

Powelton Gardens

Philadelphia, Pennsylvania



- Developer** 1260 Housing Development Corporation and its affiliate, Columbus Property Management
- Total Units** 16 apartments, including seven handicapped accessible and 11 supportive housing.
- Description** Powelton Gardens is a converted industrial building that has undergone substantial rehabilitation using a Green Building strategy. Upon completion, the building will be two floors, 11,334 square feet. It will have a community room, laundry room, management office and a hallway and lobby area. The development will house low-income residents, some with physical and/or mental disabilities. Seven of the 16 homes will be handicapped accessible.



A Green Advantage Sustainable, rapidly renewable and other green materials were used in this rehab. Green features include:

- Replacement of a flat roof with a higher pitched roof to reduce cooling costs.
- Energy Star windows, doors, heating and air conditioning units, and kitchen appliances.
- Low-flow fixtures in all kitchens and bathrooms.
- Exterior ventilation and make-up air units in kitchens and bathrooms.
- Air sealing of the entire structure incorporated into the design.
- Low or no-VOC finishes used throughout.
- Floor coverings are “Green” labeled.
- All construction activities are monitored and documented to ensure compliance with green building standards.
- A strong program for educating staff members and tenants on the green features incorporated into the projects.

Rents Occupancy in 20 percent of the units will be restricted to households with incomes at or below 40 percent of the AMI (Area Median Income). The two handicapped accessible units are reserved for persons with incomes at or below 20 percent of AMI. The remainder of the units will be restricted to persons with incomes at or below 50 percent of AMI.

Amenities The development is located on Powelton Avenue, a mixed residential and business location, and adjacent to Market Street, one of the main business thoroughfares in Philadelphia. The proximity of business and residential buildings in this area creates a walkable neighborhood. Numerous medical and dental offices are located nearby, and the development is within a mile of Drexel University and Penn Presbyterian Medical Center. The site is also close to several grocery stores, an elementary school, a branch of the Philadelphia Public Library, two Rite Aid pharmacies, several places of worship, senior centers and day care centers.

Project Financing

LIHTC Equity through Enterprise	\$2,711,832
FHLB AHP – New York	\$255,308
FHLB AHP – Pittsburgh	\$255,308
Sponsor Loan	\$14,692
Community Lenders CDC Mortgage	\$259,041
Total	\$3,496,181

Amenities (continued) Public transportation is easily accessible as well. The SEPTA trolley line runs on Powelton Avenue, directly behind the project. Buses stop at 41st and Powelton Avenue, one block away. A subway stop is located within a mile of the development.

Social Services Residents with serious mental disabilities will receive a variety of services through the Supportive Independent Living (SIL) program, a comprehensive program offered by mental health agencies throughout Philadelphia. Case managers will schedule evaluation interviews to assess each resident's strengths and needs, agree upon a set of goals and identify the specific services that will best serve each resident. From this information, staff and residents will create an individualized service plan that will be used to guide and track service usage and achievement of goals.

Seven of the units will be fully handicapped accessible for tenants referred by agencies throughout the city that serve persons with physical disabilities.

Developer Powelton Gardens was developed by 1260 Housing Development Corporation and its affiliate, Columbus Property Management. The 1260 HDC was created in 1988 to provide affordable, permanent, independent housing to low-income persons with behavioral issues. The organization now houses more than 2,300 individuals, including nearly 1,000 formerly homeless individuals, in nearly 1,600 apartments throughout Philadelphia.

CPM has acted as sponsor, developer and general contractor for new construction and renovation projects. Created in 1993, CPM is dedicated to providing the highest quality of affordable housing and related services to those in need and manages a diverse affordable housing portfolio, encompassing a total of 1,581 units scattered across every neighborhood in Philadelphia.

Architect Kramer/Marks Architects of Ambler, Penn., has a respected reputation within the profit, nonprofit and developer communities for providing quality projects on time and within budget.

Contractor and Green Building Specialist Columbus Property Management of Philadelphia has served as general contractor for 35 of 1260 HDC's rehabilitation projects and new construction projects. CPM has 15 years of experience in rehabilitation projects, ranging from simple cosmetic upgrades to major renovations requiring complete interior demolition and redesign. It has also acted as general contractor for 1260 HDC's 9,000 square-foot office space and four safe havens for individuals with behavioral health issues.



Enterprise is a leading provider of the development capital and expertise it takes to create decent, affordable homes and rebuild communities. For more than 25 years, Enterprise has pioneered neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision. Enterprise has raised and invested \$9 billion in equity, grants and loans and is currently investing in communities at a rate of \$1 billion a year. Visit www.enterprisecommunity.org and www.enterprisecommunity.com to learn more about Enterprise's efforts to build communities and opportunity, and to meet some of the half a million people we have helped.

Through innovative new initiatives, Enterprise is providing the vision, the energy, and the resources to effect measurable change in the lives of low-income Americans. Green Communities™ is one such example of Enterprise's work. Enterprise and the Natural Resources Defense Council have joined together to transform the way communities think about, design, and build affordable housing. Green Communities will provide \$555 million of financing, equity, and grants to developers to build more than 8,500 rental and for-sale homes that promote health, conserve energy and natural resources, and enhance access to jobs, schools, and services.

For more information, please visit www.greencommunitiesonline.org.