

# Who We Are at Astoria Housing Partners

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Astoria Housing Partners is an experienced real estate developer tackling the critical issue of affordable housing in the eastern United States for middle and low-income families.



## **Building Opportunity, Not Just Apartments**

We believe access to safe, high-quality housing is a cornerstone of opportunity. We focus on workforce and affordable housing that empower residents and strengthen the communities we serve.

## **Adaptive Re-Use: Transforming Buildings, Transforming Lives**

We reimagine existing structures. Our approach is to acquire underperforming or vacant office and industrial spaces in prime locations with excellent public transportation access. Our strategy revitalizes urban centers, promotes walkability, and reduces reliance on car ownership.

## **LIHTC and Historic Tax Credits: Building Affordability**

We create beautiful, modern apartments utilizing Low-Income Housing Tax Credits (LIHTC) and Historic Tax Credits when applicable. This allows us to offer rents at approximately 80% of market value, ensuring affordability for middle and

low-income working families who meet income qualifications (typically earning less than 60% of the Area Median Income).

### **Beyond Shelter: Creating a Place to Thrive**

We go beyond simply providing four walls. Our apartments feature premium finishes, appliances, and cabinetry. We prioritize resident well-being with generous common spaces, safe homework and social spaces, free Wi-Fi, secure package lockers, bicycle parking and, in select buildings, fitness centers. These amenities cultivate a sense of pride and community among residents – a stark contrast to the often-neglected housing options they may have previously faced.

At Astoria Housing Partners, we're building more than just apartments; we're building a path to opportunity and a brighter future for families across the eastern United States.

**Empowering families through quality housing.**