

OUR ACCOMPLISHMENTS

2,438 Managed Housing Units

1,724 units in Southeastern PA

532 operated units in Washington, DC

182 operated units in the State of Delaware

Housing for 2,914 individuals

Nearly 1,000 seniors

100 seasoned affordable housing professionals on staff, most with over 10 years of experience

\$40 million operating budget; \$6+ million endowment

20 tax credit projects representing over \$128 million in equity and 1,109 units.

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 25 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, Mary Horwitz, moved in to an apartment in this duplex October 1, 1989 and lived there for 22 years.

Over the course of 25 years, Mission First 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 coordinating resident services; leveraging funding to acquire property; assembling complex financing sources; and developing a successful model for utilizing mergers, acquisitions and friendly take-overs 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 and it now serves a diverse resident population that includes families, veterans, seniors and individuals with disabilities.

HIGHLIGHTED PROJECTS

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
Construction completed in September 2012
Registered under LEED® for Homes™
Designed to meet Enterprise Green Communities Criteria
Funding through LIHTC (9%) equity
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
Construction completed in June 2011
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
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
Construction completed in November 2011
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
Columbus Property Management provides management services



The SeVerna (1001 1st Street NW, 88-98 L Street NW, Washington, DC)

New construction of 60 units - studio, 1, 2, 3, and 4 BR
Construction completed in December 2011
In partnership with Golden Rule Apartments, Inc. and The Henson Development Co.
Funding through LIHTC (9%) equity, conventional loan, New Communities funds from the DC office of the Deputy Mayor for Planning and Economic Development (DMPED), gap funding from DC Office of Housing and Community Development (DHCD), and capital grant funds from the DC Housing Authority (DCHA)
Columbus Property Management provides management services



Dahlgreen Courts (2504 & 2520 10th Street NE, Washington, DC)

Preservation of 96 units of affordable housing
Substantial rehabilitation of two historic buildings
Construction is underway, completion expected October 2012
Transit-oriented development located 1 block from Rhode Island Avenue Metro
Designed to meet Enterprise Green Communities criteria
Funding through NIBP tax exempt bonds, historic and LIHTC (4%) equity, DC CDBG funds, and DMPED Neighborhood Investment Fund grant.
Columbus Property Management provides management services



UNDER CONSTRUCTION

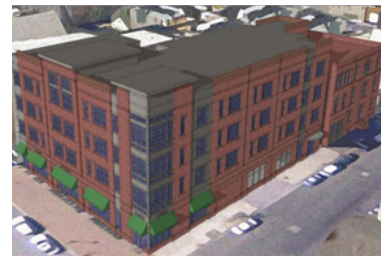
House of Lebanon (27 O Street NW, Washington, DC)

Adaptive reuse of historic MM Washington school building
82 units of affordable senior housing
Studio, 1, and 2 bedroom units
10,000 square feet of community space
Designed to meet Enterprise Green Communities criteria
Construction start: June 2012, completion expected May 2014
Funding through NIBP tax exempt bonds, historic and LIHTC (4%) equity, HOME funding from DHCD, and DMPED Predevelopment and Neighborhood Investment Fund grants
Columbus Property Management to provide management services



Fells Point Station (1621 Bank Street, Baltimore, MD)

New construction/historic renovation of police station in Fells Point neighborhood
Mixed income development including 47 units
1 and 2 bedroom units
2,800 sq.ft. of retail space
Construction start: November 2012, completion expected January 2014
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.
Columbus Property Management to provide management services



Israel Senior Residences (10th St and Rhode Island Ave, 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 Q2 2013 with completion Q2 2014
Funding through LIHTC 9% equity and HOME funding from DHCD
Columbus Property Management to provide management services



The SeVerna Phase II (43 K Street NW, Washington, DC)

New construction of 133 units and 1 level of underground parking
Mixed income – 75% market, 25% affordable
Community space includes club room, exercise room, business center, roof deck
Designed to meet Enterprise Green Communities criteria
Construction start: December 2012, completion expected June 2014
In partnership with Golden Rule Apartments, Inc. and The Henson Development Co.
Funding through DCHFA Tax Exempt Bond Financing, LIHTC (4%) equity, 221(d)4 HUD Mortgage Insurance Program, New Communities funds from DMPED, HOME funding from DHCD
Columbus Property Management to provide management services



Legacy Preservation Initiative (Scattered Site, Philadelphia, PA)

Rehabilitation of 448 existing affordable units in CHG's portfolio
Creates 7 accessible units in Phase 1
Will meet designation for Enterprise Green Communities
Includes an innovative energy efficiency research program to study energy savings of residents when an energy monitor is installed
Units to receive capital upgrades such as replacement of windows, doors, electrical systems, and HVAC systems to create energy cost savings over 20%
Construction start expected: Winter 2013 (Phase 1)
Funding through HUD's Energy Innovation Fund grant, 4% low income housing tax credit and tax-exempt bond financing
Columbus Property Management provides management services



PROJECTS IN PREDEVELOPMENT

Bordentown (1 Spring St, Bordentown, NJ)

Adaptive reuse of former factory with new construction addition
48, 1 bedroom affordable, senior units
Community and support service space on site
Within Bordentown Redevelopment Area and Historic District
Funded through Burlington County HOME funds and LIHTC
Columbus Property Management to provide management services



Trinity Plaza (3939 South Capitol St, SW, Washington, DC)

New construction of 51 affordable units with 6,000 sf of retail space
Mix of 1, 2, and 3 bedroom units with green roof terrace, community and exercise rooms
Development partnership with Far SW-SE CDC and Lydia's House
Tax exempt bond and LIHTC financing proposed
Columbus Property Management to provide management services



Wyalusing Meadows (Wyalusing, PA)

New construction of 50 affordable townhome units in Shale Country
1, 2, and 3 bedroom units
Creates 6 accessible apartments
Will meet qualifications for LEED designation and Enterprise Green Communities Designation standards
Part of a larger development on the site to include residential and commercial
To be financed through TRF pre-development grant, pending Marcellus Shale Impact Fee dollars, and LIHTC tax credits



Whitehall (3795 Schuylkill Road, Spring City, PA)

New construction of 50 affordable units
1, 2, and 3 bedroom units
Approximately 2,000 sf of common space
Historic cornerstone building to contain on-site superintendent unit
Will meet criteria for LEED designation and Enterprise Green Communities
To be financed through LIHTC tax credits
Columbus Property Management to provide management services

