


**Allegheeny County Economic Development:
Woodcrest Retirement Residence**

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Woodcrest Retirement Residence:
More Than Just a Place to Live



**BEST OF
50+
HOUSING
AWARDS**


Woodcrest Retirement Residence
1502 Woodcrest Ave
Coraopolis, PA 15108



Side 2

County HOME Program


- County of Allegheeny is in a HOME consortium with two municipalities within County
- Goal is to leverage HOME dollars with private and other public funds
- 25-30% of HOME funds targeted to Homeownership projects
 - Homeowner projects are mainly Rehab for Resale, with fewer owner-occupied repair programs and new construction
 - This typically includes the CHDO set-aside, as County's CHDOs most often focus on Homeownership projects
- Remaining Funds used for gap financing in larger rental projects. Often, projects are for seniors due to the demographics of Allegheeny County.



Side 3

HOME Funds for Woodcrest


- Woodcrest was conversion from a vacant former convent into a senior rental units
- Majority of the County-provided HOME Funds were provided for construction;
- Some HOME funds provided for related professional costs (e.g. architecture, engineering, consultants)
- Forty-eight HOME-assisted units
- The project contains a total of 59 units



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Project Financing

- Total Development Cost – \$9,824,154
 - Low Income Housing Tax Credit Financing: \$7,363,771
 - HOME Funds Loan from Allegheny County: \$880,000 (30-year term, AFR interest at 5.5%)
 - Local Match Loan: \$397,500 from PA Act 137 Funding (same loan terms)
 - Pennsylvania Housing Finance Agency PennHOMEs Loan: \$1,064,565 (30-year term, 0% interest)
 - Private Financing: \$118,318




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Project Information

Rental Housing for Seniors

- 59 units
 - 49 one-bedroom units (619 sq. ft.)
 - 8 two-bedroom units (855 sq. ft.)
 - 2 efficiencies (495 sq. ft.)
- Minimum age 55
- Income not exceeding \$26,400 for an individual or \$30,200 for a household of two*
- July 1, 2008 initial occupancy
- *2010 income limits



Slide 6

Project Information




Woodcrest
08-09-2007
2nd Flr Center looking Northwest

Side 7

Project Information

- Green Building Attributes:
 - Open cell spray foam insulation
 - White roof to minimize heat gain
 - Fiberglass windows
 - Minimize off-gassing and VOC in cabinetry, flooring, paint products
 - Watersource heat pump heating and cooling system
 - Owner paid utilities



Side 8


Project Information

Thermal Envelope Use of "flash" foam, foam and fiberglass batts at Woodcrest



Side 9


Project Information



Windows – Fiberglass

Benefits:

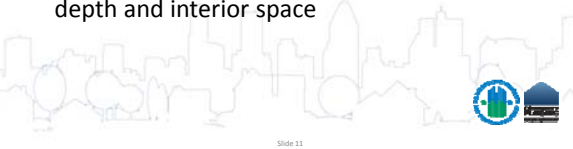
- High strength to weight ratio
- High tensile strength
- High impact strength
- Dimensional stability
- Low Coefficient of Thermal Expansion (CTE)



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Challenges

- Original Building design inefficient as to energy use and institutional in character
- Fitting in amenities and features desired in senior apartment buildings
- Considerable work to façade of building to add depth and interior space



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Woodcrest



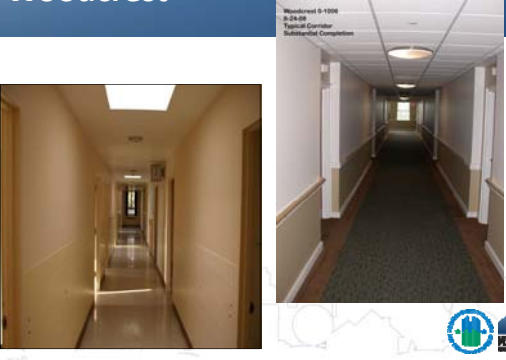
Before

After



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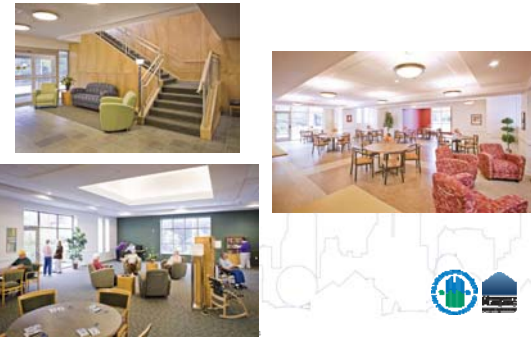
Woodcrest



Woodcrest 9-1006
8-28-08
Typical Corridor
Substantial Completion

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Interiors

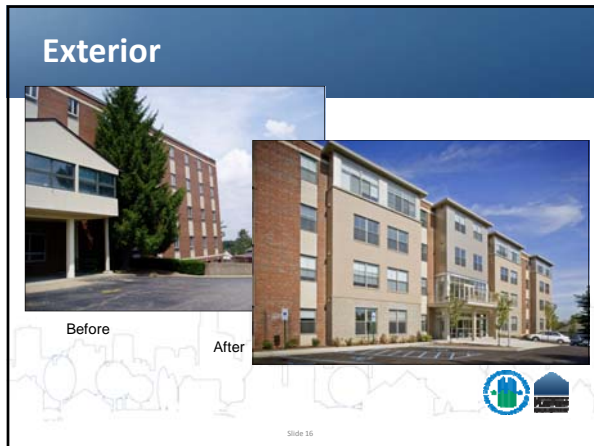


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Replicability

- Provide a lot of natural light
- Provide inviting entrance lobby to greet residents
- Energy efficiency measures
- Provide other Green Building amenities:
 - Use of no or low VOC products to improve indoor air quality. Durable products to minimize replacement.
 - Recycle construction and demolition debris
 - Water conservation, efficient fixtures


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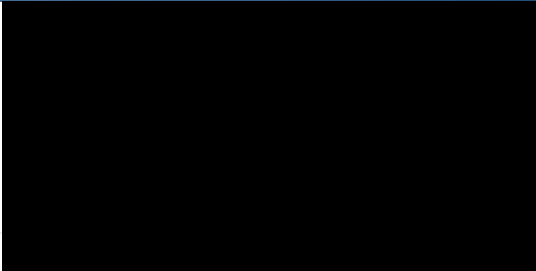




**Robert L. Beilman House
Housing Initiatives, Inc.**
Madison, WI




Site Tour



Side 2

Project Characteristics


- 9 units of new construction for mentally ill individuals
- 2 accessible units
- Designed so all units have a view of the protected marsh across the street
- Housing Initiatives, Inc. offices



Side 3

HOME Funds


- City of Madison invested \$431,000 of HOME funds for the construction of the housing units
- Long term affordability – 99 years



Slide 4

Challenges


- Locating an appropriate site
- Financing – 7 sources of funds used to complete this project
- General Contractor - ED and Board President
- Meeting the population needs



Slide 5

7 Funding Sources

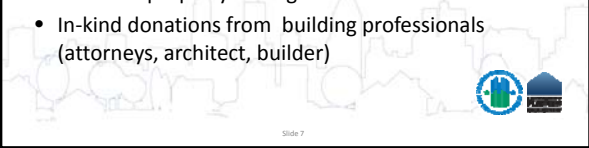
City of Madison HOME funds	\$431,000
City of Madison CDBG Funds	\$80,000
FHLB	\$54,000
Focus on Energy	\$10,000
WHEDA Foundation Grant	\$30,000
WHEDA Homeless Mortgage	\$510,000
WI Dept. of Commerce LHOG program	\$20,000
In-kind donations	\$ Priceless
Total	\$1,135,000



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Replicability

- Client supportive services funding (Section 8 and Shelter Plus Care)
- Support from the Mayor and local Alder
- Infill project
- Architect with non-profit developer experience
- Intensive property management
- In-kind donations from building professionals (attorneys, architect, builder)

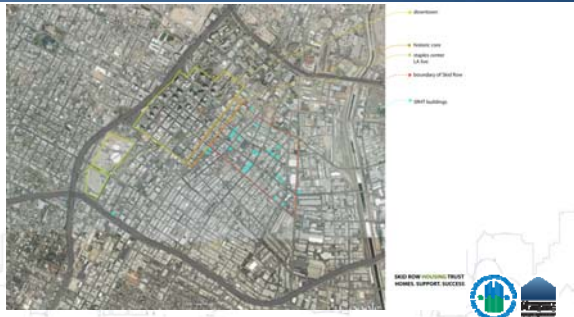


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New Carver Apartments
Building Community for
Formerly Homeless Individuals
Skid Row Housing Trust
Los Angeles, California




Location of Skid Row



Side 2


Typical street scene in homeless capital of the nation



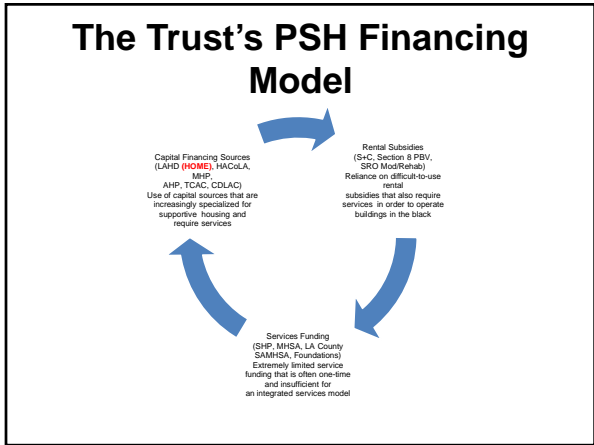
Side 3

Who we serve in Permanent Supportive Housing (PSH)

- Extremely low income
- Homeless and chronically homeless
- Disabled (Chronic disease, mental illness, HIV/AIDS, substance abuse addiction, co-occurring disorders, unemployed)
- Most vulnerable – frequent fliers; highest users of crisis services (EMT, ER, hospitals, jails, courts, etc.)




Slide 4



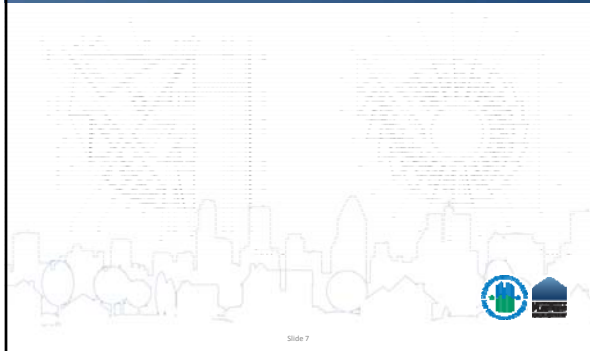
Site Challenges

Irregularly shaped site; noise pollution from freeway

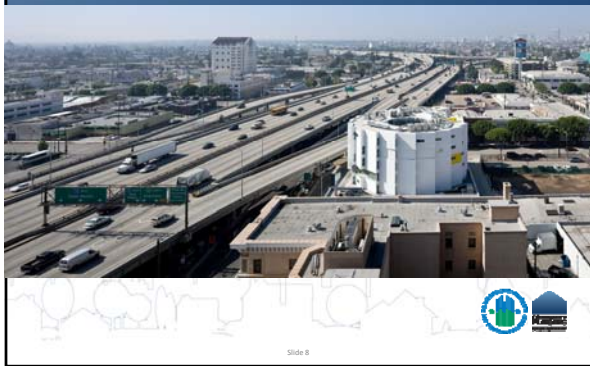


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Ground floor with community space and services offices; typical floor plan



New Carver Apartments



Combines innovative design to house formerly homeless—a community asset















View porch reconnecting residents to their community (+)



Slide 16

HQ staff participates in Community Building activities



Slide 17

Serving food at the Block Party



Slide 18

Building positive relationships with the Fuzz



Slide 19



Sharing a meal with new friends



Slide 20



Rediscovering forgotten talents



Slide 21



**100% formerly homeless residents
(they are GOOD, too!)**



Slide 22

Just having fun



Slide 23

**Defeating Darth Vader's Death
Star pinata with light saber**



Slide 24

Reconnecting/reuniting with family



Slide 25

At home



Slide 26

Thanks to the Home Program, it is Home



Slide 27

Lesson Learned: the Benefits of Good Design

- Promotes resident engagement in services that address root causes of homelessness
- Facilitates community building activities
- Inspires a sense of well being and pride in one's home
- Promotes greater community acceptance of supportive housing for formerly homeless and chronically homeless people
- Wins awards




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Is it Replicable? YES!

- Encourage innovative architects to become involved in designing housing for underserved populations
- Good design has tremendous potential for impacting quality service delivery, and for transforming the lives of the people who live in well designed buildings
- Good design creates community goodwill and can positively shape public housing policy




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Saint Polycarp Village Phase I
Somerville, MA

An affordable, sustainable and energy efficient development



Saint Polycarp Village Phase I


- Located in Somerville, MA- just outside Boston
- Redevelopment of closed Catholic Church Parish
- New construction:
 - 24 units of all affordable rental housing
 - 6200 square feet of retail space
- Completed July 2009
- Phases II and III will add 60 more affordable rental units



Side 2

HOME Funds in Somerville

- **Housing Development**- Saint Polycarp Village Phase I received \$950,000 in HOME funds
- **Community Housing Development Organization Operating Assistance**
- **Housing Rehab**
- **Tenant Based Rental Assistance**
- **Down payment and Closing Cost Assistance**



Side 3

Challenging Site into Urban Village

Identify the challenges first and design a building that responds to the difficult details:

- Interstate and MA highways on one side
- Historically significant buildings
- Sloped site



Slide 4

Creating an Urban Village

Goal: Provide residents a healthy, well lit and quiet environment

- Inflected shape of the building provides shelter in pathway area
- Fresh air filtered through 2 high MERV filters
- Insulated with spray foam icynene to form a complete seal
- A building with two fronts:
 - Triple pane windows on highway side
 - Balconies on pathway side
- Natural, recycled, renewable and low-VOC materials



Slide 5

Creating an Urban Village

Goal: Design a building with minimal impact on the environment, during construction and operation.

- Energy recovery ventilator and air conditioning
- Efficient central mechanical system
- Water efficient fixtures and draught tolerant plants
- Storm water directed to underground recharge system
- Solar PV and solar thermal panels
- Green roof
- Daylight sensors in stairways
- Recycled 92% of construction waste



Slide 6

Successes


- LEED-NC Silver Certification
- US Green Building Council award winner
- Energy Star Rated
- Rent-up in 3 months and no turn over
- Low electric and gas bills
- Brought life back to a vacant parcel



Slide 7

Lessons

- Consider life cycle costs, not just first costs
- Team process - set intentions early
- Have a green champion
- Be creative about funding any marginal up front costs



Slide 8
