



Peppermint Park opens in Springfield Township A8

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## Engineer aims to provide affordable, energy-efficient homes in Bucks

Socrates Developers, LLC has begun renovation of a residential townhome at 201 New Brook Street in Bristol Borough. The company's mission is to purchase and restore neglected houses throughout the Bucks County area.

Doylestown resident Phil Cacossa, a Leadership in Energy and Environmental Design (LEED) engineer, after a career in commercial and residential architecture, formed Socrates in 2015 to restore houses and revitalize communities.

In the spirit of Socrates, focusing not on the way things are, but the way things could be, Cacossa purchases and restores neglected houses in communities throughout the area.

Along with carefully selected contractors and partners who are dedicated to a neighborhood revitalization strategy, Socrates equips the houses with state-of-the-art, high-performance building materials, energy efficient HVAC, lighting, and plumbing fixtures.

The company is focused on the redevelopment of existing houses in neighborhoods where multiple properties are available with the ultimate goal of revitalizing the spirit of the community as well.

"Our mission is to provide fully restored homes to families and individuals who might not otherwise be able to afford them," said Cacossa. "Homeownership gives people a sense of pride, and that pride will be reflected in the care they give in their neighborhood. They will own their own home, and will now also feel a stronger sense of belonging in their community."

The improvements assure the houses are energy efficient which results in the lowest possible monthly utility and maintenance charges. New homeowners will be able to afford these homes through innovative pricing models, reduced labor fees, and volunteer efforts, he said.

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