



December 2012

Green Tour continued from page 1

- Green roofs to decrease heating and cooling costs and extend the life of the roofs
- Rain barrels and turf pavers to manage stormwater runoff
- Exterior material of fiber-cement board containing a high level of recycled content

Just a few blocks away, Rose spoke to the group at Paseo Verde, an under construction Transit-Oriented Development (TOD) that will feature housing, commercial space, and services. Antonio Fiol-Silva of WRT Architects joined the group to speak about the impressive green design, which includes both green and blue roofs and photovoltaic solar panels. The team will seek LEED for Homes and Neighborhood Development certification for the project.

The final stop was to 1260 Housing Development Corporation's Temple II Development. Located on North Gratz Street, Temple II is the largest gut rehabilitation in the United States to be certified LEED for Homes Platinum by the U.S. Green Building Council. David Hahn, Director of Construction for 1260 Housing Development Corporation, was joined by an architect and a service provider who answered the group's questions about the challenges of rehabilitating older homes with sustainability in mind. Participants were also able to visit the interior of a home belonging to a very kind resident.

Back at Connelly House, the group joined Project H.O.M.E. for an important ceremony recognizing the organization's environmental citizenship. Project H.O.M.E. co-founder and chief financial officer Joan McConnon accepted the Leadership in Energy and Environmental Design (LEED) award for Connelly House, which is the first LEED-certified affordable housing development in Center City.

The tour was a great success and OHCD thanks all the hosts and participants.

Nugent Senior Apartment Restores History While Providing Senior Housing

Many came together on December 6th to celebrate the groundbreaking of the Nugent Senior Apartments in Mt Airy. A vacant yet-historic-building will be restored and transformed from blight into 57 modern homes for seniors.

Originally built in 1895, the "Nugent Home for Baptists" was commissioned by philanthropist George Nugent for the care of elderly Baptist Ministers and their wives. The Nugent building was placed on the National Register of Historic Places in 2006 after the community

attractive community for additional investment in the surrounding area."

Six apartments will be fully accessible and three will be designed for residents with sensory impairments. Six will be affordable to seniors with incomes less than 20% of Area Median Income (AMI) (maximum household income for one person is \$17,150) and the remainder will be affordable to seniors with incomes between 50% and 60% AMI (maximum household income for one person is \$34,260). There will be seven efficiencies and

50 one-bedroom apartments with rents ranging from \$195 per month to \$794 per month.

The development includes a community room, a large porch, and laundry facilities on each floor. Philadelphia Senior Center will provide supportive services to the residents and will also provide resident referrals. The large lawn between Nugent and Presser will be preserved.

The City of Philadelphia is providing \$2.6 million. Nugent also received a Pennsylvania Housing Finance Agency (PHFA) Low Income Housing Tax Credit award.

Brian Hudson, executive director of PHFA, said, "Investing in Nugent is investing in the neighborhood, the residents, and the City's history. Transforming this vacant structure into housing helps the community, the local economy, and maintains an important piece of history."



This blighted historic mansion to be transformed into Nugent Senior Apartments

led a charge to preserve it; Nolen Properties acquired the building shortly thereafter. Nugent will complement the adjacent Presser Senior Apartments, a historic building Nolen converted into 45 affordable senior apartments in 2011.

Alan Greenberger, Deputy Mayor for Economic Development and Director of Commerce, said "The investment in Nugent will not only transform a vacant structure into quality housing for our seniors, but also will preserve the neighborhood's history, improve the quality of life for local residents, and create a more

Side view elevation drawing for Nugent Senior Apartments

