

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 30 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 time 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 with more than 3,800 apartments serving a diverse resident population of more than 5,000 people that includes families, veterans, survivors of domestic violence seniors and individuals with disabilities.

HIGHLIGHTED PROJECTS

PROJECTS UNDER CONSTRUCTION

Sassafras Terrace (330 East Main Street, Mount Joy, PA)

- Moderate renovation of 64 affordable units
- Adaptive reuse of barn into community room, management, and supportive services offices
- Supportive services provided by Mission First
- Funding by the Pennsylvania Housing Finance Agency, Enterprise Community Investment, Lancaster County, Federal Home Loan Bank of Atlanta and New York
- Construction to be complete in May 2020
- Columbus Property Management will provide management services



1234 McElderry Apartments (1234 McElderry Street, Baltimore, MD)

- 104-unit, mixed-income rental property including approximately 2,400 square feet of ground floor retail and parking
- Phase 1 of the larger revitalization effort known as the Perkins Somerset Oldtown Transformation Plan which will result in the replacement of 629 public housing units and creation of 1,345 new mixed income units, comprised of 652 public housing-assisted units, 276 affordable housing units and 417 market rate units
- Funding through 4% Federal Low Income Housing Tax Credits, tax exempt bonds issued by the State of Maryland, a low-interest loan from Montgomery Co. Department of Housing and Community Affairs, and conventional mortgage
- Construction to be complete in 2021
- Columbus Property Management will provide management services



COMPLETED PROJECTS

The Belnor Senior Residences (3800 St. Barnabas Road, Suitland, MD)

- New construction of 122 affordable units for seniors
- Green design features include Energy Star appliances, efficient individual HVAC units, and low VOC materials for improved indoor air quality
- Amenities include a two story club room, library, fitness center, putting green, community garden, and a green house.
- In partnership with the LAB Group and The Henson Development Co.
- Funding through HUD 221(d)4 loan; Maryland CDA Tax Exempt Bond Financing; CDA Rental Housing Works; Prince George's County DHCD HOME funding and PILOT; San Francisco FHLB AHP grant; and low income housing tax credit equity
- Construction completed April 2019
- Eagle Point Management provides management services

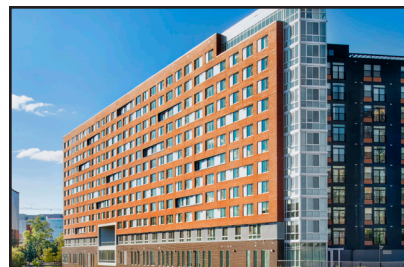


Haddington III (Scattered Sites, West Philadelphia, PA)

- Moderate and substantial renovation of 48 scattered site affordable units
- Project-Based Subsidy from the Philadelphia Housing Authority
- Supportive services provided by ACHIEVEabilityFunding by the Pennsylvania Housing Finance Agency, Enterprise Community Investment and City of Philadelphia
- Construction completed April 2019
- Columbus Property Management provides management services

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

- New construction of 223 affordable units, with 50 unit set aside for “grandfamilies”
- In partnership with Golden Rule Plaza Inc. and The Henson Development Co.
- Designed to meet Enterprise Green Communities criteria
- Funding through DCHFA Tax Exempt Bond Financing, LIHTC 4% equity, and HPTF funding from DHCD.
- Construction completed August 2018
- Columbus Property Management provides management services

**The Sanctuary, Mount Jezreel Senior Housing (426 University Boulevard East, Silver Spring, MD)**

- New construction of 75 affordable units for seniors
- In partnership with Mount Jezreel CDC and The Henson Development Co.
- Development includes green and sustainable design and construction components
- Funding through Maryland CDA Tax Exempt Financing under the HUD Risk Share program; CDA Rental Housing Works; Montgomery County HOME funding; and income housing tax credit equity through R4 Capital.
- Construction completed June 2018
- Columbus Property Management provides 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, fitness rooms
- Veterans services provided by local VA Medical Center & Mission First
- Funding Pennsylvania Housing Finance Agency, Riverside Capital Equity Partners, the Housing Authority of Chester County, Citizens Bank, Federal Home Loan Bank of Pittsburgh, The Home Depot Foundation, Phoenixville Community Health Foundation
- Construction completed in June 2017
- Columbus Property Management provides management services

**Union Eagle Senior Apartments (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
- Construction completed in September 2016
- Columbus Property Management provides management services

**Visionary Square (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
- Construction completed in April 2016
- Columbus Property Management provides management services



Partnership Preservation Initiative (Scattered Sites, Philadelphia, PA)

- Large-scale new construction and rehab project of 99 total units
- New Construction: Seven fully accessible, affordable apartment units for veterans with disabilities
- Rehab: four 15-year expiring low income housing tax credit properties with 92 units
- Funding through 4% low income housing tax credit, tax-exempt bond financing, HUD Section 811 and Home Depot Foundation
- Construction completed in July 2015
- Columbus Property Management provides management services



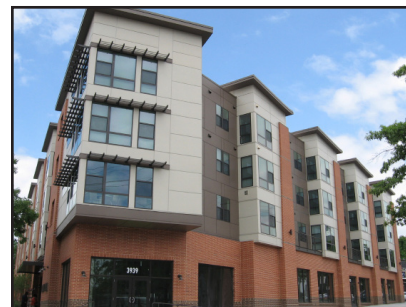
Westminster Apartments (4501-15 Westminster Avenue, Philadelphia, PA)

- 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
- Construction completed in June 2015
- Columbus Property Management provides management services



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 Sites, 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)**

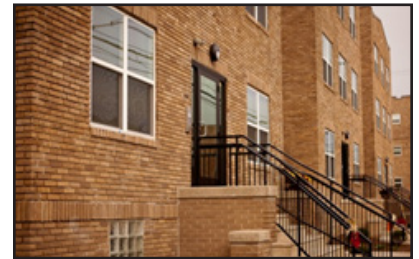
- Historic renovation of M.M. Washington School
- 82 units of senior housing
- 5 supportive housing units providing permanent housing for veterans
- Funding from DC Housing Finance Agency, Freddie Mac, DC Department of Housing and Community Development HOME funding, and the Office of the Deputy Mayor 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

