

Affordable Housing Case Study Workbook

This booklet places affordable housing case studies into their larger neighborhood contexts. The scaled plans can be used in community-based site planning exercises.

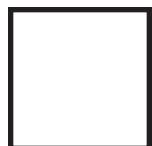
Detailed pro-forma documentation for some of the case studies is courtesy of Affordable Hosuing Design Advisor.

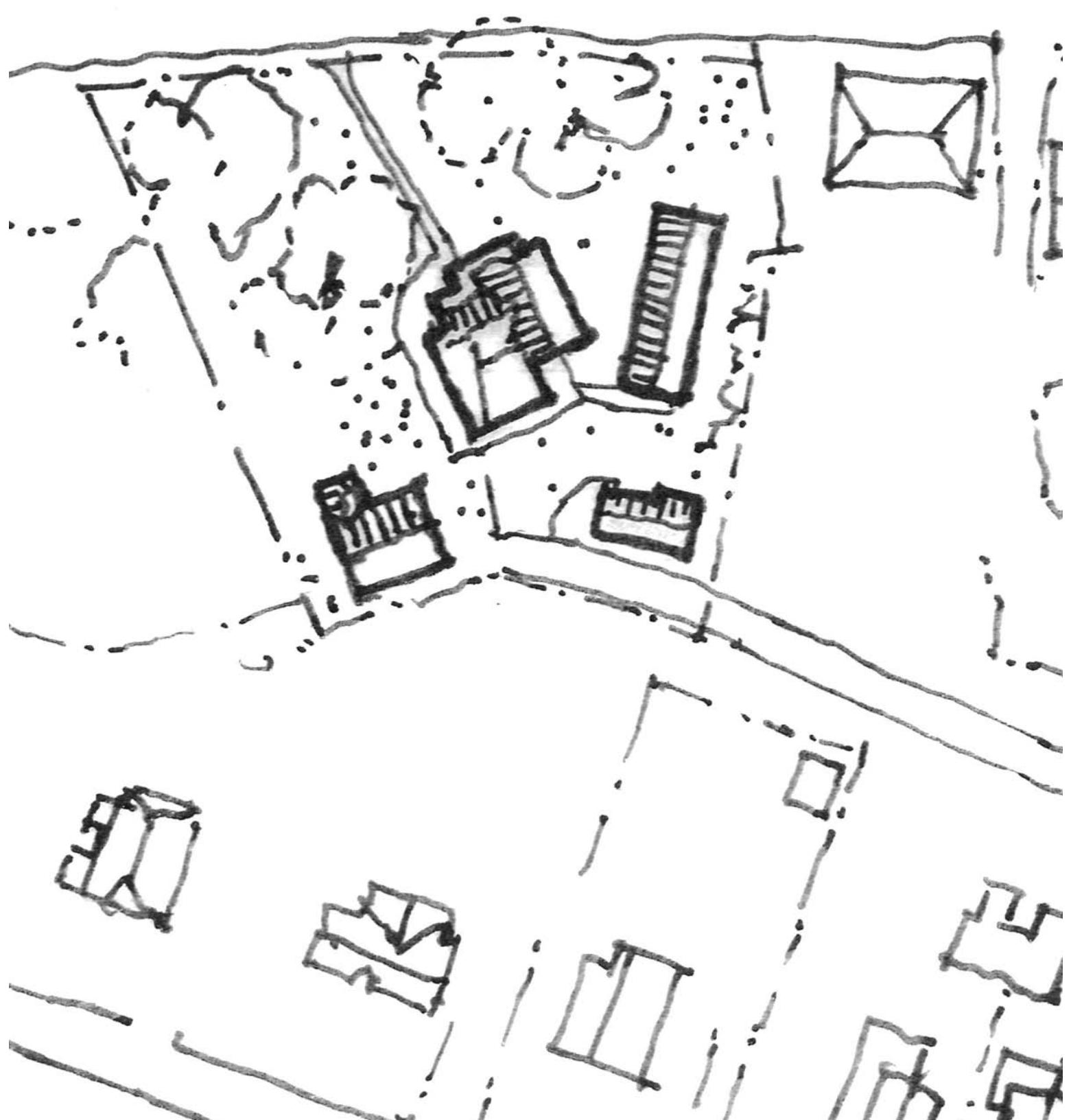


Neighborhood Type: Mixed-Use Center



Case Study: A-Home



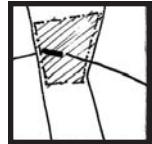


Infill Site Type: Linking Site - Missing Link

Case Study: A-Home

Site size 1.1 acre
Dwelling units 17
Units/acre 15.5

0 50

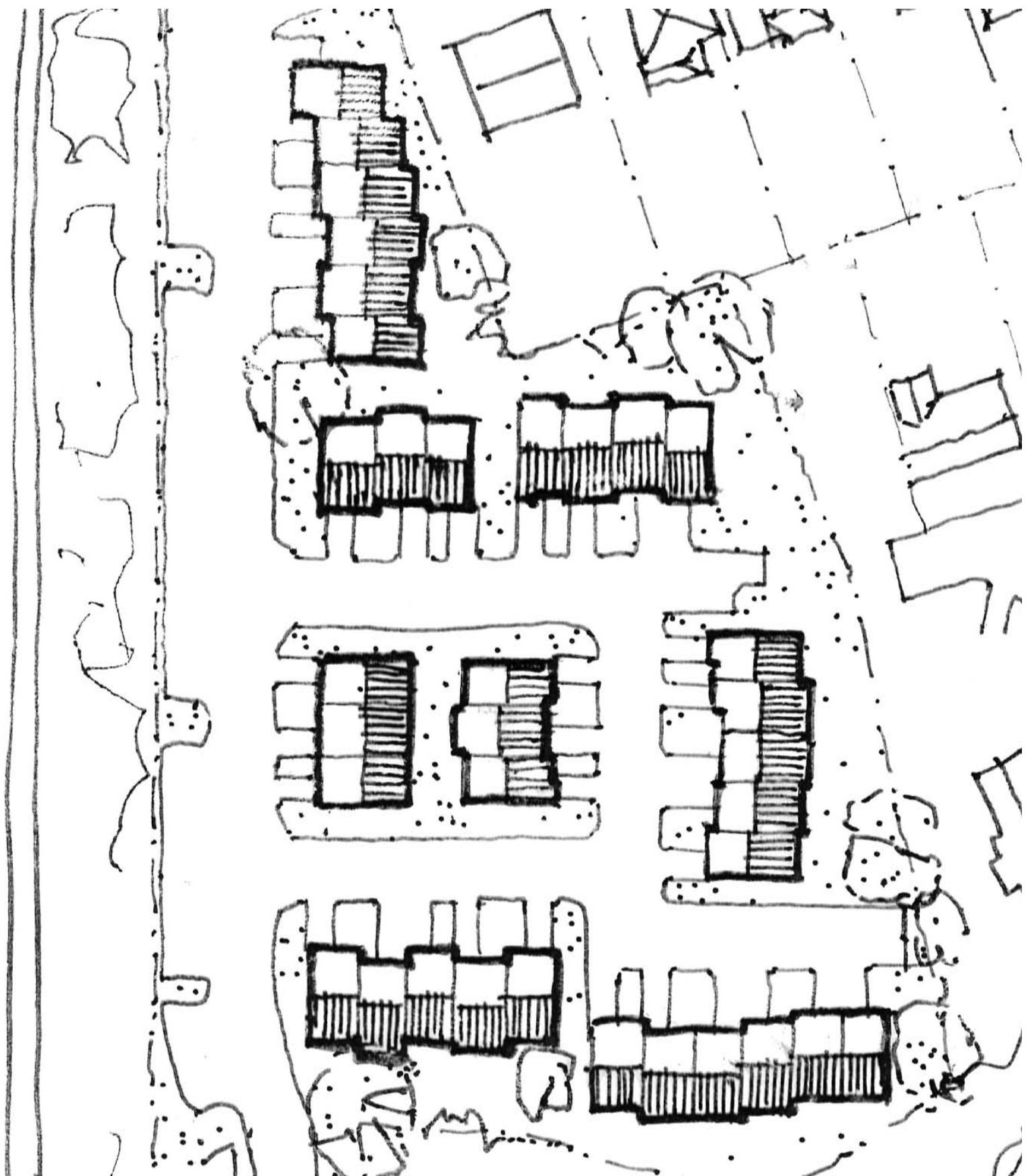




Neighborhood Type: Residential Neighborhood



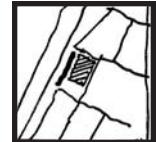
Case Study: Fox Island



Infill Site Type: Edge Site - Physical Barrier

Case Study: Fox Island

Site size 1.8 acre
Dwelling units 35
Units/acre 19.4
0 50





Neighborhood Type: Residential Neighborhood

Case Study: Hastings Warburton



Infill Site Type: Edge Site - Landscape Feature

Case Study: Hastings Warburton

Site size 0.4 acre
Dwelling units 2
Units/acre 5.0

0 50





Neighborhood Type: Village Center

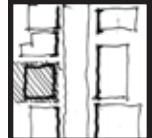
Case Study: Hastings Warburton



Infill Site Type: Corridor Site - Main Street

Case Study: Hastings Warburton

Site size 0.6 acre
Dwelling units 14
Units/acre 23.3
0 50



Abbott Avenue Apartments, Morristown

Homeless Solutions, Inc. (HSI) set out to develop affordable-housing choices for 12 moderate-, low- and very-low-income families in a transit-friendly location. HSI used an open process and sensitivity toward the neighborhood to put forward a successful affordable-housing infill project. While Morristown is known for its high-end rental and condo housing, in the Abbott Avenue area, housing affordability has become a particularly pressing issue for residents. A key factor in HSI's decision was the parcel's excellent location within walking distance of Morristown's downtown, near jobs, amenities, various bus lines and the train station.

HSI modified the designs after extensive input from local officials, a local neighborhood organization, and the local historic commission. The project creates a transition from the adjacent non-residential zone into the lower-density residential area. Streetscape improvements and a crosswalk provide safe pedestrian access to Abbott Park across the street, and a new sidewalk will improve the Patriots Path trail system. The NJ ENERGY STAR building also strives to be energy efficient and exceeds requirements of the state's Affordable Green Building Program.

Abbott Avenue Apartments will consist of 12 apartments, evenly divided into one-bedroom, two-bedroom and three-bedroom units and available to very-low-income (30% or less of median household income), low-income (50% or less) and moderate-income families (80% or less). The primary funding source for the project, which cost approximately \$3 million, are Low-Income Housing Tax Credits, which give incentives for the utilization of private equity in the development of affordable housing and provide a reduction in a taxpayer's federal income tax. Major support also came from other funders, chiefly the Morris County HOME program, William E. Simon Foundation and the United Way of Morris County.

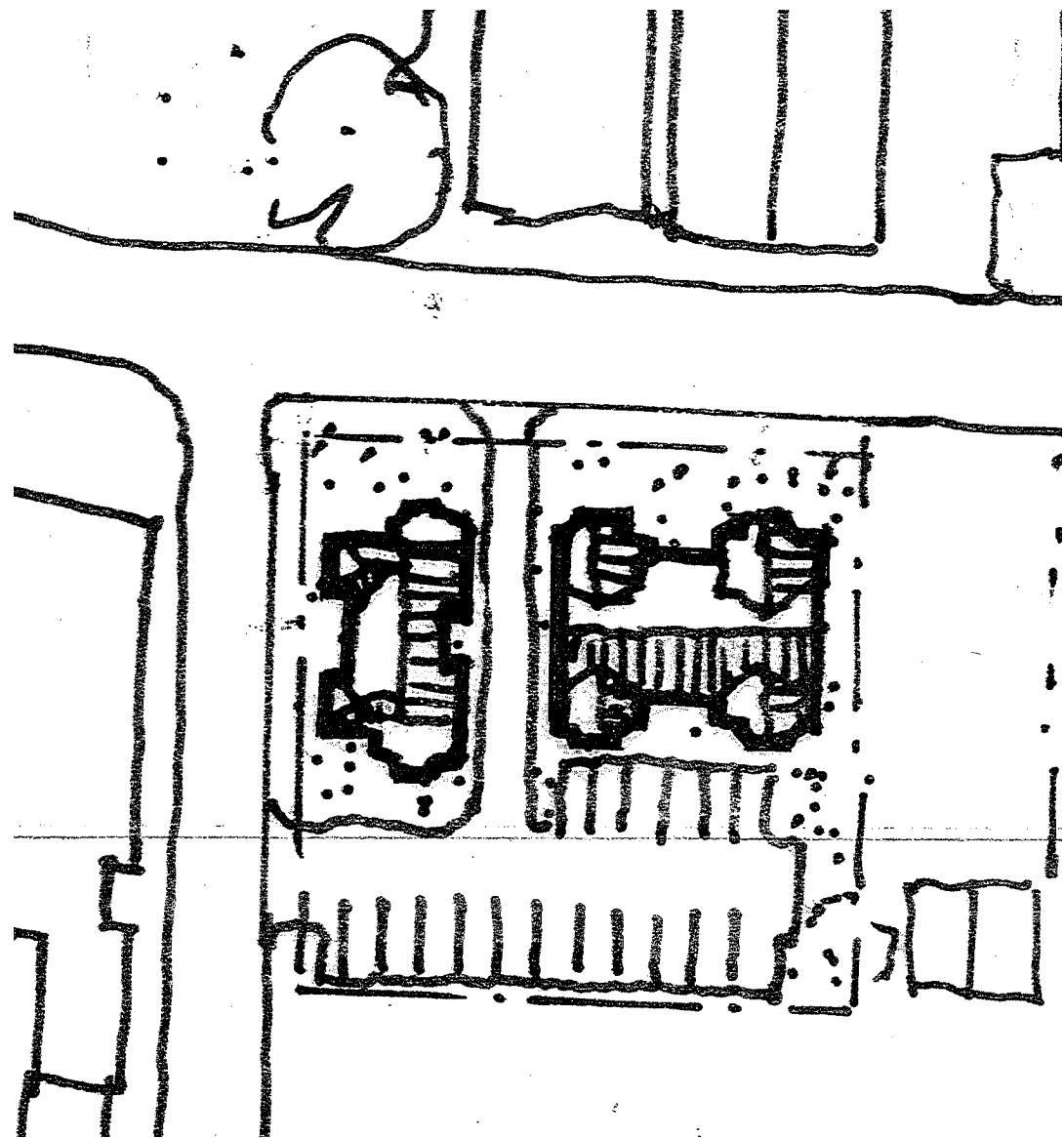
HSI has committed to provide supportive services to its tenants including health and job-related counseling.



Neighborhood Type: Residential Neighborhood

Case Study: Abbott Avenue, Morristown

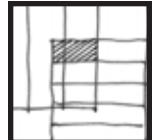
Affordable Housing Design Advisor

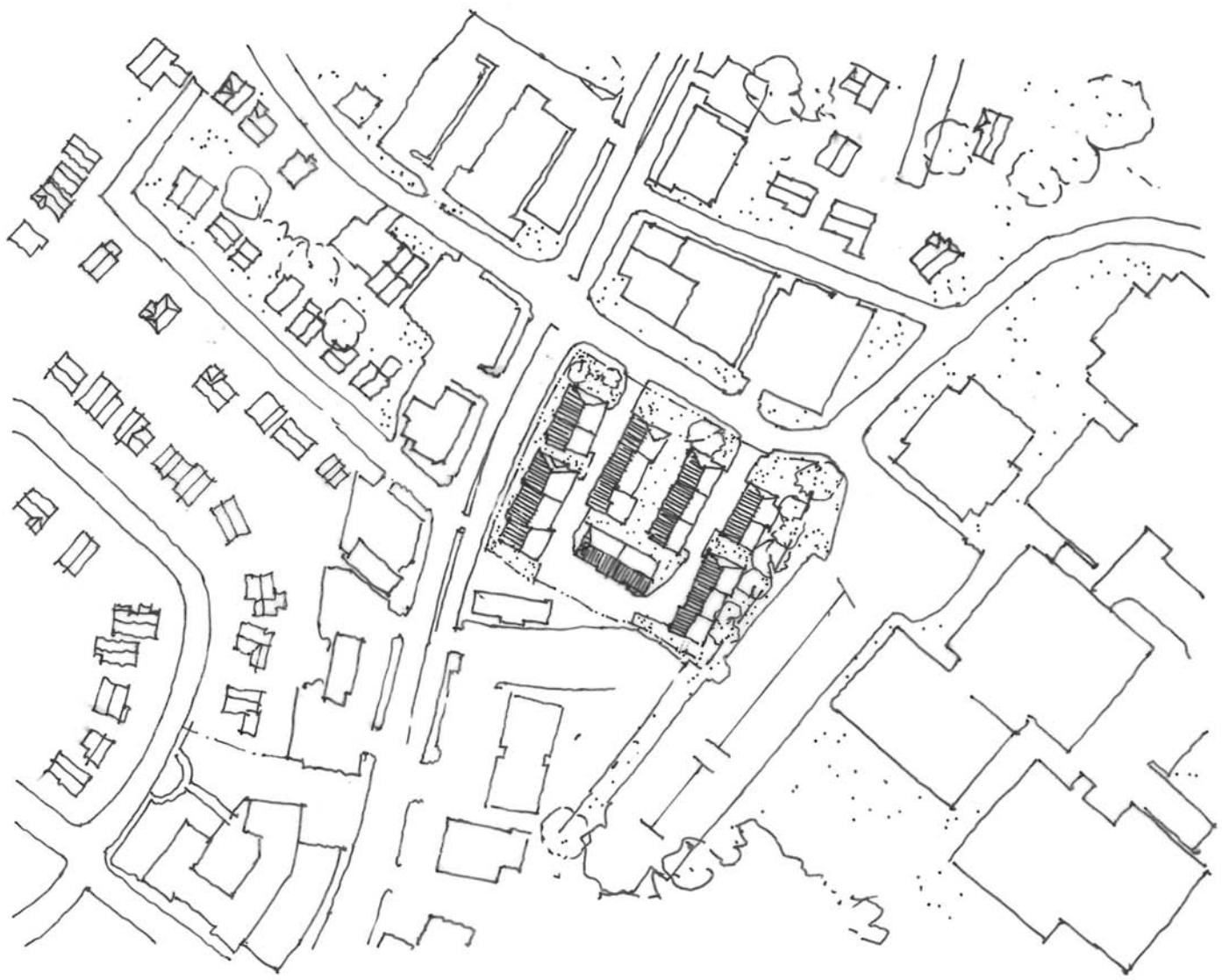


Infill Site Type: Transitional Site

Case Study: Abbett Avenue, Morristown

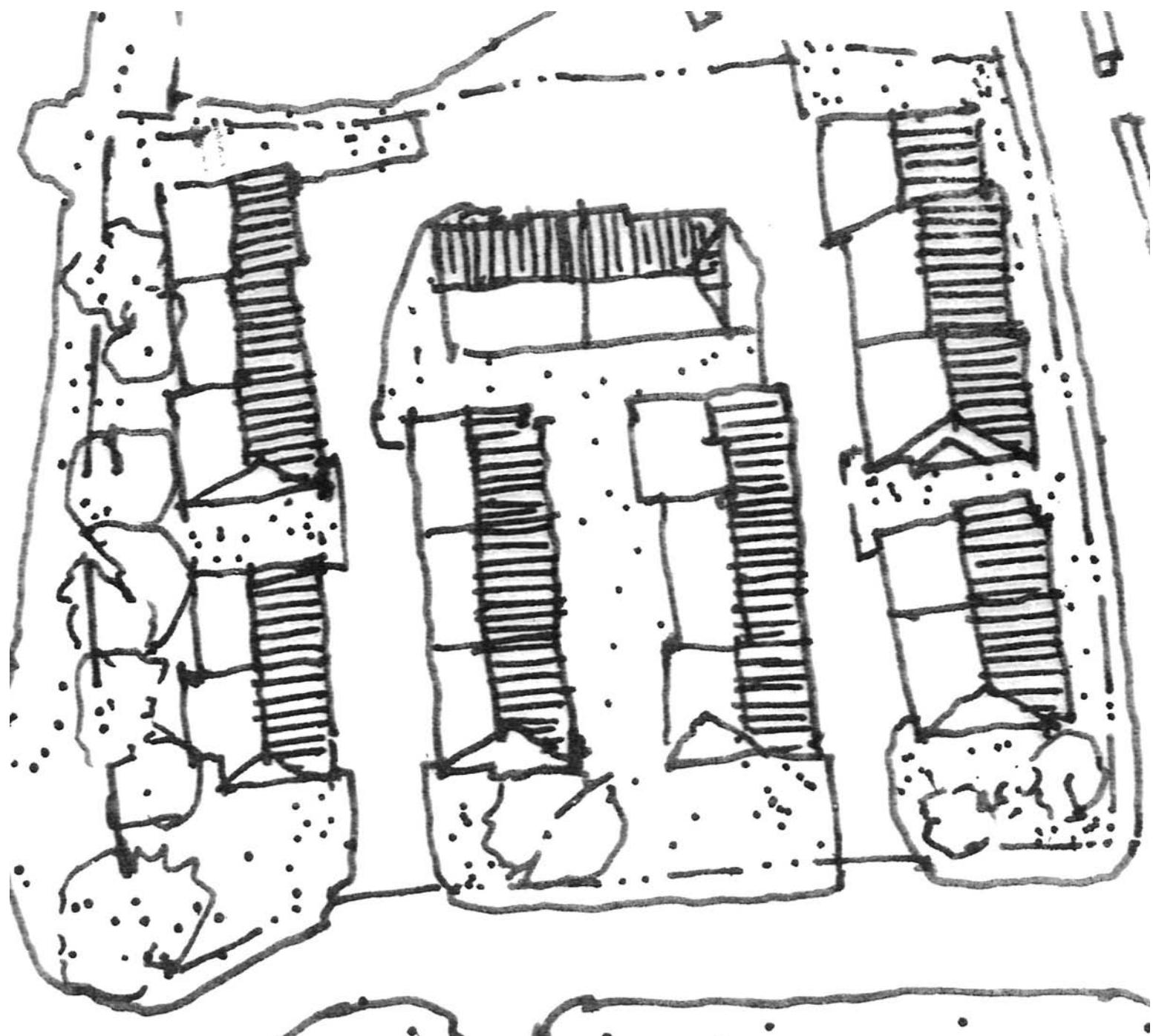
Site size 0.5 acre
Dwelling units 12
Units/acre 24.0
0 50





Neighborhood Type: Residential Neighborhood

Case Study: Hommocks Park Apartments

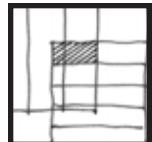


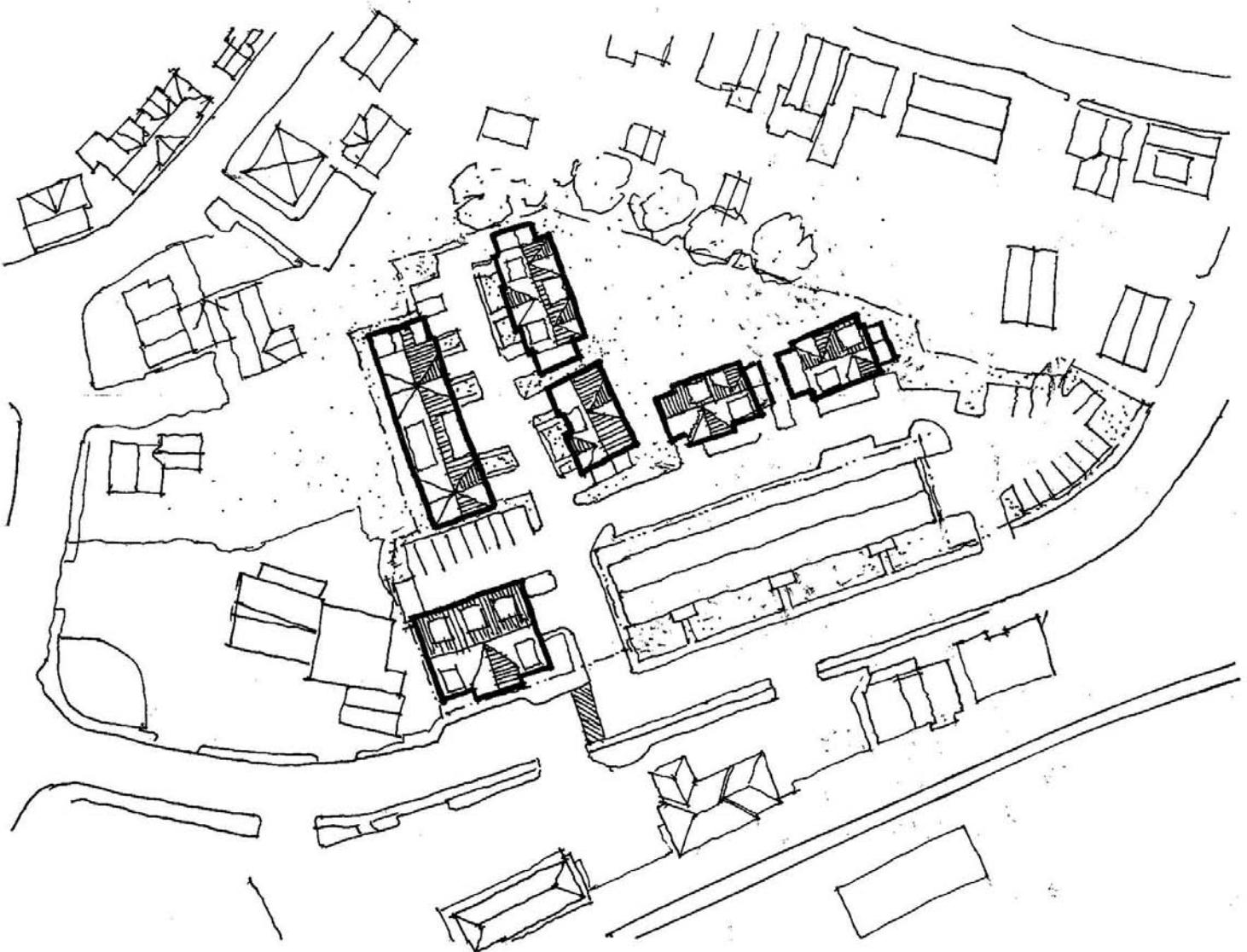
Infill Site Type: Transitional Site

Case Study: Hommocks Park Apartments

Site size	2.2 acre
Dwelling units	53
Units/acre	24.1

0 50





Neighborhood Type: Village Center



Case Study: Manchester-by-the-Sea

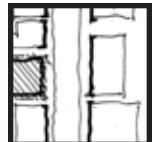


Infill Site Type: Corridor Site - Main Street

Case Study: Manchester-by-the-Sea

Site size 2.0 acre
Dwelling units 22
Units/acre 11.0

0 50



Moorestown, Creed II Affordable Infill Housing

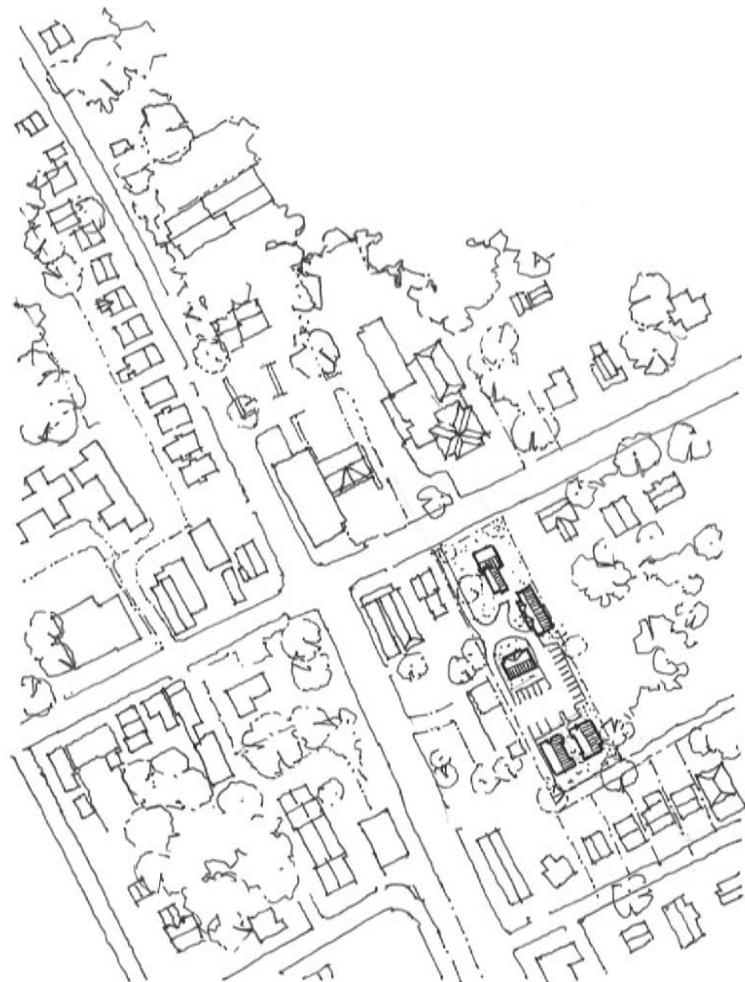
MEND's Creed II project does just that in this highly affluent South Jersey town. The development, which opened in early 2007, is a short walk from Moorestown's Main Street commercial and retail district. It replaces an old garage structure with two two-story buildings that offer eight one-bedroom rental apartments. Two of the four ground-floor units accessible to physically handicapped tenants are reserved for the blind and visually impaired, who are supported by a collaboration with Resources for Independent Living of Burlington City.

MEND was able to use previously acquired land, which made the plan financially feasible. All utility infrastructure was already in place and the site near existing MEND affordable rental housing enabled the organization to operate and maintain the area as one integrated housing development. Nonetheless, the infill site posed unique challenges because it is small and land-locked, requiring several variances and special attention to footprint locations, set-backs, vehicular circulation, on-site parking, and fire safety. The concerns of existing homeowners about adding low-income housing to their neighborhood were resolved through a negotiation process that involved design concessions, and the overall climate with the local government and citizens was supportive. The colonial style buildings, constructed with energy-efficient building materials, are designed to look like single-family houses, to blend with the surrounding residential neighborhood.

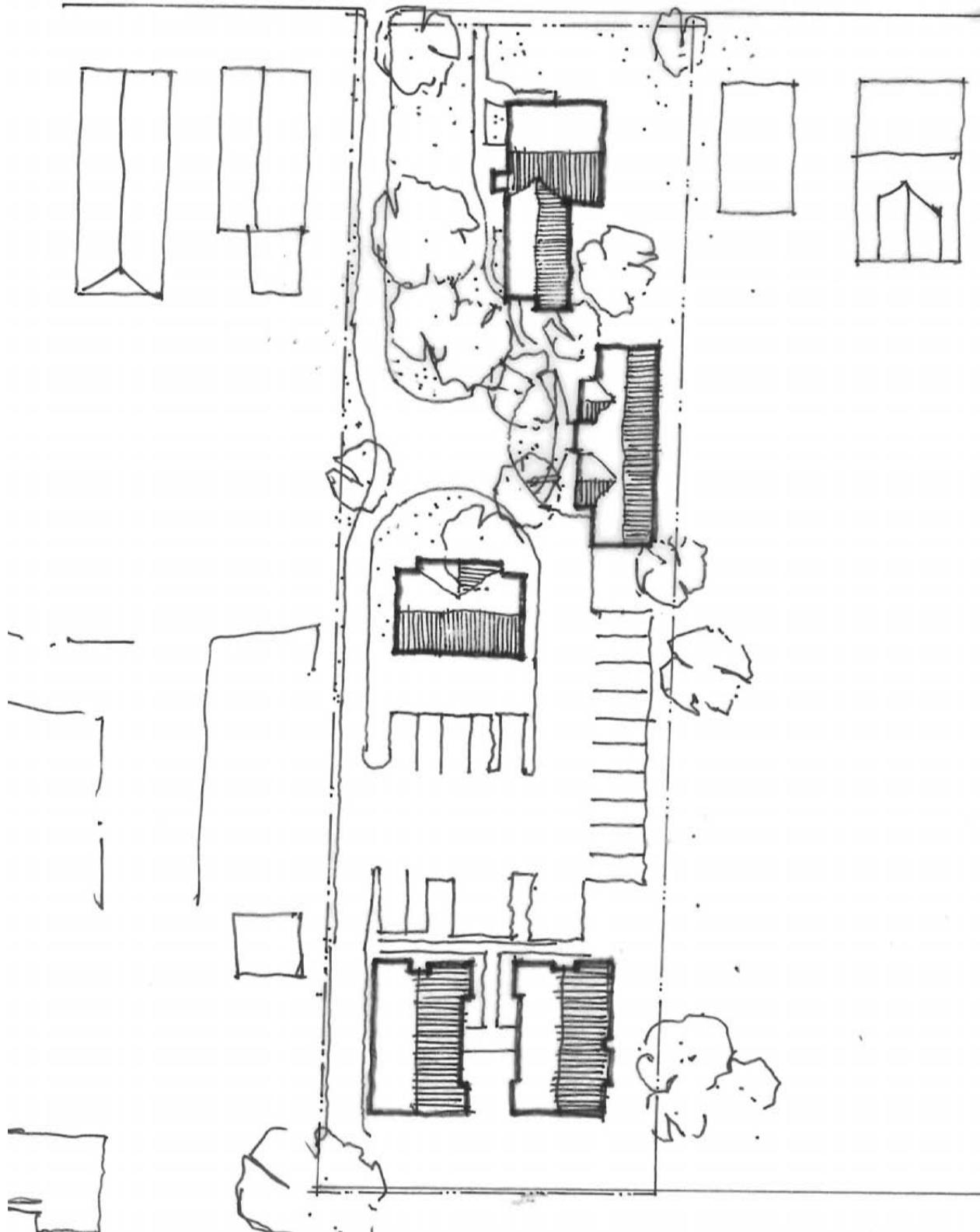
Creed II was the result of a three-year planning and implementation process that grew out of a unique public-private partnership in support of affordable housing. Two state agencies and the county provided funding, and the township worked closely with MEND during the long and complicated approval and permitting process.

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Neighborhood Type: Residential Neighborhood



Case Study: Moorestown Ecumenical



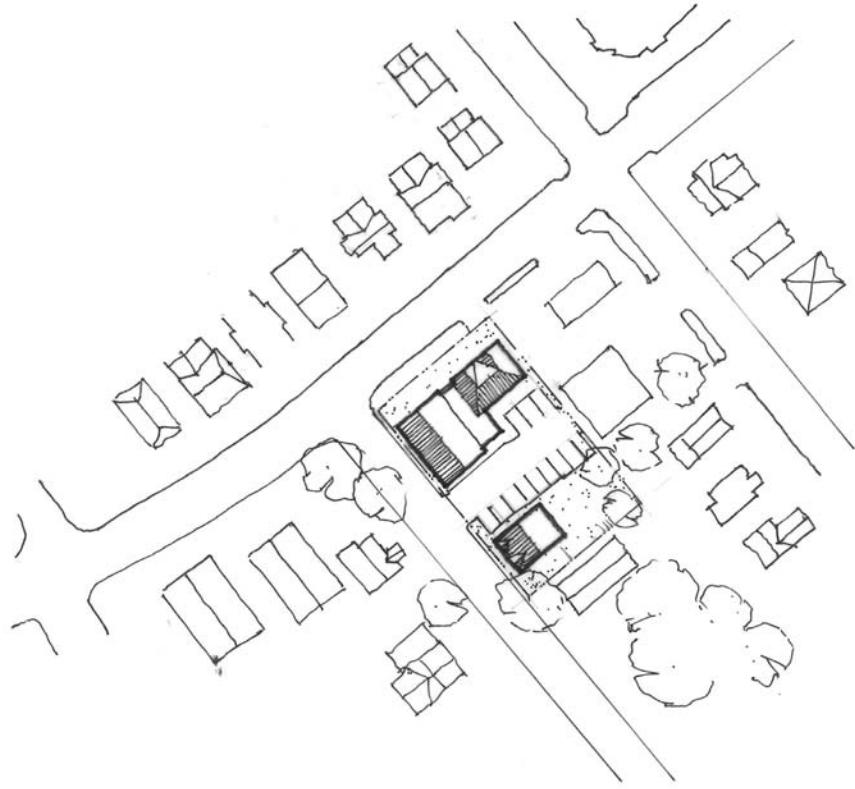
Infill Site Type: Linking Site - Conservation Connection

Case Study: Moorestown Ecumenical

Site size 1.03 acre
Dwelling units 8
Units/acre 7.8

0 50

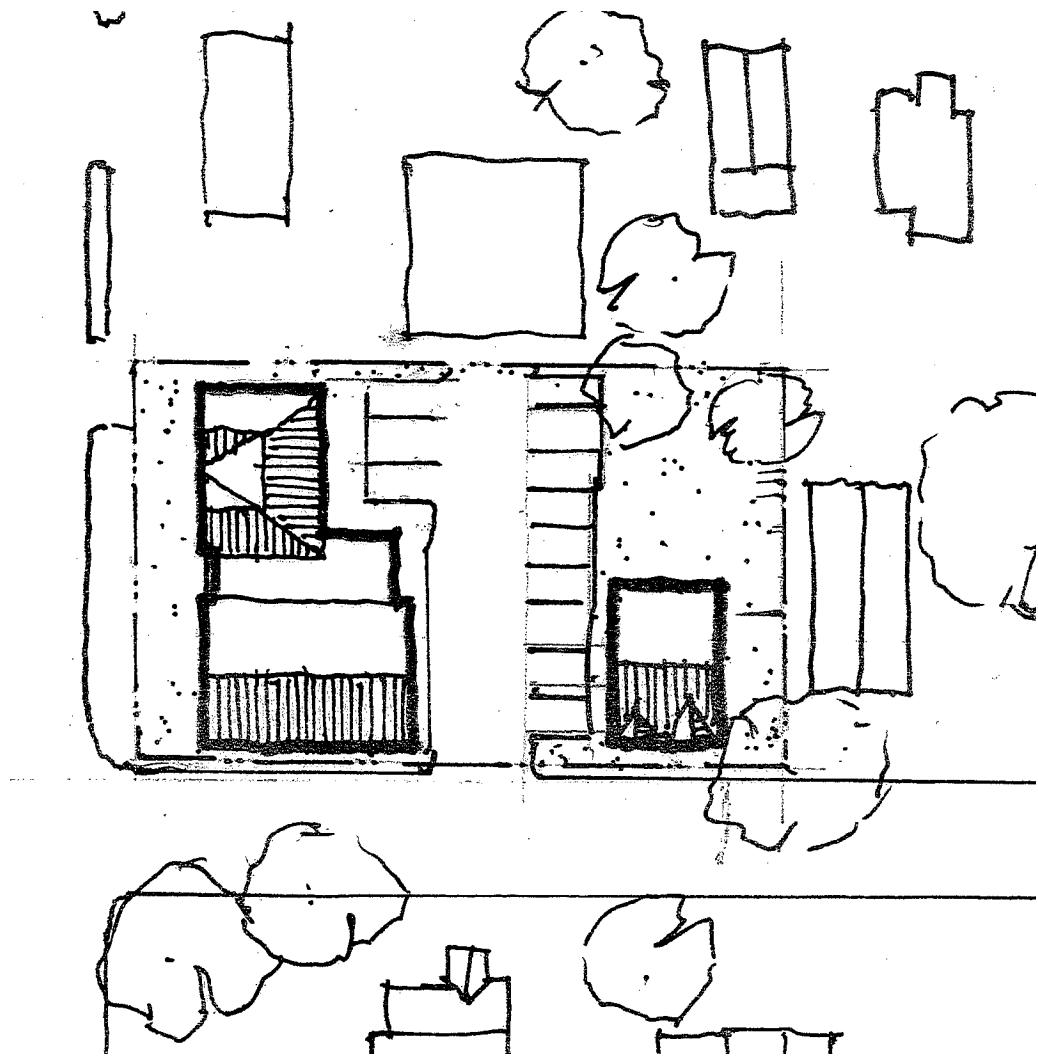




Neighborhood Type: Village Center



Case Study: Rosner - Delanco

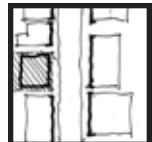


Infill Site Type: Corridor Site - Main Street

Case Study: Rosner - Delanco

Site size	0.4 acre
Dwelling units	9
Units/acre	20.5

0 50



Harriet Square

Completed in 1986, Harriet Square townhouses interprets the forms and elements of the traditional Minnesota home in a rowhouse type, increasing the density by several times. Organized as a street-front building with parking off the court behind the homes, the 27 two- and three-bedroom townhouse-units that comprise Harriet Square have split-level plans. The lower level has a garage and half-basement; the ground level has living, dining, and kitchen, and the top level has bedrooms and a full bath. Paul Madson, project architect of BRW Elness Architects, designed the housing to fit seamlessly into the neighborhood by observing characteristics of the older residences such as placing the buildings on a raised berm and giving them a uniform setback. The traditional practice of entries preceded by screened porches raised a half-level give the units more privacy. The gabled roofs, bay windows, and use of white vinyl, lap-siding and wood latticework below the porches also echo the styling of nearby houses. By bringing the roofline of the two-and-one-half-story units down to the first floor the appearance of bulk is reduced.

All units were sold to first-time homebuyers (with re-sale restrictions) before construction was finished. When Harriet Square received a MSAIA Honor Award in 1986, the judge's comment was, "With restraint and an economy of means, the designers have produced modest, yet elegant architecture."

Affordable Housing Design Advisor



Project Summary: Harriet Square

DEVELOPER

[Brighton Development Corp.](#)

ARCHITECT

[BRW Elness \(formerly Arvid Elness Architects, Inc.\)](#)

LANDSCAPE ARCHITECT

[Damar Farker Assoc.](#)

CONTRACTOR

[Watson-Forsberg Construction](#)

MANAGEMENT

[Homeowners Association](#)

FUNDERS:

First Capital Resources Corporation

TYPE:

Loan

DEVELOPMENT TYPE:

New construction for-sale attached townhouses.

RESIDENT PROFILE:

Moderate-income first-time homebuyers.

DENSITY: 10 units per acre

DEVELOPMENT PROFILE

Type	#/Units	Size (sf)	Rents
2 BR	16	1,280	\$77,500
3 BR	8	1,440	\$84,500
Total 24			

Parking: 48, surface

Total site area: 2.5 acres

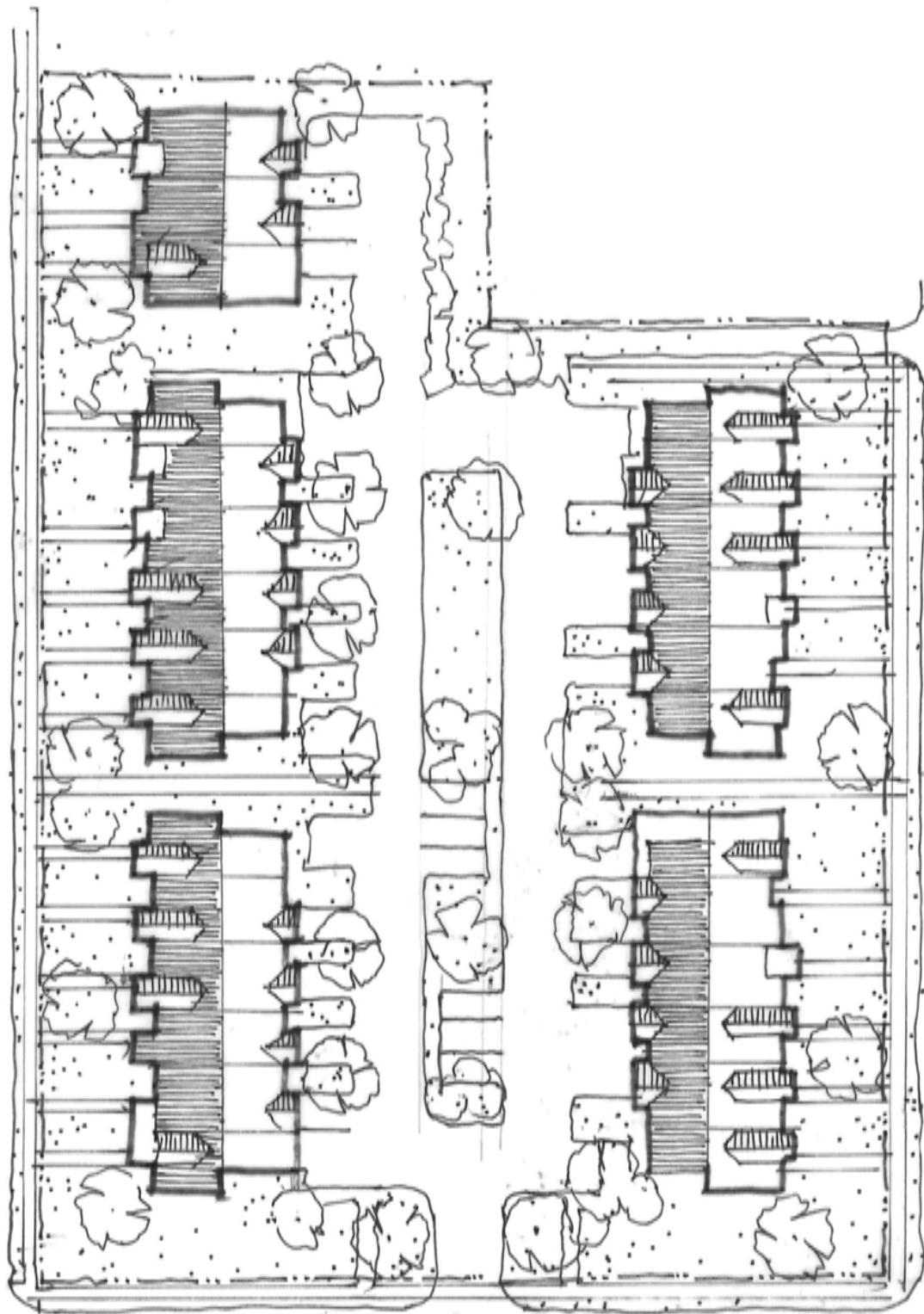
CONSTRUCTION TYPE

Two-story split level, woodframe, horiz. siding, comp. shingle roofs.

DEVELOPMENT COSTS:

Land cost: \$225,000; Constr. costs: \$1,204,000;
Other costs: \$721,000; **Total development costs: \$1,925,000** (\$80,208/ unit);
Completed 1985.

Case Study: Harriet Square



Case Study: Harriet Square

Site size 2.0 acre
Dwelling units 24
Units/acre 12.0

0 50

Charleston

Despite some initial opposition, and the need to seek waivers from some HUD requirements around building materials, the architects were determined to design buildings for Charleston. The architects and representatives of the Housing Authority felt that their solution, though different, was practical, efficient, and affordable. Because of a depressed construction industry, the low bid for the project was four per cent below the budget making the overall cost per square-foot only \$27.06.

They chose as a prototype the 18th century "single house", a familiar type in the historic district. Long and narrow, this house fits nicely on the narrow Charleston lots, and, being one-room wide, provides cross-ventilation for the hot and humid climate. The duplexes have side porches, another climate-influenced feature of the side house. The architects added a false entry on the street side of the porch for privacy. Instead of the brick veneer specified by HUD, the architects chose wood siding painted in light colors. By consulting some local builders who had restored modest houses in the area, they found ways to emulate historic details with inexpensive materials.

The Housing Authority and Charleston Mayor Joseph Riley were committed to locating the new housing in the historic district because the recipients of the housing were families with low and moderate incomes, some of whom were being displaced by gentrification within the district. Following the allocation of funds in 1978, more than 100 sites were reviewed before eight were selected for the 67 units of housing. The number of units per site ranged from two to fifteen with an average density of about 12 units per acre. The dimensions of the sites, typically 25 to 30 feet wide and 125 feet deep, imposed their own restrictions on the design. Location in the historic district also carried with it the imposition of standards set by city, state and federal agencies.

Not only did the new developments not reduce property values on adjacent sites, it reinforced efforts to rehabilitate and restore other historic sections. On Amherst Street where nearly 50 per cent of the lots had been vacant, development returned to the neighborhood for the first time in more than 20 years. The residents of the new housing are proud of their homes.

Affordable housing Design Advisor



Project Summary: Charlestown Navy Yard Rowhouses

OWNER/DEVELOPER

Bricklayers and Laborers Non-profit Housing Corp.

ARCHITECT

William Rawn Associates, Architects

LANDSCAPE ARCHITECT

Michael Van Valkenburgh

CONTRACTORS

Mirabassi Associates

FUNDERS:

Bricklayers and Laborers Pension Fund
City of Boston Linkage Program Funds
Private Bank

TYPE:

Development support
Subsidy
Loan

DEVELOPMENT TYPE:

New construction for-sale stacked townhouses.

RESIDENT PROFILE:

Low- and moderate-income families, incomes \$22,000-34,000, at or below 80% of AMI.

DENSITY: 67 units per acre

DEVELOPMENT PROFILE

Type	#/Units	Size (sf)	Rents
1 BR	29	750	\$67,500-87,500
2 BR	13	1,150-1,300	\$77,500-100,000
3 BR	6	1,350	\$87,500-102,500
4 BR	2	1,560	\$95,000-102,500

Total 50

Parking: 50, surface
Outdoor space: Private yards, one deck/pair of units.
Courtyard/play: Boardwalk, tot-lot.
Total site area: 32,670 sf (.75 acre)

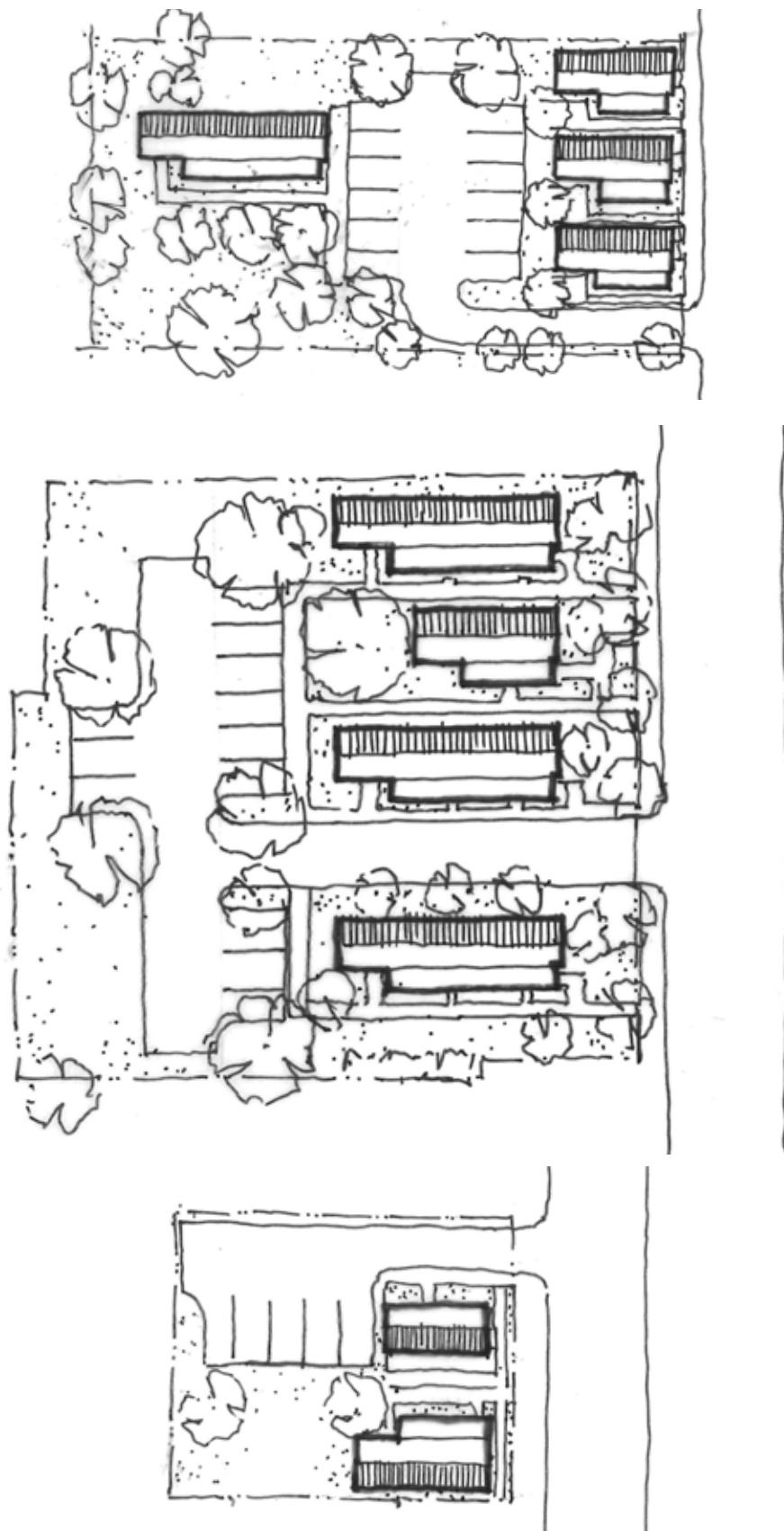
CONSTRUCTION TYPE

Three- and four-story brick, metal and comp. shingle roofs.

DEVELOPMENT COSTS:

Land cost: \$1.00 for 99 years; Constr. costs: \$5,444,175; Other costs: \$789,466; **Total development costs: \$6,233,641;** Completed October 1988.

Case Study: Charleston Infill



Case Study: Charleston Infill

Site size	1.4 acre
Dwelling units	50
Units/acre	35.7

0 50

Fineview Crest

Fineview Crest was initiated by local community groups in the heart of Pittsburgh's working-class Fineview neighborhood. To increase home ownership in the neighborhood and to add diversity to the typical narrow townhouses, the Fineview Citizen's Council (FCC) chose to build detached homes on fee-simple lots. Despite general community support, a few neighbors waged a year-long legal battle against the housing, based on the claim that the proposed density and setbacks were not permitted by zoning. Affordable housing advocates worked with city staff and the Pittsburgh City Council to create an ordinance that allowed density and setbacks based on the averages in the area, a solution that has affected developments citywide.

The 12 homes were built in three phases of four homes each, which enabled the developers to borrow less money and use the sales proceeds from one phase to help fund the remaining phases. As they were being constructed, people of various ages and races bought the homes with assistance from the City in the form of 99-year deferred, second mortgages. The homes feature front porches, gabled roofs, and horizontal siding; the rhythm and textures of the homes help them to fit comfortably into the existing neighborhood. Through modest design and the use of cost-saving, energy-efficient materials, the architects were able to make construction and maintenance more affordable. Fineview Crest serves as a model for affordable infill home development in Pittsburgh.

Affordable Housing Design Advisor



Project Summary: Fineview Crest

DEVELOPER

[Northside Civic Development Council, Inc.](#)

ARCHITECT

[Tai + Lee Architects, PC](#)

CONTRACTOR

[Kee Construction](#)

FUNDERS:

Urban Redevelopment Authority
Loan/grant
Pittsburgh National Bank

TYPE:

Deferred loans
Loan/grant
Loan/mortgage

DEVELOPMENT TYPE:

New construction for-sale single-family homes.

RESIDENT PROFILE:

Low- and moderate-income families.

DENSITY: 16 units per acre

DEVELOPMENT PROFILE

Type	#/Units	Size (sf)	Rents
3 BR	12	2,040-2,067	\$78,000+deferred 2nd mortgage

Total 12

Laundry: W/D in each house

Courtyard/play: Private yards

Parking: 24, garages

Total Site Area: 32,760

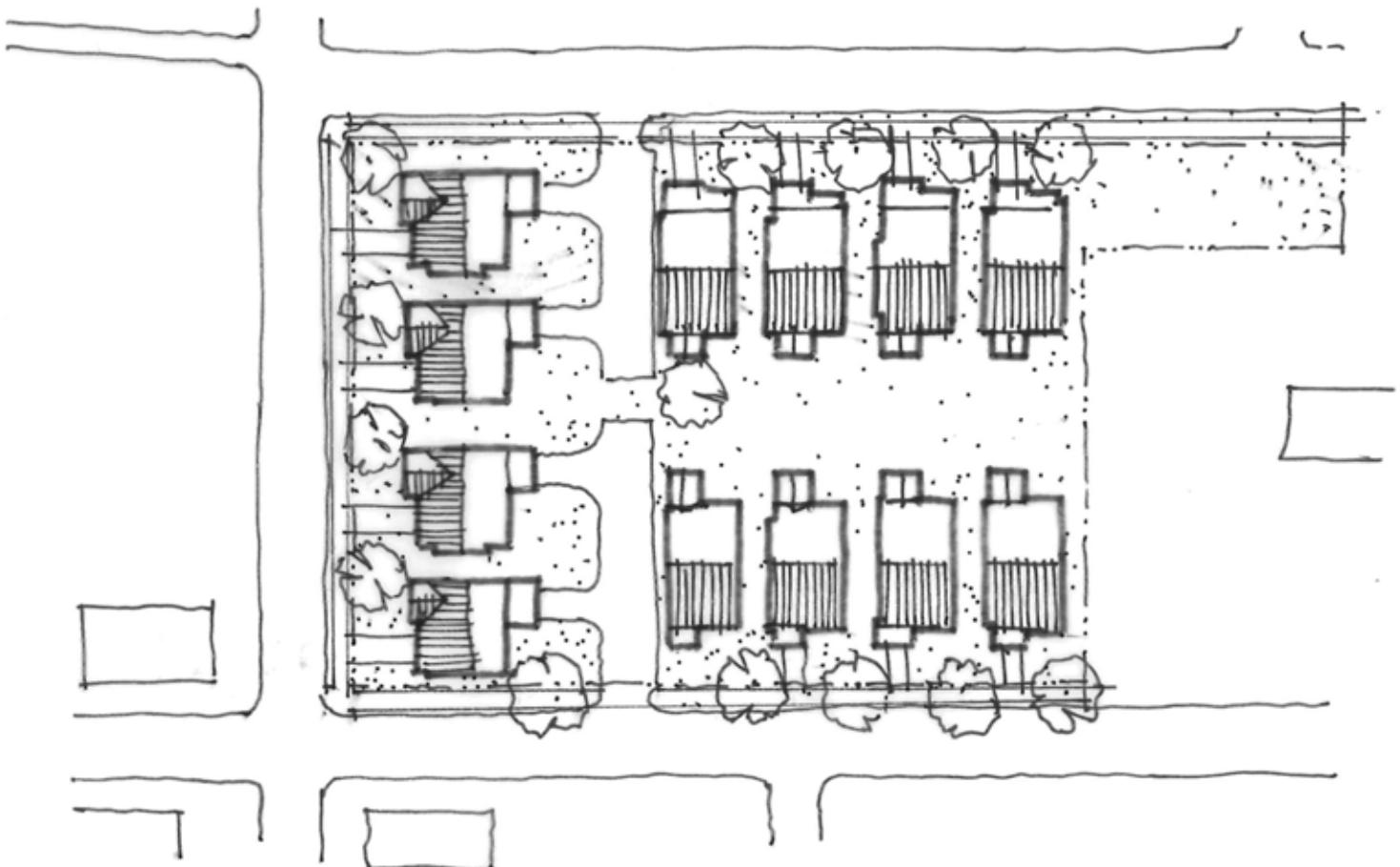
CONSTRUCTION TYPE

Two-story plus basement, woodframe with horiz. siding, comp. shingle roofs.

DEVELOPMENT COSTS:

Land cost: \$71,600; Constr. costs: \$1,054,635;
Other costs: \$295,765; **Total development costs: \$1,350,391** (\$96,110/unit); Completed

Case Study: Fineview Crest



Case Study: Fineview Crest

Site size 0.7 acre
Dwelling units 12
Units/acre 17.1

0 50

Hyde Square

Hyde Square developed around the turn of the century as a working-class neighborhood of woodframe buildings for one to three families. Until recently, a patchwork of undersized and underutilized lots in the Hyde Square neighborhood often served as dumping grounds and eyesores. Now, forty one families own co-operative homes in seventeen new buildings that restore the streetscape at a comfortable density. With extensive input from the community, architects Domenech Hicks and Krokmalnic developed three building types based on the architectural style and layout of several two- and three-family buildings around the city. The three-family building type is a variant of the original "three-decker" with two side-by-side townhouses over a flat; the two-family buildings have individual entries off a common front porch. All units have back decks looking over a private yard area next to well-lit off-street parking.

This housing began with efforts to organize the community by staff from the Jamaica Plain Neighborhood Development Corporation (JPNDC). Organizer Betsaida Gutierrez and former project manager Ricanne Hadrian went from door to door in the neighborhood to build political support and to identify building sites. Lizbeth Heyer, project manager, spoke of the extensive community involvement in shaping and contributing to the design process. Potential residents attended several two-hour, multi-lingual sessions to educate themselves about the development process and participate in the design. Reviewing worksheets with alternative home designs, people prioritized their housing needs and made design tradeoffs in order to develop final designs that would best serve the future occupants. Basements, half baths, and combined or separate kitchen and dining areas were some of the issues discussed with regards to security, cost, and cultural attitudes. Presentation material resulting from these workshops were often left on display at the JPNDC office.

Architect Fernando Domenech believes that the result of this approach is that, "the development is a successful example of balancing attractive design well suited to the neighborhood and residents with the fiscal responsibility required by a tight budget." Resident and community organizer Karen Chacon lives in a three-bedroom townhouse with her husband and two daughters, Kimberly and Karen. She commented, "I feel very lucky to be at Hyde Square Co-op. One of the best things is the sense of community, and that we have a voice in what happens. The rent is affordable so we have enough for the kids' tuition and clothes. Eventually we hope to buy our own home." Although the JPNDC hopes that Hyde Square Co-op will serve as an inspiration for nearby property owners to continue the revitalization of the neighborhood, this new stock of affordable family housing will also serve to maintain socio-economic diversity in the long term.

Affordable Housing Design Advisor

Project Summary: Hyde Square

OWNER/DEVELOPER

Owner: [Hyde Square Limited Partnership](#)
Developer: [Neighborhood Dev. Corp. of Jamaica Plain](#)

ARCHITECT

[Domenech Hicks Krokmalnic](#)

CONSULTANTS:

Landscape Architect: [The Halvorson Co.](#)
Development Consultant: [The Community Builders](#)

CONTRACTOR

[CWG Builders](#)

PROPERTY MANAGEMENT

[Maloney Properties, Inc.](#)

FUNDERS:

	TYPE:
Metropolitan Boston Hsg. Partnership	Grant
City of Boston, Public Facilities Dept.	Grant
Massachusetts Housing Investment Corp.	Grant
Executive Office of Communities & Dev.	Grant
Massachusetts Gov't Land Bank	Loan
Federal Home Loan Bank	Grant
HUD Section 8	Rent subsidy

DEVELOPMENT TYPE:

New construction scattered site, co-op duplexes, triplexes.

RESIDENT PROFILE:

Very-low- and low-income families, incomes below 50%-80% of AMI.

DENSITY: 22 units per acre

DEVELOPMENT PROFILE

Type	#/Units	Size (sf)	Rents
2 BR	13	1,017	\$350-679
3 BR	24	1,180-1,322	\$400-856
4 BR	4	1,651	\$450-951
Total			41

Laundry: In each unit.
Courtyard/play: Private yards
Parking: 41, surface
Total site area: 80,075 (1.84 acres)

CONSTRUCTION TYPE

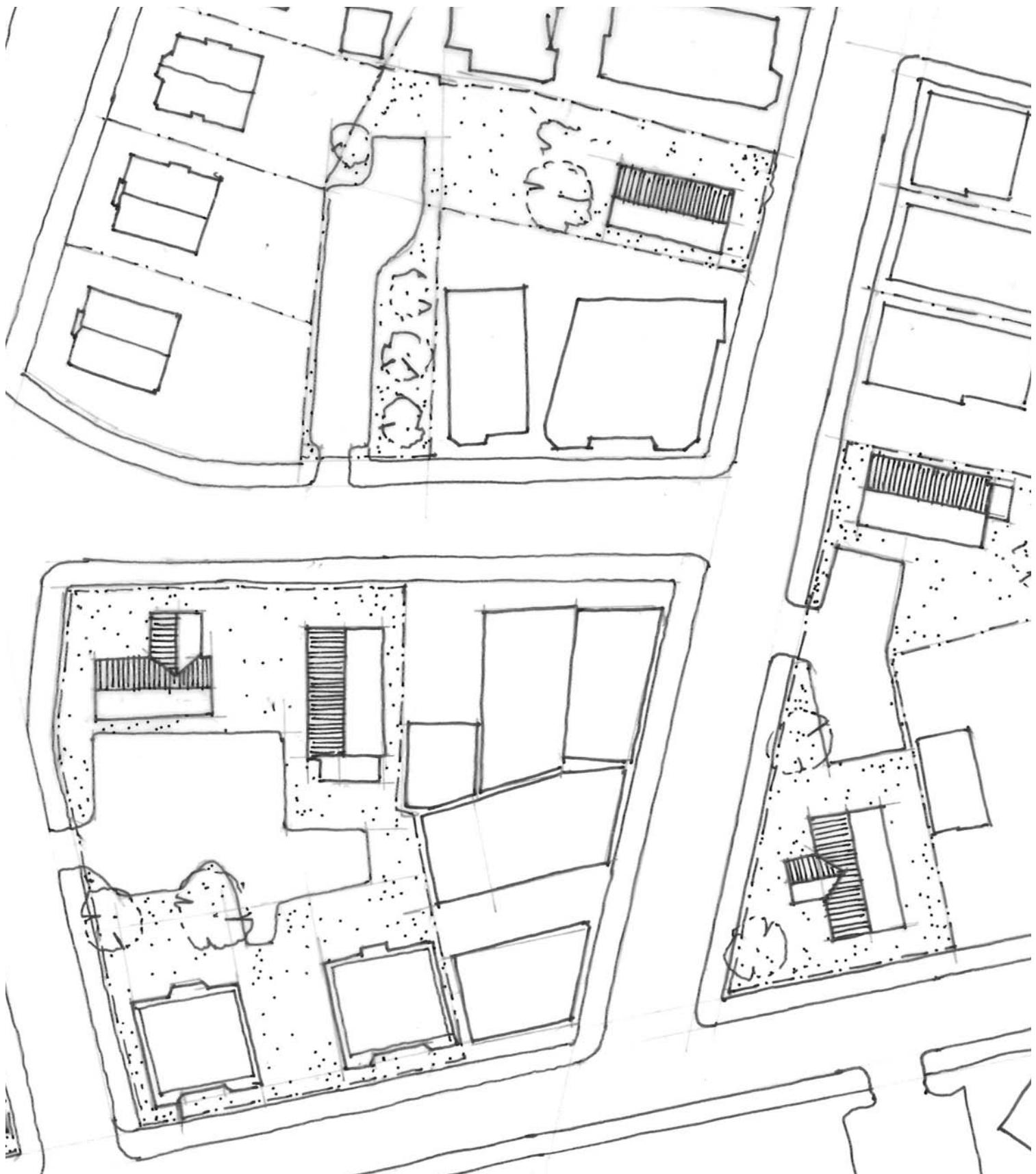
Two- and three-story woodframe, basements, wood siding, comp. shingle roofs.

DEVELOPMENT COSTS:

Land cost: \$0 (donated); Constr. costs: \$4 m.; Other costs: \$1.5 m.; **Total development costs: \$5.5 million** (\$134,146/unit); Completed September 1993.



Case Study: Hyde Square



Case Study: Hyde Square

Site size
Dwelling units
Units/acre

1.8 acre
41
22.3

0 50

Reservoir

The Reservoir is a resident-managed, limited equity cooperative designed for families, and singles. It consists of 28 units arranged in two-story flats and attached townhouses, with a number of units specifically designed to accommodate people with disabilities. The density of 20 units per acre matches that of the surrounding neighborhood as do the street setbacks, roof shapes, building widths, bay windows, and building materials. Wood construction was used throughout except for the historic brick livery stable on the site, which was retained and remodeled to contain two apartments, a laundry, and meeting space for the complex. Buildings were grouped to provide the largest possible back yards, community gardens, and two playgrounds. Two parking lots are located within short walking distances of the units so that cars do not dominate the site.

The City of Madison owned the site but the non-profit owner-architect team were required to compete with for-profit developers. The site was six blocks from the State capitol and the downtown business district between an underutilized industrial area with a rail corridor and a neighborhood occupied by a working class and student population. The new housing not only made a positive use of long vacant land but also sparked rehabilitation efforts on adjacent blocks. In the last five years for-profit developers have added about 150 more units both in rehabilitated warehouses and new construction.

To overcome the initial opposition, the owner invited residents of the mutual housing association's other co-ops, representatives from local non-profits serving older adults and persons with disabilities, and neighborhood residents. The two major changes that neighborhood concern brought about were the reduction of units from 40 to 28 and more parking.

Affordable Housing Design Advisor



Project Summary: The Reservoir

OWNER/DEVELOPER
Madison Mutual Housing Assoc.

ARCHITECT
Design Coalition

LANDSCAPE ARCHITECT
Vandewalle and Associates

CONTRACTOR
Connery Bldg. Corp.

PROPERTY MANAGEMENT
Meridian Group, Inc.

FUNDERS:
City of Madison, Comm'ty Devel. Authority
Madison Mutual Housing Association
Wisconsin Housing and Econ. Development
City of Madison, CDBG - UDAG
Tax Increment Funds

TYPE:
Loan
Equity
Loan
Loan
Loan

DEVELOPMENT TYPE:
New construction rental flats and townhouses, 4 barrier-free units; and historic preservation of former "livery".

RESIDENT PROFILE:
Mixed-income, mixed-age, mixed able and disabled persons; 25% low-income; 50% moderate-income; 25% market-rate.

DENSITY: 18 units per acre

DEVELOPMENT PROFILE

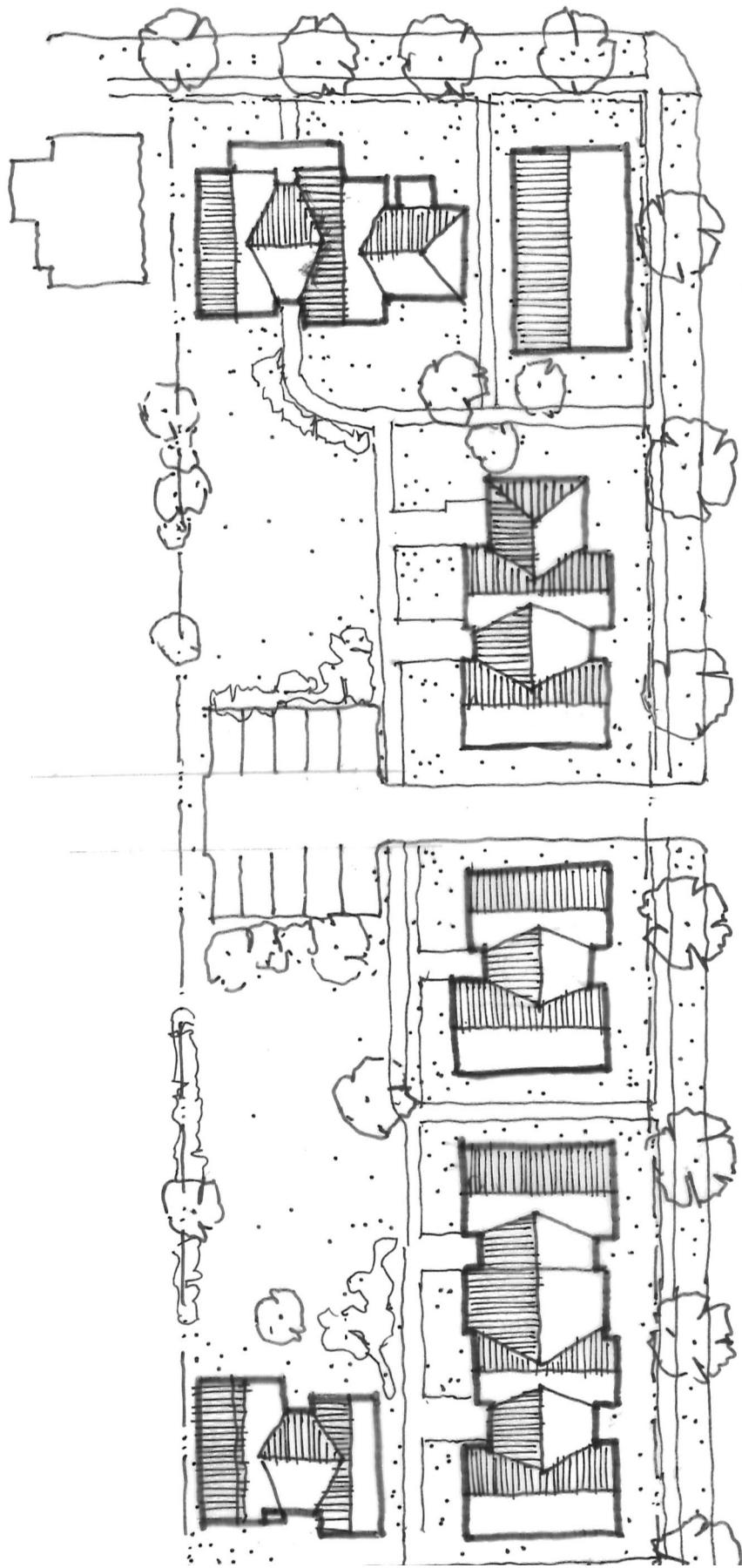
Type	#/Units	Size (sf)	Rents
1 BR Flat	5	525	\$300-525
2 BR Flat	19	800	\$381-620
3 BR Flat	2	1,000	\$400-675
3 BR TH	2	1,100	\$775
Total	28		

Community/laundry: 1 for each 4 unit building; office
community/kitch./off rehabed livery.
Courtyard/play: One for older kids, one for younger
kids; raised garden beds for wheelchair bound;
Parking: 20, surface
Total site area: 67,082 (1.54 acres)

CONSTRUCTION TYPE:
Two-story woodframe, horiz. siding, comp. shingle roof.

DEVELOPMENT COSTS:
Land cost: \$240,000; Constr. costs: \$1,987,368; Other
costs: \$207,282; **Total development costs:**
\$2,434,650 (\$86,952/unit); Completed 1988.

Case Study: Reservoir



Case Study: Reservoir

Site size 1.6 acre
Dwelling units 28
Units/acre 17.5

0 50

Southside Park Co-housing

This 25-unit housing development is located in a neighborhood that had declined drastically while speculative developers waited to replace the houses with office buildings. It uses a co-housing model in which residents cooperate in designing their homes and to agree to share in such activities as the preparation of dinners for the community. Share services create cost savings and because the units are pre-sold; thus the developer's risk is minimized. In addition to economic benefits, co-housing's main attraction is social. Southside Park residents' homes are grouped around shared facilities for dining, recreation, laundry, and gardening. Low-income families or individuals occupy five of the units; six houses are for people with moderate incomes; and 14 were sold at market rates. Some of the people who bought houses had been renters in the neighborhood.

Although the homes sold for moderate prices, they had many amenities. The design promotes security through owner involvement instead of using fences, gates or alarm systems. In fact, security was another issue that helped residents engage the community.

Co-housing has its caveats. Planning co-housing usually takes more time than conventional housing—Southside Park took over four years to plan—and prospective buyers must understand this and set their expectations accordingly.

The site planning process was robust and involved hands-on and interactive workshops.

Affordable Housing Design Advisor



Project Summary: Southside Park Cohousing

OWNER/DEVELOPER

Owner: [Southside Park Cohousing](#)
Developer: [Ergos Developments](#)

ARCHITECT

[Mogavero Notestine Associates](#)

CONSULTANTS:

Development Managers: [Mogavero Notestine Associates](#)
Landscape Architect: [Doug Straver](#)
Programming Consultant: The Co-Housing Company

CONTRACTOR

[Ergos Development](#)

PROPERTY MANAGEMENT

[Maloney Properties, Inc.](#)

FUNDERS:

Sacramento Redevelopment Agency
Sacramento Svgs. (now) First Interstate Bank
Northern California Loan Fund
Sacramento Community Devel. Partnership

TYPE:

Land note/delayed 2nd
Perm.loan
Predev. loan
Predev. loan

DEVELOPMENT TYPE:

New construction for-sale flats and townhouses.

RESIDENT PROFILE:

Families with low-, moderate- and market-rate incomes.

DENSITY: 20 units/acre

DEVELOPMENT PROFILE

Type	#/Units	Size (sf)	Rents
1 BR	4	640	\$88,743
2 BR	7	1,025	\$121,501 - 124,307
2 BR	2	1,189	\$134,382
3 BR	8	1,302	\$138,614 - 143,306
4 BR	4	1,423	\$150,102 - 151,927
Total	25		

Community/laundry: 3,682, includes storage

Courtyard/Play: 8,000

Parking: 27 spaces, surface/carport

Site Area: 55,147 sf (1.27 acres)

CONSTRUCTION TYPE

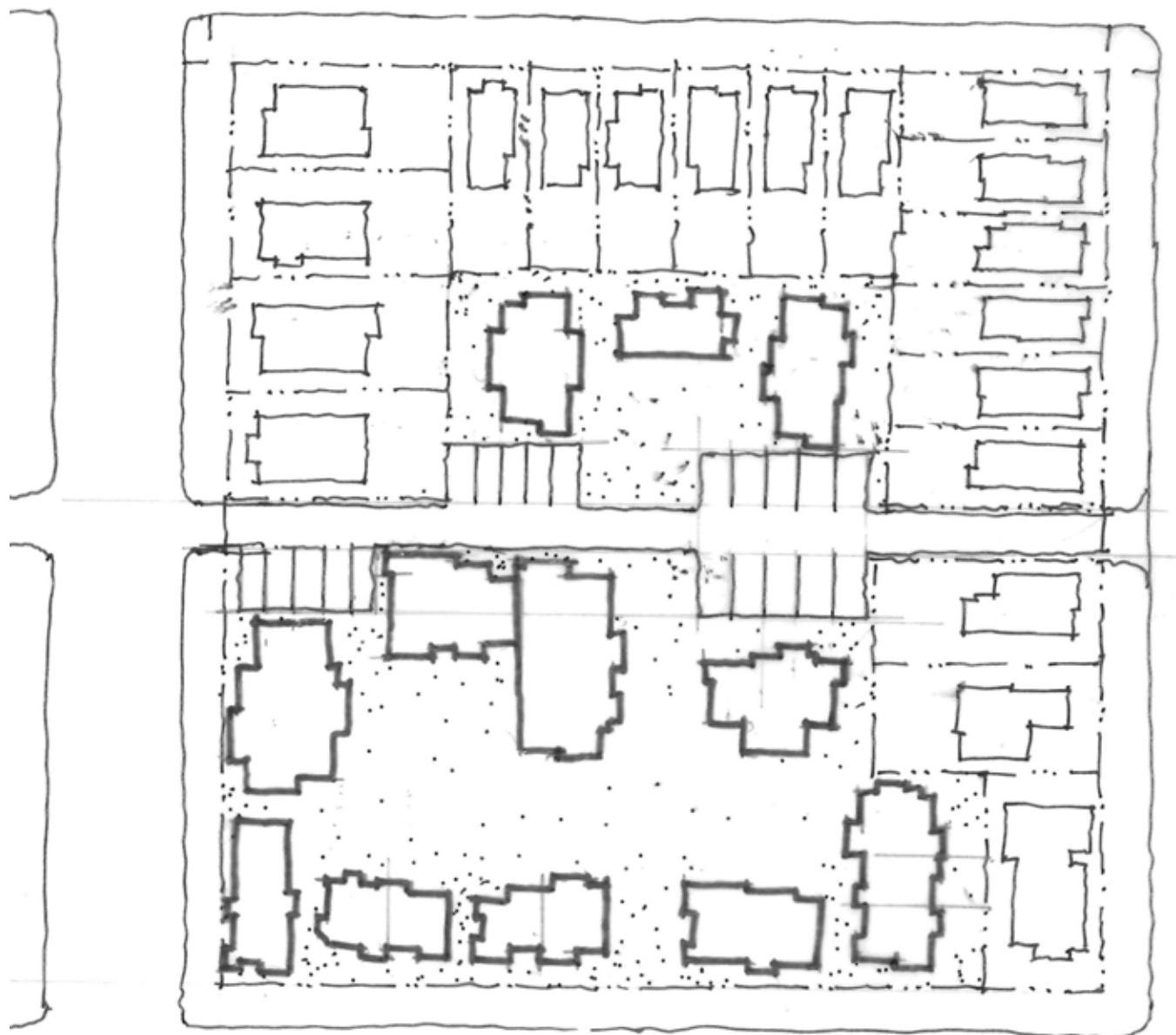
Two-story woodframe, masonite lap-wood siding, comp. shingle roofs.

DEVELOPMENT COSTS:

Land cost: \$425,000; Constr. costs \$1,960,000 (\$78,400/unit); Other costs: \$815,000 (32,640/unit); **Total development costs: \$3,200,000;** Completed September 1993



Case Study: Southside Park



Case Study: Southside Park

Site size 1.0 acre
Dwelling units 25
Units/acre 25.0

0 50

West Hopkins

The West Hopkins townhouses are designed for working families who are permanent residents in the resort community of Aspen where high costs of living place housing beyond the range of many families of working people. This situation has compelled many such families to live far from their place of employment. The West Hopkins housing was a test infill development of only 11 units built on a vacant parcel of land. The scale and architectural character of the three groups of buildings are compatible with the existing context; the buildings are oriented to the street with the living spaces on the ground level to promote neighborhood interaction; they have an internal, semi-private open space. The required one space of parking per unit is on-site and accessed from an alley.

Developed by the Aspen-Pitkin County Housing Authority, architect Larry Yaw designed the units with steep metal roofs and board and batten siding to recall Colorado's turn-of-the-century miners cottages,. Higher density was achieved by placing smaller one bedroom "carriage houses" over garages off the rear drive. The West Hopkins homes have proven to be successful and their design quality was recognized by a Colorado AIA Honor Award in 1994.

Affordable housing Design Advisor



Project Summary: West Hopkins

OWNER/DEVELOPER

[Aspen/Pitkin County Housing Authority](#)

ARCHITECT

[Cottle Grabeal Yaw Architects, Ltd.](#)

LANDSCAPE ARCHITECT

[Mark Bedell](#)

CONTRACTOR

[Vannice](#)

PROPERTY MANAGEMENT

[Bickerdike Redevelopment Corporation](#)

FUNDERS:

[City of Aspen H'sg Dept.](#)

TYPE:

Grant/grant for land

DEVELOPMENT TYPE:

New construction for-sale attached townhouses.

RESIDENT PROFILE:

Families with incomes 25% -75% of AMI.

DENSITY: 40 units per acre

DEVELOPMENT PROFILE

Type	#/Units	Size (sf)	Rents
Studio	3	610	\$55,000-60,000
2 BR	6	960	\$79,000-100,500
3 BR	2	1,100	\$89,000-116,000

Total 11

Laundry: In each unit

Courtyard: 1,800

Parking: 11, surface and carport

Total site area: 12,000 (.275 acres)

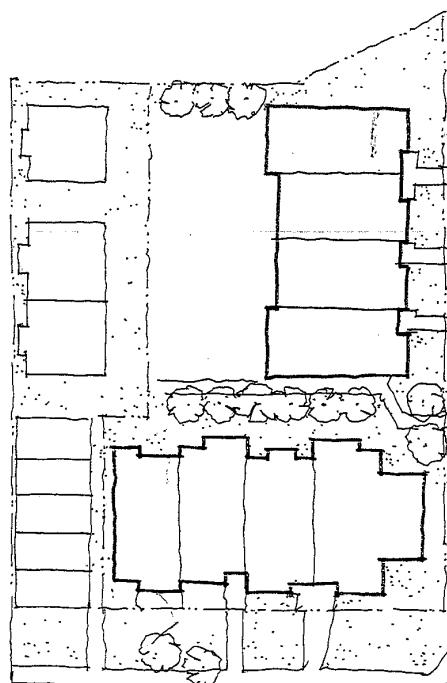
CONSTRUCTION TYPE

Two-story woodframe, plywood and batten siding, metal roofs.

DEVELOPMENT COSTS:

Land cost: \$0; Constr. costs: \$1,000,000; Other costs: \$225,000; **Total development costs: \$1,225,000** (\$118/sf); Completed 1993.

Case Study: West Hopkins



Case Study: West Hopkins

Site size 0.4 acre
Dwelling units 11
Units/acre 27.5

0 50

West Town II

West Town, only three miles from the Loop, is one of the city's great ethnic melting pots. Population shifts and economic decline have raised unemployment in the area to twice the national average. Elderly people and large families have few housing options; Vacancy rates were running above 10 per cent in substandard housing.

A community organization, Bickerdike Redevelopment Corporation (BRC) joined West Town Housing Partners, private developers, to build the housing. Emphasis was on housing for large families. Sites were largely 25-by-100-foot vacant lots from the city, which had acquired the land through demolition liens over a two-year period. The development consists of 113 three- and four-bedroom, single-family, attached-townhouses on 30 scattered, vacant sites. A Section 8 grant from the U.S. Department of Housing and Urban Development (HUD) was crucial to the construction of the housing. West Town II employed a large number of neighborhood residents through a jobs-for-residents program.

The design process, from planning through finishing details incorporated community input. City and HUD guidelines also required heavy administrative scrutiny of the process. The architects focused on the use of enduring materials and on various strategies for creating maximum variety and texture for the facades. The buildings' first floors were raised a few steps above grade and strong roof forms were used to fit in with the older housing stock in the neighborhood. Parking is off side streets or back alleys; on some sites the housing shares entry courts from the parking to the homes. A strong tenant organization continues to keep residents actively involved.

Affordable Housing Design Advisor



Project Summary: West Town Housing Phase II

OWNER/DEVELOPER

Bickerdike Redevelopment Corporation

ARCHITECT

Weese Langley Weese Architects, Ltd.
with Peter Landon Architects

LANDSCAPE ARCHITECT

Mormino Landscaping

CONTRACTOR

Linn-Mathes

PROPERTY MANAGEMENT

Bickerdike Redevelopment Corporation

FUNDERS:

HUD Section 8

TYPE:

Grant/rent
subsidy

Low Income Housing Tax
Credit

Equity
Local bank

FHA-insured loan

DEVELOPMENT TYPE:

New construction and rehab, scattered-site
rental townhouses.

RESIDENT PROFILE:

Very-low income families, Section 8 eligible.

DENSITY: 17 units per acre (ave.)

DEVELOPMENT PROFILE

Type	#/Units	Size (sf)	Rents (HUD pays diff. between FMR and 30% HH income)
3 BR	65	900	
4 BR	48	1,100	
Total 113			

Community/laundry: In each unit
Courtyard/play: Private rear yards, some front
shared courts
Parking: 113, surface
Total site area: 30 scattered sites; 281,775 sf (6.4
acres)

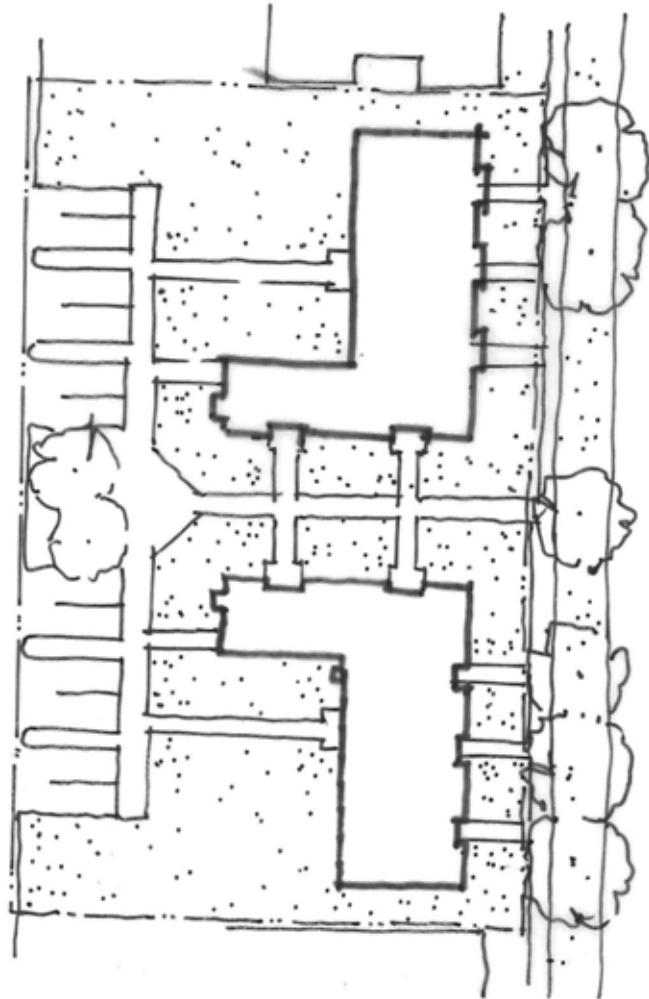
CONSTRUCTION TYPE

Two-story woodframe, some with basements,
brick walls, comp. shingle roofs.

DEVELOPMENT COSTS:

Land cost: \$895,000; Constr. costs:
\$12,137,544; Other costs: \$2,663,118; **Total
development costs: \$15,695,662** (\$71,680
/unit); Completed 1989.

Case Study: West Town II



Case Study: West Town II

Site size 0.7 acres
Dwelling units 10
Units/acre 14.3

0 50

YMCA

A recent study of the demographics of homelessness found that the Eastside of King County, Washington, which has been developing rapidly over the last decade, was particularly lacking in services for the fastest growing population of homeless people, women with children (over 6,000 in 1993).

Besides transitional housing, the residents need job counseling and childcare. To increase their understanding of the daily needs of women and children in transition, architects Michael Pyatok and Ron Hopper met early in the design process with YWCA program staff. The result is a safe and functional apartment building with ground-floor YWCA offices and social services wrapping around south-facing recreation facilities. Screened porches off the upper story corridors become play areas on rainy days.

Although the Family Village is among the tallest buildings in Redmond it fits in well both physically and socially. The architects saved tall trees in the front and designed the exterior to resemble a comfortable old northwest lodge, giving it a welcoming appearance. The building's height and placement near the corner of the lot also made possible greater open space for use as play areas for the childcare center and parking.

A crucial factor in this success, according to the architects, was the reputation of the YMCA.

Since most people have been living on the streets with little or no income the YWCA works every year with corporate sponsors to underwrite operating costs.

Affordables Housing Design Advisor



Project Summary: YWCA Family Village

OWNER/DEVELOPER

YWCA of Seattle-King County

ARCHITECT

Design Architect: Pyatok Associates

Architect of Record: Stickney and Murphy Architects

LANDSCAPE ARCHITECT

Jane Garrison

CONTRACTOR

Walsh Construction

PROPERTY MANAGEMENT

YWCA of Seattle-King County

FUNDERS:

State of Washington Housing Trust Fund

na

King County CDBG

na

City of Bellevue CDBG

na

City of Redmond CDBG

na

City of Kirkland CDBG

na

City of Mercer Island CDBG

na

City of Issaquah CDBG

na

King County Housing Opportunity Fund

na

Individuals, Corporations, Foundations

na

na

DEVELOPMENT TYPE:

New construction rental stacked flats with services, & YWCA offices.

RESIDENT PROFILE:

Very-low-income, homeless families with children.

DENSITY: 16 units per acre + offices and childcare

DEVELOPMENT PROFILE

Type	#/Units	Size (sf)	Rents
2 BR	17	650	\$100 (ave.)
3 BR	3	800	\$100 (ave.)
Total			20

Client Services: 4,000

Childcare center: 3,000

Parking: 45, surface

Site Area 54,086 (1.24 acres)

CONSTRUCTION TYPE

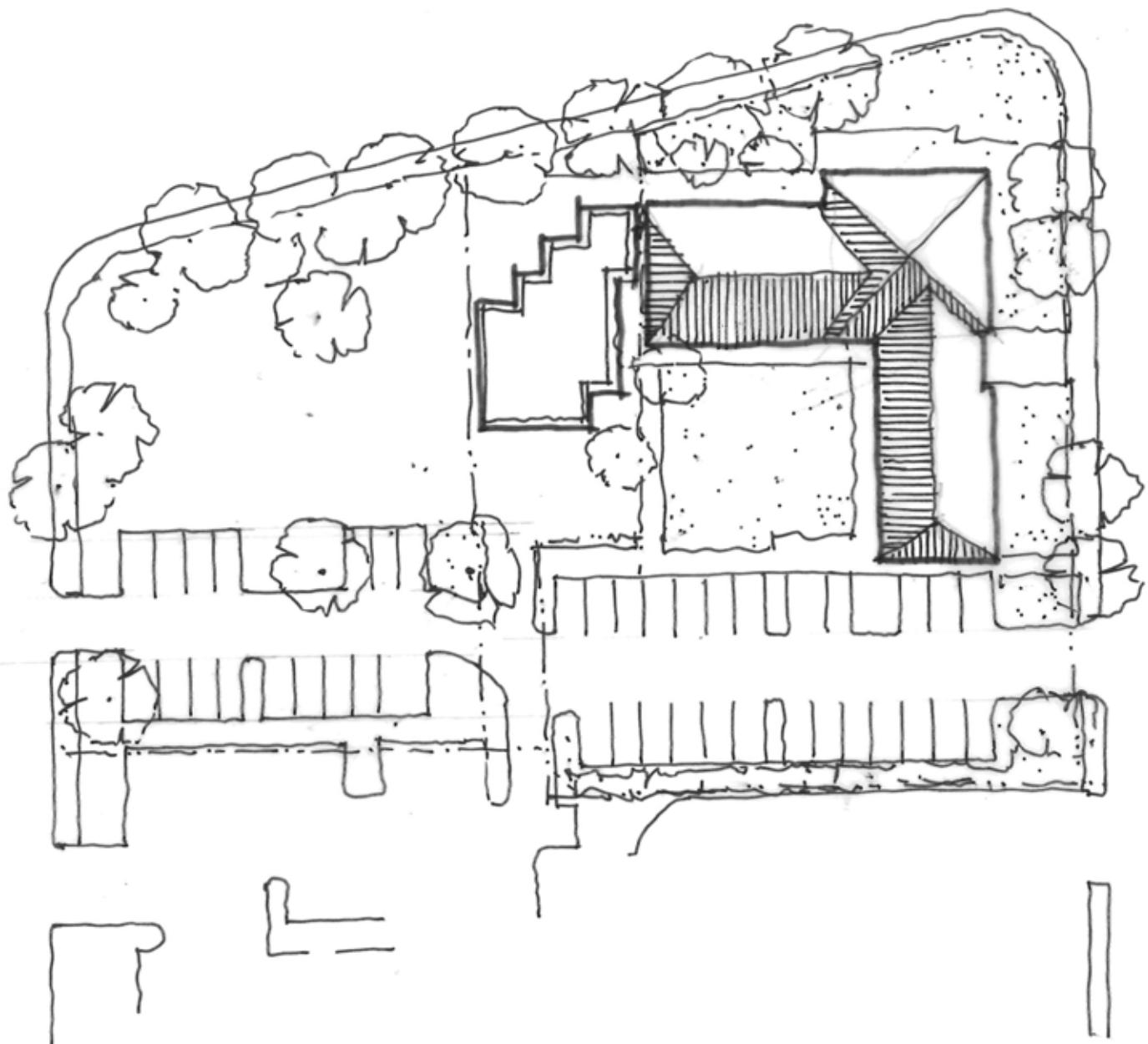
Four-story woodframe, wood shingle siding, comp. shingle roof.

DEVELOPMENT COSTS:

Land cost: \$703,000, Constr. costs \$2,264,839

(\$72/sf); Other costs: \$327,891; **Total development costs: \$ 3,295,730;** Completed March 1993.

Case Study: YMCA Family Village



Case Study: YMCA Family Village

Site size 1.16 acre
Dwelling units 20
Units/acre 17.24

0 50