighborhood.

Located on Spring Avenue, on a former PECO service center and truck repair facility, the new community will offer local sen-

iors 53 brand new apartments, while providing the community 31 market-rate town homes.

"We believe our combined efforts have resulted in a rare win for the community, the township, and the developer," says Peter Monaghan, Chief Investment Officer of Strategic Realty. "This development is the result of a number of stakeholders coming together to address mutual concerns, and finding a solution that works on every level."

Monaghan says that the process began over three years ago, when Strategic Realty became involved with the property and proposed market-rate town homes. That was followed by ongoing discussions with the Township and Reverend James Pollard, head of Zion Baptist Church, which sits adjacent to the property.

"We came forward with our concerns that an upscale town-



Main Line Life photos – PETE BANNAN

Officials help break ground on new senior housing in Ardmore.

house community would threaten the culture of our neighborhood," says Reverend Pollard. "The developer was open to our input and listened to the community's need for affordable senior housing that would keep long-time residents here in Lower Merion."

To find a solution, Strategic Realty partnered with Canus Corporation, who specializes in affordable senior housing. "Our goal was to find a solution, so we reached out and worked with experts in the field," says Monaghan.

To assure the economic viability of the project, Strategic Realty, the community, and the

Township agreed to include 31 market rate town homes.

"This is the first affordable senior housing community to open in Lower Merion since Ardmore House opened its doors in 1986," says Maryam Phillips, Lower Merion Commissioner for the Fourth Ward.

"The demand for senior housing is huge. Seniors want to remain a vital part of our community, but the cost of housing has made it nearly impossible for many of them. This community serves as a model for how neighborhood groups and the township can work shoulder-to-shoulder with developers to find creative solutions that work for everyone."



Officials had their shovels out and got to work at Ardmore Crossing.