

BACKGROUND

Originally built in the 1920s, these buildings were renovated under the low income housing tax credit program and placed in service as affordable housing in 1992. In 2008, Mission First Housing Group was asked to take over management of the property to facilitate its preservation and redevelopment. At that time, a large number of units were vacant and even more were in disrepair. Although Mission First worked to repair the units, the project was in poor physical condition and at risk of being lost as an affordable housing resource without substantial rehabilitation and recapitalization.

Thanks to an allocation of Low Income Housing Tax Credits from the Pennsylvania Housing Finance Agency in 2011, these 32 units of affordable housing have been preserved. The equity generated by the tax credits has funded a major rehabilitation of the project—with substantial energy efficiency upgrades—along with the addition of a community room, laundry facility, management office, accessible units, and units for individuals with hearing/visual impairments.

The area surrounding the development is the focus of numerous community-planning and redevelopment efforts, and this project has created a tangible symbol of community revitalization. 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) 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

Pennsylvania Housing Finance Agency

Redevelopment Authority of the City of Philadelphia

PNC Bank Inc.



DESIGN HIGHLIGHTS:

SOLAR PANELS

- Photovoltaic solar panels provide 70-75% of the power for all common areas, including the laundry facilities, office, community room, hallways, and exterior lighting.

WINDOWS & DOORS

- All Energy Star label
- Window replacements - Low E, insulated, argon filled, double glazed 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

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 will be insulated

ROOF

- White TPO "cool roof" system is Energy Star labeled

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



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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 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.