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Mt. Tabor Cyber Village **A green community collaborative**

People call it "the Miracle on Seventh Street," and BFW's Fred Werner helped bring the idea to fruition. Once an empty lot next to Philadelphia's Mt. Tabor AME Church, Mt. Tabor Cyber Village is the vision of the church's two pastors who wanted to provide affordable senior housing and connect with the community. The result is an energy-efficient building with 56 units in 55,000 square feet.

Completed in 2009, Mt. Tabor Cyber Village lives up to each aspect of its name. Between a cyber café on the first floor and a 14,000-square-foot garden on the rooftop are high-speed wireless Internet and communal lounge areas throughout as well as a fitness center, community events room and shared outdoor gardens.

Subsidized by LIHTC, HUD and conventional lending, the project was originally bid and estimated at \$13 million, with project funding not to exceed \$10.5 million. Fred Werner's management and thorough value engineering met the mark. He delivered the project on time and on budget.



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