

# Affordable and Green Urban Rehab Housing

PATH & Habitat for Humanity Philadelphia  
Demonstration Site:  
1026 South Colorado Street

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ENVS 634-660 Green Design & the City

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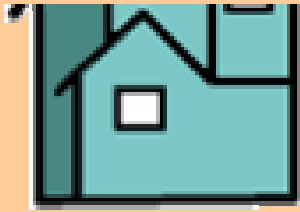


- 1994 – Federal government convened representatives from all segments of the residential building industry to implement National Construction Goals
- May 1998 - PATH formed as a voluntary partnership of leaders in homebuilding, product manufacturing, insurance, & financial industries with Federal agencies



Provides the latest information & cost effective solutions by:

- Supplying innovative building materials, processes & systems
- Conducting focused, cooperative housing research among industry, government, and university partners
- Tackling institutional barriers in innovation - from risk & liability concerns to lack of product evaluation systems
- Showcasing innovative housing projects that can serve as models for builders and homeowners.



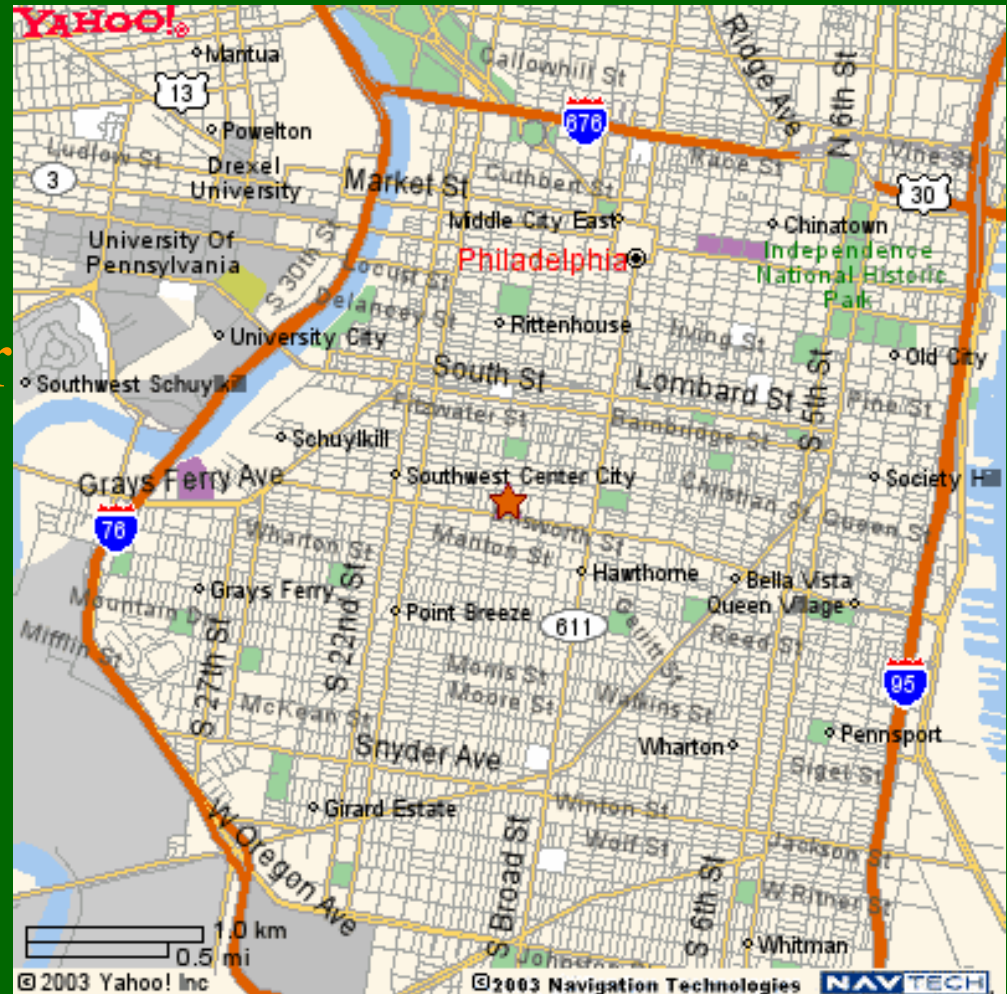
Habitat for Humanity  
p h i l a d e l p h i a

- Non-profit affordable homeownership ministry
- Builds home WITH needy families, not for them
- Why these homes are affordable:
  - Homebuyers put in 350 hours of “sweat equity” on construction of house with volunteers
  - Zero interest mortgages
- March 2003 - 4 Habitat affiliates - Germantown, North, South, West Philadelphia merged
  - 106 homes completed in 15 years in Phila (average 7 homes/year)
  - After merger, will have 10 homes completed - most roll-over projects

# 1026 South Colorado Street

(block north of Washington, between 17th & 18th)

- April 2002 - Site was picked out - chosen for the age, style, & location (older row home in urban center)



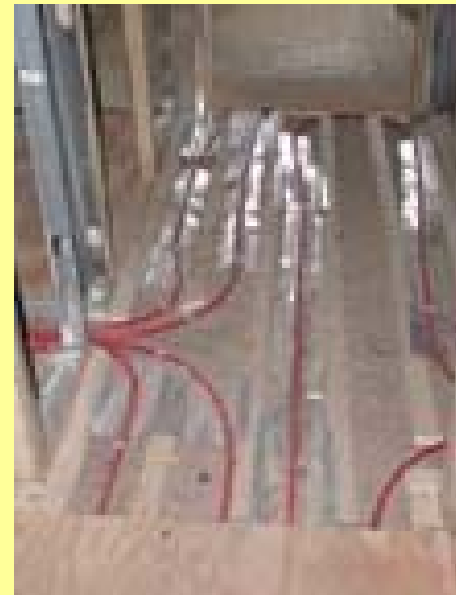
# 1026 South Colorado Street

- July 2002 - structural repairs of building began
- August 2002 - construction start ceremony held



# PATH Technologies

- Cellular PVC lumber
- Optimum value engineer framing
- High efficiency furnaces
- Plastic plumbing manifold & polyethylene piping
- Low-emissivity window coating
- Radiant floor heating
- Low-VOC finish paints
- Fiber cement siding
- Energy Star appliances



# 1026 South Colorado Street February 2004

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Project completion scheduled for late Spring 2004 due to:

- Funding gaps
- Longer than expected organizational transition from the Habitat for Humanity Philadelphia merger
- Complexity of selecting a willing homebuyer



# Why is this an example of successful green design?

- High density housing - row home in an urban center
- Rehabbing an existing building
- 25% more energy efficient due to innovative housing technologies

## Other Pros to this Project

- Affordable housing option
- Serve as an advanced building technology prototype for Habitat affiliates & other affordable housing developers involved in rehab projects

# Cons of the Project

- Securing funding to complete project
- Increased initial construction costs
- Amount of time to complete the project
- Finding a prospective homebuyer willing to participate and qualify for the program
- More homeowner instruction
- Higher expense of replacing items

# REFERENCES

- Habitat for Humanity Philadelphia – About Us [web page]. 2003; [www.habitatphiladelphia.org](http://www.habitatphiladelphia.org). [Accessed February 5, 2004].
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