



Temple II

Temple I



Walnut Hill West

## 2013 Blue Ribbon Winner-Large CDC

1260 Housing Development Corporation  
Walnut Hill West and Temple I & II  
Walt Kubiak, Executive Director

### Mission of Serving the Most Vulnerable Achieves 25 Years of Success

While maintaining a relatively low profile for 25 years, 1260 Housing Development Corporation has been quietly providing safe and sustainable homes for the most vulnerable individuals and enhancing neighborhoods.

Two recent projects are winning examples of the 1,575 rental homes 1260 HDC has created across Philadelphia leveraging \$125 million in public and private funding:

Temple I and II – the largest gut rehabilitation in the U.S. to be certified under the LEED for Homes program at the Gold and Platinum levels respectively – restored 98 affordable rental homes in 50 historic townhouses and preserved the neighborhood's sense of place. That "place" is near Temple University and its rapidly-gentrifying neighborhoods.

Along the 1700 block of North 16th Street and the 1500 block of North Gratz Street,

these rehabs provide energy-efficient homes, on-site security, and accessibility for disabled individuals while increasing property values for near-by neighbors. The majority of residents have lived in the neighborhood for five or more years, 85% are extremely low income and single-parent households, 21% are living with a disability, and 17% were formerly homeless.

Walnut Hill West – at 56th and Walnut Streets, 1260 HDC renovated 32 apartments in six buildings with energy-efficient appliance upgrades and a white "cool roof" system just a few blocks from a Fresh Grocer and the 56th Street El stop. Working closely with the Veteran's Administration, Back on My Feet, and Gearing Up on this project, 1260 HDC serves a diverse but vulnerable group of individuals and households with healthy and affordable homes. An on-site Resident Services Coordinator connects people with city services and encourages self-sufficiency.

Despite 1260 HDC's successful track record, they prefer to operate quietly and efficiently to best serve their residents.

"We are aware of potential "NIMBY" (not-in-my-back-yard) concerns from neighbors about our properties and residents, but our first goal is to serve our residents and their needs," said Motra Rooney, Director of Strategic Investment for 1260 HDC.

"However, most of the time we usually do projects, residents move in, and the neighbors are pleased that handsome properties have replaced dilapidated structures."

Many of 1260 HDC units are equipped to address the special needs of their residents, including physical handicaps.

Serving the most vulnerable in our society has been 1260 HDC's mantra from its founding, a quarter century ago. Starting as a demonstration project between the U.S. Department of Housing and Urban Development and the Robert Wood Johnson Foundation, 1260 HDC – and eight other organizations – were formed when state psychiatric institutions were mandated to close and mainstream their patients. Today, 1260 HDC stays true to its mission. ■