

2021 Innovation in Affordable Housing Student Design & Planning Competition

Second Place Winner

University of Michigan and Harvard University

Team Members

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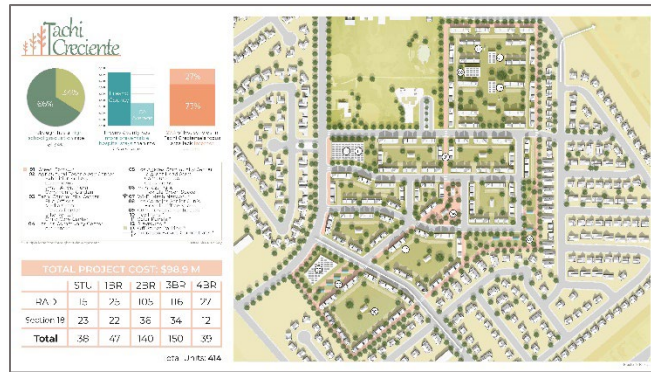
Project Overview

The University of Michigan and Harvard University team proposed “Tachi Creciente” a development which includes 414 units across five properties, creating a mixture of affordable housing for farmworkers, seniors, and families. The total cost for the development totals \$98.9 million, over a 6.5 year timespan.

Named after the local Tachi clay soil, Tachi Creciente creates an integrated, green, and service-enriched community by promoting social cohesion, health, digital inclusion, educational achievement, and workforce development. The plan incorporates innovative cross-sector partnership models, financing mechanisms, sustainable features, and design components that complement the local context.

All units feature outdoor living spaces and are intentionally designed to rethink single-family home typology while maintaining a residential feel at a density that adheres to the City of Firebaugh’s growth strategy.

Tachi Creciente places an emphasis on providing affordable housing and building a sustainable community.



Site: The plan establishes several community amenities including a green corridor, “AgTech Exposition and Education Center,” new Fresno Housing offices, media center, fitness center, art center, computer lab, flexible green space, a system of scattered Wi-Fi mesh networks, and more.

Financial: The team’s financial plan leverages a range of financing including rental assistance demonstration (RAD), Section 18 demolition and disposition funds, as well as a variety of state and local resources. The plan estimates incorporation of energy-efficient community amenities will generate \$5.2 million in net cash flow, over 10 years for FHA.



Sustainability: The team proposed housing that is integrated with social and economic opportunities, such as a walkable and bikeable green corridor, and incorporated sustainable design practices for climate-smart communities. These practices focus on reducing carbon emissions and resource consumption, while enhancing local air quality.



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