



missionfirst
HOUSING GROUP

TEMPLE I: NORTH 16TH STREET

1700 BLOCK OF NORTH 16TH STREET, PHILADELPHIA, PA

The rehabilitation of 58 units of affordable housing in 22 historic brownstone buildings



Located in the Lower North Philadelphia Speculative Housing District, these 22 townhomes were built between 1868 and 1875 during a period of extraordinary residential growth linked directly to the northward expansion of Philadelphia's streetcar lines. Originally built as single-family dwellings for the middle and upper-middle class, they exhibit an exceptional and diverse collection of Victorian architectural styles and original details. You can see this in the elaborate brickwork in the facades along the 1700 block of North 16th Street, as well as in the corbelled window surrounds, glazed tile string courses, beveled brownstone sills and water tables, and elongated wood brackets in the cornice.

In 1994, the 22 homes were converted into multi-family buildings through the Low Income Housing Tax Credit Program, yielding 58 units of affordable family housing. By April of 2006, after years of mismanagement and neglect, the buildings were deteriorated and in desperate need of major renovation. The neighborhood was riddled with crime and drug problems. At the request of the equity investor, 1260 stepped in to stabilize operations and preserve long-term affordability of the project.

The restoration of this block has preserved 58 units of affordable housing for families, and is a part of a larger plan to revitalize the North Philadelphia neighborhood. 1260 refinanced the project using the American Recovery and Reinvestment Act Tax Credit Exchange program to obtain a loan from the Pennsylvania Housing Finance Agency. Additional funding comes from the Federal Home Loan Banks of Pittsburgh and New York's Affordable Housing Program funds, U.S. Department of Housing and Urban Development Section 811 Program Capital Advance funds, and Historic Tax credits. Through collaboration with the local police captain, the installation of an on-site office and security cameras, crime levels have been diminished, making the neighborhood a safe place for families once again.

In addition, this project is LEED Gold certified. As the largest gut rehabilitation project certified under the LEED for Homes program at the Gold level in the United States, the sustainable design features of this project directly impact the sustainability of the surrounding community. Not only do the native vegetation and run-off swales reduce flooding and add natural beauty to the environment, but the energy savings the tenants realize in their energy-efficient units (with extra insulation, Energy-Star appliances, and high-efficiency plumbing) will allow for more discretionary income to be spent in the community. In addition, the no-VOC interiors and extra day-lighting provide immeasurable health benefits to the residents and their children.



DEVELOPER

1260 Housing Development Corporation

ARCHITECT

Kramer+Marks Architects

GENERAL CONTRACTOR

Columbus Property Management & Development, Inc.

MANAGEMENT/LEASING

Columbus Property Management & Development, Inc.

FUNDING PARTNERS

- U.S. Department of Housing and Urban Development
- U.S. Department of the Interior, National Park Service
- Pennsylvania Housing Finance Agency
- Pennsylvania Historical and Museum Commission
- Beneficial Bank
- M&T Bank
- Firsttrust Bank
- Federal Home Loan Bank of Pittsburgh
- Federal Home Loan Bank of New York
- Enterprise Green Communities Offset Fund
- The Reinvestment Fund
- Philadelphia Housing Authority

DESIGN HIGHLIGHTS:

WINDOWS & DOORS

- All Energy Star label
- Front facade windows designed to meet Historic Preservation AND energy requirements: new insulated Low-E glazing, new jamb liners, new window sashes and fresh paint on existing trim.
- Rear and side window replacements - Low E, insulated, argon filled vinyl windows

PLUMBING FIXTURES

- Exceed the Energy-Star Water Source Conservation requirements
- Toilets use 1.0 gallons per flush, Shower heads flow 1.5 gallons per minute
- Bathroom faucets flow 0.5 gallons per minute
- Kitchen faucets flow 0.5 gallons per minute
- Energy Star and hydrochlorofluorocarbon (HCFC)-free mechanical systems



HVAC

- Energy Star and hydrochlorofluorocarbon (HCFC)-free mechanical systems
- individual high-efficiency split systems for heat and air conditioning

APPLIANCES

- Energy Star refrigerator, range hood and bathroom exhaust fans

LIGHTING

- New Energy Star light fixtures in interior
- Exterior lights operate via photocell

INSULATION

- Closed-cell spray foam
- Additional insulation in exterior walls
- All duct work and domestic water piping was insulated

ROOF

- TPO "cool roof" system is Energy Star labeled

LANDSCAPING

- All drought-tolerant native species, requiring no irrigation or gas-powered lawn equipment

WASTE MANAGEMENT

- 85% of construction waste diverted from landfills to recycling facilities

MATERIALS

- Forest Stewardship Council-certified lumber
- High recycled content building materials
- Non-toxic finishes (paints, sealants, caulks and adhesives)

EDUCATION

- Operations and maintenance training provided to Maintenance personnel
- Tenant manuals and training help residents understand the features, benefits and care of their new green home



The 'LEED® Certification Mark' is a registered trademark owned by the U.S. Green Building Council® and is used with permission.



ABOUT MISSION FIRST HOUSING GROUP. Mission First Housing Group develops and manages affordable, safe and sustainable homes for people in need, with a non-profit, mission-driven focus on the most vulnerable. We ensure our residents have access to resources to help them live independently. We deliver housing that provides long-term benefits to residents and neighborhoods, alike.

What began 25 years ago, as a joint venture between the City of Philadelphia, HUD and the Robert Wood Johnson Foundation, has become a full-service real estate organization developing high-quality, green community assets across the Mid-Atlantic region. Mission First currently provides affordable housing and services to nearly 3,000 people in over 2,500 units, serving low income populations that include veterans, elderly and the disabled.

Mission First currently provides safe, affordable, sustainable homes to nearly 3,000 people in over 2,500 units.

ABOUT LEED® FOR HOMES. LEED® for Homes is a third-party certification system for building and designing high-performance green homes that are energy-and-resource-efficient and healthy for its occupants. Developed and administered by USGBC, LEED for Homes awards points to projects in eight categories of environmental performance: Innovation & Design Process, Location & Linkages, Sustainable Sites, Water Efficiency, Indoor Environmental Quality, Energy & Atmosphere, Materials & Resources, and Awareness & Education. Homes can become LEED Certified, Silver, Gold, or Platinum.