

Project Description: William Howard Day Homes Renovations

224 residential units in 17 buildings & 1 community-office-maintenance building located on 19 acres. (10 of the 17 buildings have now been completed)

Design Team: KD 3 Design Studio, Inc. of Lemoyne, Barton Associates, of Steelton, Raudenbush Engineering, Inc. of Middletown, The Virtus Group, of Harrisburg, our residents and staff.

Existing Conditions:

- Prior to rehabilitation efforts the site which had fallen into a state of disrepair had a high vacancy rate and had several units in most buildings boarded up in an attempt to prevent further deterioration from vandalism and theft.
- The property had not been significantly rehabilitated since it was built in 1939.
- The exteriors resembled the barracks-style construction that was prevalent during that era.
- The area had a resulting high crime rate which kept most socially enriching programs from operating within the community.
- The property lacked adequate accessibility to those confined to wheel chairs or who have other health and mobility conditions.
- Even given the large waiting list for public housing, the property was virtually unmarketable.

Goals:

- The Harrisburg Housing Authority's goal was to recreate the property using architectural features that would change the feel to one that embraces a community spirit while utilizing energy efficient and sustainable features.
- Focusing on several areas of need within our target population, goals to add accessible units were established.
- Goals for designing one level units for those that are challenged by conditions that restrict mobility were added into the plan.
- Another study saw a lack of non-elderly one bedroom units of which this property has several buildings that address the need.

- The project, in order to achieve a lasting effect, would need continuing programs for those residents that want to improve the quality of life in the short and longer term.

Objectives:

- We envisioned a property that would be easily marketable; a property that we would want to live in and raise our children.
- The number one core value to the design was safety, so we incorporated site lighting and security provisions.
- The façade now features covered porch areas that break up the monotony of the long row buildings and give the look of a family neighborhood.
- Spray-foam insulation, energy star windows and doors give the residential units a warm and energy efficient environment.
- A well lit stamped paving walkway winds through the property leading to the playground.
- A covered pavilion was included for resident functions and barbeques while they watch the children play on the new equipment and the older ones play basketball on the new courts.
- Lastly we were determined to go past the construction phase and provide programs and services that enrich the community and provide a more lasting successful program. Through the coordination and cooperation of our partnering agencies, a variety of services and programs have been made part of the plan as better detailed below.

Partnering and participation in the project:

In order to attain the holistic approach to this project, ensuring sustainability, a number of public and private partners have been involved in making this project a success. Others have taken an interest or renewed interest in the William Howard Day Homes. The number of programs and partners continues to grow as we build on our successes.

- Staff and residents participated in the *charrettes* prior to and during the design of this project. Valuable input was included in the approach to this project.
- In cooperation with the City of Harrisburg, Mayor's Office of Economic Development, Building and Housing, and the Zoning Hearing Board, the project has moved forward with the completion of two phases which included 10 of the seventeen residential buildings, the Community Building and Office as well as the pavilion and playground area that comprise the property.

- Boys and Girls Club of Central Pennsylvania (providing summer programs and activities)
- Mt. Zion School of Ministry (providing up to 3 programs per week for various age groups)
- Channels Food (providing food supplies for those needy residents as well as meals for the various other programs)
- The Food Bank of Central PA (also providing food supplies for those needy residents and meals for various other programs)
- Society of Volunteer Women's Ministries (providing clothing drives)
- WHS Resident Association (providing resident support programs, summer programs and Toys for Tots programs)
- Seventh Day Adventist Church (Vacation Bible School and Mentoring programs)
- Capital Presbyterian Church (Thanksgiving and Holiday Basket programs)
- Penn State University (twice a month nutritional programs)

