

Proposal to Home Builders Care Foundation

Renovating 8 Philadelphia Ave – Restoring and Expanding Permanently Supportive Housing Opportunities in Takoma Park, MD



Proposal

Coalition Homes bought 8 Philadelphia in 2011 to further our mission of meeting the needs of families emerging from homelessness across Montgomery County, Maryland. Acquiring 8 Philadelphia, Ave. a circa 1950 duplex, enabled CH to increase its supply of permanently supportive housing in the southern part of the County. The property was renovated in 2012 but due to heavy wear and tear, and an increasing need to ensure safety and quality, we must address the longstanding needs of this beautiful building and asset.

CH is pleased to submit this proposal to the Home Builders Care Foundation to have its members consider renovating 8 Philadelphia, ensuring that it remains a reliable home for families. This is also an important project for Montgomery County for which ending family homelessness is a key goal, making this property a significant asset. There are various parts of the building, inside and out, involving both units, that require attention. Renovating 8 Philadelphia also presents two opportunities that are important to Coalition Homes and the families we serve, and hopefully for the Home Builders Care Foundation. We have an opportunity to build an Accessory Dwelling Unit (ADU) on the site of the garage that could meet the need of a handicapped client; this is an acute need. We also seek to install solar energy panels on the roof of the main building and ADU, as well as introduce other reasonable energy saving elements, as part of a broader effort to reduce utility costs.

This renovation/expansion projects meets several critical objectives. First, two PSH units will return to use and be of high quality with no hazards to the occupants or neighbors. Second, a new PSH unit serving a household with an accessibility need will be delivered. Third, the ADU will also count towards the County's overall goal of increasing affordable housing. Finally, installing solar panels and examining other high energy efficiency retrofits would be attractive to Takoma Park leadership and their goal of reducing greenhouse gas emissions 100% by 2035.

Restoring and expanding 8 Philadelphia is critical to CH, and its parent, Montgomery County Coalition for the Homeless, to deliver two affordable housing opportunities for families and a home accessible to a client seeking reasonable accommodations. The estimate alone for the renovation work will be \$90,000,

factoring hard costs and a contingency (given that the source of the water marks is not yet known. Further investigation is needed for building an ADU and installing solar panels on the main building and additional structure.

Background

8 Philadelphia Ave. is located in the “Hill-Crest” subdivision in Takoma Park. It is a stucco on frame, two-story, slab on grade structure. Each unit, approximately 1,260 sq. ft. each, has three bedrooms; the second floor unit has two baths while there is just one in the first floor apartment. A free-standing garage is at the end of the driveway. One tenant remains in the building.

Current Needs

The following are the estimated work necessary for renovation or repair identified by a contractor; the scope of work is attached:

Exterior (\$48,000)

- Roof: replace the few missing tiles and examine/possibly replace rubber caps around air vents/lay tar;
- Roof: examine downspouts – repair perforations and replace sections at bottom that have been damaged.
- Exterior walls: remove and replace broken stucco and mortar and consider paint.
- Street-side exterior: Examine crowning brick work and mortar for removal and/or capping to prevent deterioration.
- Windows – all windows are not energy efficient and need replacing; caulking is dried and water damage evident around metal capping.
- Repair concrete walkways around building and consider widening for possible handicapped accessibility.
- Driveway has broken asphalt; replace or add new concrete; need to add apron which is currently missing.
- Drain channel at rear of the building has significantly deteriorated; replace with an underground pipe to drain out to the street and replace concrete;
- Replace exterior door to Unit B.
- Garage: Roof has leak needing repair; interior ceiling has mold. CH may replace garage with an ADU to provide an apartment unit that will be handicapped accessible.
- Retaining wall: needs strengthening.

Interior (\$27,000)

- Kitchens (Units A and B): renovate including new flooring, cabinets, countertops, lighting, and appliances. Inspect/upgrade electrical and plumbing.
- Bathrooms: Unit A - breakdown shower pan and drain to figure out clog – possibly remove piping; install new flooring; rebuild shower pan. Unit B – inspect both bathrooms and possibly demolish one (based on prior inspection).

- Unit A ceilings – possible water marks on ceiling due to possible condensation or minor leaks from plumbing. Plumbing throughout 8 Philadelphia should be inspected.
- Unit A does not have a washing machine; add a new unit or replace with new stacked washer/dryer.

Contingency (\$15,000)

Soft costs (To be estimated) - permits, insurance, etc.

Coalition Homes looks forward to discussing this proposal with the HBCF. Renovating 8 Philadelphia is important to the County, Takoma Park, Coalition Homes, families seeking affordable housing, and HBCF members.

Thank you for your consideration.