



missionfirst
HOUSING GROUP

TEMPLE II: NORTH GRATZ STREET

1500 BLOCK OF NORTH GRATZ STREET, PHILADELPHIA, PA

the rehabilitation of 40 units of affordable housing in 29 historic brownstone buildings



Located in the Lower North Philadelphia Speculative Housing District, these 29 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 influence 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 29 homes were reconfigured to provide 40 units of affordable family housing under the Low Income Housing Tax Credit Program. By April of 2006, after years of mismanagement and neglect, the buildings had deteriorated and were in desperate need of major renovation. The property had become an eyesore and source of neighborhood problems. At the request of the equity investor, 1260, as part of the Mission First Housing Group, stepped in to stabilize operations and preserve long-term affordability of the project. Renovations were completed in October of 2011 and the community came together to celebrate with a Ribbon-Cutting Ceremony on November 3, 2011.

The restoration of this block has not only preserved 40 units of affordable housing for families in a rapidly gentrifying area. It has also heightened the historic sense of place that permeates the neighborhood, and is part of a larger plan to revitalize the surrounding area. In addition, this project is the largest gut rehabilitation project certified under the LEED for Homes program at the Platinum level in the United States. The sustainable design features of this project directly impact the sustainability of the surrounding community. The energy savings the tenants realize in their energy-efficient units (with extra insulation, Energy-Star appliances, and high-efficiency plumbing) 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

- Pennsylvania Housing Finance Agency
- Redevelopment Authority of the City of Philadelphia
- Enterprise Community Investment, Inc.
- Firsttrust Bank
- Community Lenders Community Development Corporation
- Federal Home Loan Bank of Pittsburgh
- Federal Home Loan Bank of New York
- M&T Bank
- Enterprise Green Communities Offset Fund



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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 min.
- Kitchen faucets flow 0.5 gallons per minute

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

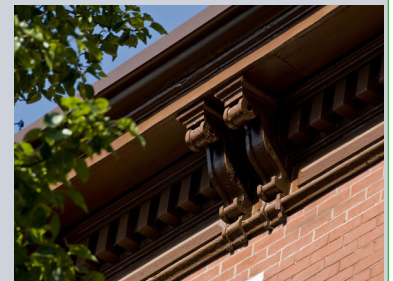
- 85% of construction waste diverted from landfills to recycling facilities

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



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.

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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.