

NAHB/HUD Secretary's Award for Excellence – 2003

Platinum

Melrose Commons II

Bronx, NY

Median Home Price in MSA: \$329,400

Home Price: \$289,825

The 30 three-family homes in Melrose Commons II, also known as Sunflower Way, bring renewed life and opportunity to the Me Commons Renewal Area of the South Bronx in New York City (NYC). The development offers affordability to first-time, moderate-income homebuyers, who live in the homes' three-bedroom duplex apartments, while providing affordable one- and two-bedroom rental units with private access to tenants, thus offsetting the cost of the owners' mortgages and operational expenses.

Constructed mostly of concrete with steel interior framing, these high-quality homes boast energy efficiency and improved indoor air quality. Before beginning construction on the vacant 2-acre city block, the developer remediated the site that for 20 years had attracted illegal dumping, drug use activities, and growing rat populations.

Me Commons II stands as an example of community involvement and partnership. Developed as part of NYC's New Homes Program, jointly administered by the NYC Housing Partnership and the NYC Department of Housing Preservation and Development, it provides ownership housing to families at 80 percent of AMI. The homes' EnergyStar® certification resulted from the involvement of the New York State Energy Research and Development Authority, Deutsche Bank, the U.S. Department of Energy's Building America program, and the Consortium for Advanced Residential Buildings. Other involved partners, such as New York City, the New York State Affordable Housing Corporation, the Bronx Borough President, JPMorgan Chase, and Fannie Mae, helped guarantee affordability.

NAHB/HUD Secretary's Award for Excellence - 2003

Gold

Noji Gardens—Phase 3B

Seattle, WA

Median Home Price in MSA: \$234,(X)0

Home Price: \$193,000

The suburban residential feel of the manufactured three-bedroom townhomes of Noji Gardens—Phase 3B in Southeast Seattle, WA, has attracted mainly small families with children, including single-parent households, immigrants, and new Americans who are at 50 percent of the area median income. The homes boast energy efficiency, plenty of storage, landscaped yards, and the efficient use of land in their four-plex and six-plex designs with attached, site-built one-car garages. The townhomes are within walking distance to major bus lines and the community is just minutes from downtown Seattle and Renton work centers and Microsoft Corporation.

Built on an abandoned greenhouse site that had become a haven for illegal dumping, drug trafficking, and prostitution, the factory-built townhomes were designed to emulate the Craftsman-style, single-family detached homes in the surrounding neighborhood. Being the first use of attached two-story manufactured homes in the nation, the townhomes were constructed to meet HUD's building code and Seattle's seismic requirements, have built-in cost and time efficiencies, and were produced at a lower cost per square foot without sacrificing quality.

Affordability became a reality through City of Seattle HOME funds, FNMA PRI and CDBG float loan funds, a HUD EDT grant, a low-interest line of credit from NCDI, local government grants, and deferred second and third mortgages from the Puget Sound Revolving Loan Fund. During the design process, the project developer incorporated the ideas of the Dearborn Park Community Council and neighborhood residents.

NAHB/HUD Secretary's Award for Excellence - 2003

Gold

Row 8.9n Townhomes

Nashville, TN

Median Home Price in MSA: \$139,000

Home Price: \$130,000

The 29-unit Row 8.9n Townhomes in the Hope Gardens neighborhood offers affordable homeownership and pedestrian accessibility to Nashville's downtown, including the farmer's market, grocery and drug stores, and the Bicentennial Mall park. The transformation of the community from a blighted, crime-ridden inner-city block to an attractive, convenient, pedestrian-friendly community has attracted higher-income homebuyers as well.

The materials used to build the Row 8.9n Townhomes reflect the character and context of the existing architecture in the Hope Gardens neighborhood yet demonstrate updated design features, energy efficiency, and building standards that are above the local code standard. High-quality finishes include steel, hardwoods, sisal and Berber carpets, commercial-grade vinyl, and ceramic tile. Exterior finishes are mostly brick with copper flashing and other long-term materials, including structural steel.

To create and maintain affordability, the Row 8.9n townhomes were developed as a mixed-income development, with a 38 percent affordability inclusion for individuals at or below 80 percent of the area median income. This effort was made possible through the collaboration and support of the City of Nashville, the Metropolitan Development and Housing Authority, the Tennessee Housing and Development Agency, the Neighborhood Reinvestment Corporation, the Calvert Foundation, Citizens Bank, Capital Bank & Trust, Volunteer State Bank, and AmSouth Bank.

NAHB/HUD Secretary's Award for Excellence - 2003

Gold

East Wynnton Park

Columbus, GA

Median Home Price in MSA: \$111,400

Home Price: \$78,000 — 97,700

Columbus Housing Initiative, Inc., and its resident-led Community Development Corporation built affordable three-bedroom detached houses in the East Wynnton Park area of Columbus, GA. At the same time, they created an urban neighborhood where people want to live—not leave. The neighborhood, a historic site that was once one of George Washington Carver's farms, includes a renovated community recreation center and the city's first community garden—a garden oasis in the middle of an inner-city urban setting.

The homes are energy efficient, maximize the use of space and resources, and were built using new construction technology and with high-quality materials suitable for the climatic conditions of the South. They include three floor plans, options such as carports and fireplaces, an alarm system, space for a computer system, and wiring for other advancing technologies.

With the goal of revitalizing the neighborhood, strengthening the community, and decreasing substandard housing, the collaborative effort for building the East Wynnton Park neighborhood includes Habitat for Humanity, the Housing Authority of Columbus, House of Heroes, Fourth Street Towers Community Housing Development Organization, and Rebuilding Together. The AFLAC insurance company's headquarters office initiated a down payment program for employees who purchase homes in East Wynnton Park. Jordan Vocational High School Construction Academy taught students construction skills while building affordable housing, and Georgia Power and the EnergyStar program helped ensure energy efficiency.

NAHB/HUD Secretary's Award for Excellence - 2003

Silver

Baldwin's Run

Camden, NJ

Median Home Price in MSA: \$132,000

Home Price: \$62,000—\$76,000

Baldwin's Run HOPE VI project is located in the East Camden neighborhood of Rosedale-Dudley. Homebuyers choose from 11 unit types, ranging from two to four bedrooms attracting a wide range of families, from first-time homebuyers to retirees with incomes at or below 72 percent of the area median income. The project features new infrastructure (sewer, water, and electrical), off-street parking, spacious storage, large thermal pane windows, energy-efficient appliances and mechanical systems, central air conditioning, front porches and rear patios, and landscaping. Compliance with the Five-Star Energy Program and the project's focus on constructing low-maintenance homes, using durable brick, maintenance-free siding, and 30-year guaranteed roofs, decrease homeowners' monthly operation costs.

Designs of the detached and semi-detached homes reinforce the prominent architectural styles in the surrounding neighborhood once a haven for drug trafficking and gang activity. With security a major community concern, the project extended the street grid to connect the development with two existing neighborhoods, installed decorative street lighting to provide excellent visibility, and included fenced rear yards and security alarm systems in each home.

Collaborators on the Baldwin's Run HOPE VI project included the City of Camden's Housing Authority, First-Time Homebuyers Program, and HOME and CDBG funding; New Jersey's Department of Community Affairs, including its Housing Affordability Services, and Housing & Mortgage Finance Agency, including its Urban Homeownership Recovery Program; and the Federal Home Loan Bank of New York.

NAHB/HUD Secretary's Award for Excellence - 2003

Silver

Twin Cities Habitat for Humanity Affordable Design Home

St. Paul, MN

Median Home Price in MSA: \$194,900

Home Price: \$140,000

Adaptability was the key to affordability in the design and construction of the Twin Cities Habitat for Humanity Affordable Design Home at 429 Lafond Avenue in St. Paul, MN. As a winning entry in a design competition to encourage the exploration of cost savings in the design, construction, and operation of affordable homes, the house was designed to adapt to differing lot sizes, neighborhoods, and family needs. Engineered floor and roof trusses, panelized walls, and a reinforced poured concrete foundation add further efficiencies of construction.

The four-bedroom home features windows on all four sides; a rear alley-accessible, attached one-car garage; yard, front porch, and side courtyard; and traditional architectural style. Built to last, the home has maintenance-free vinyl siding, vinyl windows, and metal cladding over trim and fascia, as well as poured-in-place foundation walls and perimeter drainage at the base of the foundation wall.

Many entities and individuals collaborated to build the home, including the City of St. Paul Housing and Redevelopment Authority, Minnesota Housing Finance Agency, Minnesota Legislature, 40 businesses that donated materials, and 15 organizations that provided volunteer groups to help with construction. The family who purchased the home also contributed 800 hours of sweat equity to help build their home.

NAHB/HUD Secretary's Award for Excellence - 2003

Silver

Heritage Crossing

Baltimore, MD

Median Home Price in MSA: \$143,000

Home Price: \$81,500

Heritage Crossing is a mixed-income neighborhood bringing together 185 for-sale homes and 75 public housing assisted rental town homes and garden-style apartments located in Baltimore, MD. The project targets first-time low- and moderate-income homebuyers, as well as low-income renters. The homes are built to last, featuring concrete foundations, full basements, fully insulated walls and roofs, and high-quality appliances and plumbing fixtures.

Heritage Crossing's perimeter homes echo the architectural style of the nearby 1870s row houses, while the interior community streets include homes with a more contemporary design. To further link the new with the old, the project restored a historic Victorian-era gazebo as the centerpiece of the community.

Heritage Crossing is a mixed-financed, public-private collaboration among the local Housing Authority, two private developers, public housing tenants, and community groups. Hope VI funds were used to write down the construction cost to make possible an affordable first mortgage for the for-sale homes. Through the Housing Authority's Step-Up program, which provided training in the construction trade, more than 40 community residents helped build the development.