

## ACCOMPLISHMENTS

2,708 Managed Housing Units

1,747 units in Southeastern PA, most in Philadelphia

796 operated units in Washington, DC

118 operated units in the State of Delaware

47 units in Maryland

Housing for 4,100 residents (individuals and families)

Over 135 seasoned affordable housing professionals on staff, most with over 10 years of experience

\$40 million operating budget; \$6+ million endowment

24 tax credit projects representing over \$165 million in equity and 1,350 units.

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, non-profit affordable housing organization developing high-quality, green community assets across the Mid-Atlantic region. Mission First's original purpose was to provide for the housing needs of adults living with chronic mental illness. In June 1989, Mission First acquired its first property – a South Philadelphia duplex. Our first resident, moved in to an apartment in this duplex October 1, 1989 and lived there for 22 years.

Over the course of 25 years, Mission First has employed a number of key strategies and innovative practices to support its expansion, including: incorporating an affiliated nonprofit entity to lease, managing and maintaining its properties and coordinate resident services; leveraging funding to acquire property; assembling complex financing sources; and developing a successful model for utilizing mergers, and acquisitions to help stabilize troubled affordable housing projects and expand its portfolio.

Having developed a successful model for providing safe, quality, affordable housing for a particularly vulnerable population, Mission First sought to expand its model to new geographies and serve others in need. Mission First's footprint is now the entire Mid-Atlantic region and it now serves a diverse resident population that includes families, veterans, survivors of domestic violence seniors and individuals with disabilities.



## HIGHLIGHTED PROJECTS

### Trinity Plaza (21 Atlantic Street SW, Washington, DC)

- New construction in the historic Bellevue Neighborhood
- 49 units in four story building with ground level parking and retail
- Developed in partnership with local nonprofits Far SW-SE CDC and Lydia's House
- Mission First will be a joint owner of the residential condo with the CDC under the LIHTC structure, while the CDC and Lydia's House will own the retail condo
- Funding through tax exempt bonds credit enhanced through Bank of America, 4% tax credits, and DHCD gap financing
- Construction completed in May 2015
- Columbus Property Management provides management services



### The SeVerna on K (43 K Street NW, Washington, DC)

- New construction of a 9-story high rise includes studio, one and two bedroom units with underground parking
- 133 units, mixed-income development
- In partnership with Golden Rule Apartments Inc., a nonprofit affiliate of Bible Way Church, and The Henson Development Co.
- Part of the Northwest One New Communities Plan
- Funding from tax exempt bonds from the DC Housing Finance Agency, under a private placement structure with Bank of America. DHCD provided HOME funding, and the Office of the Deputy Mayor for Planning and Economic Development provided New Communities funding and funding through the Neighborhood Investment Fund. PNC Bank provided low income housing tax credit equity
- Construction completed in November 2014
- Columbus Property Management provides management services



### **Legacy Preservation Initiative (Scattered Site, Philadelphia, PA)**

- Rehabilitation of 139 existing affordable units in Mission First's portfolio
- Included an innovative energy efficiency research program to study energy savings of residents when an energy monitor is installed
- Units received capital upgrades such as replacement of windows, doors, electrical systems, and HVAC systems to create energy cost savings over 20%
- Funding through HUD's Energy Innovation Fund grant, 4% low income housing tax credit and tax-exempt bond financing
- Construction completed in January 2014
- Columbus Property Management provides management services



### **Fells Point Station (1621 Bank Street, Baltimore, MD)**

- New construction/historic renovation of police station in Fells Point
- Mixed income development including 47 units
- 1 and 2 bedroom units
- 2,800 sq.ft. of retail space
- In partnership with The Henson Development Co.
- Funding through LIHTC (9%) and historic tax credit equity, conventional loan, HOME funding from Baltimore City, RHP funding through MD DHCD.
- Construction completed in January 2014
- Columbus Property Management provides management services



### **House of Lebanon (27 O Street NW, Washington, DC)**

- Historic renovation of M.M. Washington School
- 82 units of senior housing
- 5 supportive housing units providing permanent housing for veterans
- Funding from DC Housing Finance Agency, Freddie Mac, DC Department of Housing and Community Development HOME funding, and the Office of the Deputy Mayor for Planning and Economic Development
- Construction completed in November 2013
- Columbus Property Management provides management services



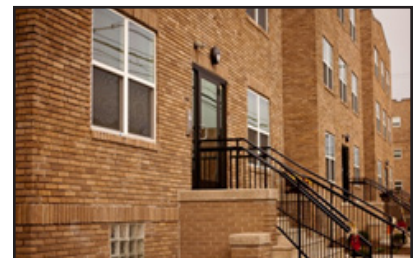
### **MPB School Apartments (2811-2819 W. Sedgley Ave, Philadelphia, PA)**

- Preservation of 28 existing affordable units
- Building listed on National Register for Historic Places
- Will meet designation for Enterprise Green Communities
- Funding through LIHTC (9%) equity and Historic Tax Credits
- Construction completed in August 2013
- Columbus Property Management to provide management services



### **Walnut Hill West (56th and Walnut Streets, Philadelphia, PA)**

- Substantial rehabilitation of 32 units in 6 historic buildings
- Preservation of affordable efficiency, 1, 2, and 3 bedroom units
- Registered under LEED® for Homes™
- Designed to meet Enterprise Green Communities criteria
- Funding through LIHTC (9%) equity
- Construction completed in September 2012
- Columbus Property Management provides management services



### **Temple II—North Gratz Street (1500 block of N. Gratz Street, Philadelphia, PA)**

- Substantial rehabilitation of 40 units in 29 historic buildings
- Preservation of affordable family housing
- LEED® for Homes™ PLATINUM certified
- Meets Enterprise Green Communities criteria
- Funding through LIHTC equity (9% rehab and 4% acquisition), historic tax credit equity, ARRA 1602 Tax Credit exchange funding from PHFA, Affordable Housing Program funds from FHLB Pittsburgh and New York, Enterprise Green Communities Offset Fund, and the Redevelopment Authority of Philadelphia
- Construction completed in November 2011
- Columbus Property Management provides management services



**Temple I—North 16th Street (1700 block of North 16th Street, Philadelphia, PA)**

- Substantial rehabilitation of 58 units in 22 historic buildings
- Preservation of affordable family housing
- LEED® for Homes™ GOLD certified
- Meets Enterprise Green Communities criteria
- Funding through ARRA Tax Credit Exchange loan from the Pennsylvania Housing Finance Agency (PHFA), Federal Home Loan Banks (FHLB) of Pittsburgh and New York's Affordable Housing Program funds, HUD Section 811 Program Capital Advance funds, Historic Tax credit equity, Enterprise Green Communities Offset Fund
- Construction completed in June 2011
- Columbus Property Management provides management services



**The SeVerna (1001 1st Street NW, 88-98 L Street NW, Washington, DC)**

- New construction of 60 units - studio, 1, 2, 3, and 4 BR
- In partnership with Golden Rule Apartments, Inc. and Henson Development Co.
- Designed to meet Enterprise Green Communities criteria
- Funding through LIHTC (9%) equity, conventional loan, New Communities funds from the DC Office of the Deputy Mayor for Planning and Economic Development (DMPED), gap funding from DC Office of Housing and Community Development (DHCD), and capital grant funds from the DC Housing Authority (DCHA)
- Construction completed in December 2011
- Columbus Property Management provides management services



**Dahlgreen Courts (2504 & 2520 10th Street NE, Washington, DC)**

- Preservation of 96 units of affordable housing
- Substantial rehabilitation of two historic buildings
- Transit-oriented development located 1 block from Rhode Island Ave. Metro
- Designed to meet Enterprise Green Communities criteria
- Funding through NIBP Tax Exempt Bonds, historic and LIHTC (4%) equity, CDBG funding from DHCD, and DMPED Neighborhood Investment Fund grant.
- Construction completed in October 2012
- Columbus Property Management provides management services



**UNDER CONSTRUCTION**

**Westminster Apartments (4501-15 Westminster Avenue, Philadelphia, PA)**

- New construction of 7 fully accessible, affordable units in Mill Creek neighborhood of West Philadelphia
- All units to be occupied by veterans
- Development is designed to blend with the surrounding community as much as possible to aid its residents in developing independent living skills
- Funding through 4% low income housing tax credit and tax-exempt bond financing, and The Home Depot Foundation
- Columbus Property Management provides management services



**Bordentown (1 Spring Street, Bordentown, NJ)**

- Historic rehabilitation and new construction of 48 affordable units
- 42 senior units, 5 supportive housing units, 1 superintendent unit
- 5 supportive housing units providing permanent housing for veterans
- Funding from NJ HMFA, Burlington County HOME Funds, Federal Home Loan Bank Affordable Housing Program funds
- Columbus Property Management to provide management services



**Israel Senior Residences (Washington Place, 10th Street and Rhode Island Avenue, NE, Washington, DC)**

- New construction of 47 affordable units for seniors
- In partnership with Israel Manor CDC and The Henson Development Co.
- Designed to meet Enterprise Green Communities criteria
- Construction to start Q1 2014 with completion Q1 2015
- Funding through LIHTC 9% equity and HOME funding from DHCD
- Columbus Property Management to provide management services



## PROJECTS IN PREDEVELOPMENT

### Wyalusing Meadows (Wyalusing, PA)

- New construction of 50 affordable townhomes on 82-acre parcel
- First of three phases of affordable housing for the people of Bradford County
- Serving households with incomes up to \$34,710
- Green design and construction will help to reduce energy bills and create a healthier living environment
- Funding through Pennsylvania Housing Finance Agency's Low-Income Housing Tax Credits, Pennsylvania State Department of Community and Economic Development, and PHARE funding from Bradford County.
- Construction starts in Summer 2015
- Grosse and Quade to provide management services



### Whitehall (3795 Schuylkill Road, Spring City, PA)

- Adaptive reuse of the historic Whitehall Inn and new construction to create 48 affordable apartments
- 35 supportive housing units reserved for veterans with project-based HUD-VASH vouchers; veterans preference for remaining 13 units
- Management and supportive services offices, community, laundry, and fitness rooms
- Veterans services provided by local VA Medical Center & Mission First Housing Group
- Construction to start in November 2015
- Columbus Property Management to provide management services



### Plaza West, 4th and K Streets NW, Washington, DC

- New construction of 223 units
- In partnership with Golden Rule Plaza Inc., a nonprofit subsidiary of Bible Way Church, and the Henson Development Company
- Two components:
  - Grandfamilies: 50 units of housing for grandparents raising grandchildren and will serve families making 30% – 50% AMI;
  - Affordable Component: 173 units of housing financed with tax exempt bonds and 4% low income housing tax credits, with 100% of the units set aside for individuals and families making <60% of AMI.
- Model for intergenerational affordable housing
- Service partnerships with DC Office of Aging
- Construction to start in October 2015
- Columbus Property Management to provide management services

