

NGBS GREEN CASE STUDY

Casa Indiana



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GREEN™**
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About the Project

Project Type: 50-unit supportive and affordable housing for independent older adults (ages 62+)

Location: Philadelphia, PA

Unit Size: Average unit is 598 ft²

Performance: NGBS Green Certification – Silver Level (Apr. 2021)

Website: [Casa Indiana](https://www.casa-indiana.org)

Project Team:

Developer: [Hispanic Association of Contractors and Enterprises \(HACE\)](#)
[CDC](#)

Verifier: [Ben Cohen](#), ReVireo

Builder: [Domus Construction](#)

Architect: Daryn Edwards, [CICADA Architecture Planning](#)



About the Hispanic Association of Contractors and Enterprises (HACE)

HACE is a nonprofit 501(c)(3) community development organization, launched in 1982 to respond to the need for economic empowerment in the Latino community. HACE's primary target area is the heart of Philadelphia's Latino community. HACE has evolved into a productive and effective developer of both residential and commercial real estate as well as an advocate on behalf of the neighborhood residents and small businesses.

Overview

Casa Indiana is a new 50-unit affordable and supportive housing community for independent older adults constructed on the site of a former yarn mill in the Fairhill neighborhood. Casa Indiana features a mix of traditional one-bedroom and handicap-accessible apartments, as well as gardens, community rooms, a library, and on-site medical offices that provide services to residents.

HACE pursued NGBS Green certification to ensure healthy, efficient, comfortable, and affordable apartments for the residents, as well as to satisfy the Pennsylvania Housing Finance Agency's (PHFA) requirements for affordable housing financing. PHFA recognizes Silver-level NGBS Green certification alongside other credible certifications. As the NGBS standard was designed to accommodate all residential-use buildings, including supportive and assisted living, it offers important flexibility to accommodate the unique features and spaces in supportive housing communities like Casa Indiana.

NGBS Green Features/Practices

- Infill lot (previously vacant for 40 years)
- Walkable community near resources, retail, restaurants
- Designed to support walking, bicycling, and mass transit use; bicycle use promoted by dedicated lanes/paved paths for bicycles
- Community gardens available for residents to grow healthy food and enjoy outdoors
- Small units (Between 600 and 650 sq ft) limit conditioned floor area and material use
- Prefabricated floor, wall, roof systems support efficient material use
- Efficient showerheads, faucets, and toilets to reduce water and energy use
- Energy efficient products, practices, and systems that earned the building a HERS Index of 50
- ENERGY STAR certified heating and air conditioning systems
- ENERGY STAR certified appliances
- No garages, off street car parking only
- Building construction, operation, and maintenance manual

Why is an NGBS Green Certified home a better place to call home?

"We found the NGBS Green program to be an excellent tool to engage the entire team — including the developer, design team, and contractor — in thinking systematically; and holistically; about the impact of the construction of the building and its long-term occupation. Even working within the tight parameters of our urban brownfield site, these constraints challenged us to be very strategic in the development of our green building goals and how best to accomplish them, balancing all aspects of sustainability — environmental, economic, as well as social. Home Innovation's resources helped guide our conversations in a meaningful way to create a unique place that the residents can both be proud of and thrive within."

- Daryn Edwards, Architect, CICADA Architecture Planning

The Verifier Voice

"It was a pleasure working with the design and construction teams. Their willingness to fully understand the project goals and what was required to earn NGBS Green certification helped ensure a smooth process."

- Ben Cohen, NGBS Accredited Verifier, ReVireo



Photo Credit: Kendon Photography