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HUD-0003781

AFFORDABLE HOUSING DEMONSTRATION PROGRAM

BRIEFING BOOK

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PROGRAM INFORMATION  
JOINT VENTURE FOR AFFORDABLE HOUSING  
August 1, 1984

PROGRAM INFORMATION

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JOINT VENTURE FOR AFFORDABLE HOUSING  
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U. S. Department of Housing and Urban Development

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## I. INTRODUCTION AND BACKGROUND

### A. The Joint Venture for Affordable Housing

The Joint Venture for Affordable Housing was formed in 1982 as a partnership of public and private sector groups sharing a commitment to the creation of more affordable housing.

In 1981, because a growing number of potential home buyers were not able to afford new homes, Secretary Pierce established a HUD Task Force on Affordable Housing to look at the problem of high housing costs. The Task Force found that there is no single solution to reducing housing costs, and that promoting affordable housing at the local level is primarily an issue of regulatory review and streamlining processing. This requires the cooperation of everyone concerned; no single group or sector can do it alone.

This paper describes the many different activities that have been completed, are now underway, or will be initiated in the near future as part of the Joint Venture program.

### B. The Need for Affordable Housing

By the time the program was established, construction costs had increased to the point that many first-time home buyers, without equity in an existing home, could not find the money for a down payment. Over the past two years, many builders and local officials in communities around the country have been cooperating to solve this problem in a number of ways. These include:

- ° Home designs which reflect changing family sizes and owner lifestyles;
- ° New site development and home building concepts that reduce construction costs, and
- ° Innovative financing approaches to help buyers find money.

Implementing these solutions on a nation-wide scale, however, requires (1) communicating these ideas and their potential value to builders and local officials who can use them, and (2) bringing about the necessary changes in existing regulations which often prevent these cost saving ideas from being used.

### C. Program Objectives

The Joint Venture has the following objectives:

- ° Identify existing site planning, site development, building construction, and processing innovations which can reduce the cost of producing housing;
- ° Identify Federal, state, and local regulations -- building codes, zoning regulations, processing procedures, etc. -- which discourage or prevent the use of these innovations;
- ° Demonstrate these innovations in projects carried out by local builders, local officials, and local civic organizations throughout the country;
- ° Encourage the development of coalitions of civic organizations, builders, and others at the local level to work for affordable housing; and
- ° Provide information to builders and local government officials on what can be accomplished and the savings that are possible and encourage them to take similar actions in their communities.

## D Program Approach

The activities of the Joint Venture program fall into three major categories: (1) Demonstrating practical examples of the many known approaches to reducing the cost of housing in projects across the country, (2) sharing this information with all levels of government and with the private sector so that these approaches can be utilized nationwide, and (3) encouraging the development of local coalitions of civic and public interest groups to work for the adoption of affordable housing approaches in their communities.

° The demonstration program, described in Section II, is a joint effort of the Department of Housing and Urban Development, the National Association of Home Builders and its Research Foundation, and officials and builders in the localities where demonstration projects are being carried out. Building on the success of the early subdivision demonstration projects, this program is being expanded to include projects in every state and to add demonstrations of affordable housing in "infill" locations in existing communities.

The information-sharing aspects of the Joint Venture involve activities by organizations working at the city, county, state, and national levels of government and by national professional and industry groups:

° City-level activities of the International City Management Association (ICMA) involved affordable housing programs in fifteen cities and a number of other information activities. These are described in Section III.

° The National Association of Counties (NACo), conducted three major county-level workshops, followed by continuing activities to implement the ideas developed during the conferences. These are described in Section IV.

° Four state-wide workshops were conducted by the National Governors' Association (NGA), the National Conference of State Legislatures (NCSL) and the Council of State Community Affairs Agencies (COSCAA), as described in Section V. These state-wide workshops led to other ongoing activities to encourage affordable housing.

° At the national level, the American Planning Association (APA) has published a number of reports on innovative land planning and development for affordable housing, the National Association of Home Builders (NAHB) is in the middle of a major national program to encourage local regulatory reform, and the Urban Land Institute (ULI) has published reports on ways to increase land supplies for housing and to finance infrastructure. Section VI-A describes these programs.

° Also at the national level, HUD has made major changes in Federal housing regulations and procedures to reduce the Federal impact on housing costs. The HUD activities are described in Sections VI-B and VI-C.

° In order to encourage the use of affordable housing approaches beyond the demonstration projects, HUD is initiating a new "coalition building" program in the summer of 1984 to assist local civic and public service organizations to work at the local level for affordable housing.

° Many new publications, videotape programs, and other information outreach activities have been developed to encourage local communities to implement their own affordable housing programs. These are described in Section VIII.

## II. THE AFFORDABLE HOUSING DEMONSTRATIONS

### A. Subdivision Demonstrations

#### 1. Objective

Many research studies and demonstrations conducted by HUD and others have shown how to increase residential densities without reducing the "quality" of a subdivision or the houses within it, how to cut the cost of site development, and how to reduce the amount of materials and labor required to build a house.

The demonstration program, which involves the cooperative efforts of HUD, the National Association of Home Builders (NAHB) and its Research Foundation (NAHB/RF), local officials, and local builders in many communities throughout the country, is proving that these savings can be achieved without any special Federal funding simply by bringing together builders and community officials who are willing to work together to provide housing at affordable prices for more people. Prices in the initial projects have been reduced by as much as 20 percent, with individual price reductions of \$4,000 to \$8,000 per home being common.

HUD is working with NAHB and NAHB/RF to encourage new projects in states which do not now have demonstrations. In addition, a new program, outlined on page 6, was started in the fall of 1983 to show how the same kind of approach can be used to provide affordable housing on "infill" land within built-up urban and suburban areas.

#### 2. Elements of the Cost of Housing

In seeking to reduce the cost of housing, it is useful first to review the elements which make up this cost, and to look at the factors affecting each element which are susceptible to actions at the local level.

° Land and Site Development Costs The cost of the land on which a house is built includes the price of the undeveloped land, the cost of any on-site improvements (such as grading and installing utility services), and a proportionate share of overall development improvements (such as streets, street lights, sanitary and storm sewers, water service, and other utilities). These costs can be lowered in three ways: by increasing site density and thereby reducing the lot size and land cost for each house; by increasing the supply of buildable land; and by revising unnecessary site and subdivision development requirements (such as reducing street widths, simplifying storm drainage systems, and permitting single trenching for utilities). With careful site design, these steps can be achieved without adversely affecting subdivision quality.

Almost all such site requirements result from local regulations, many of which are not necessary for health and safety; it is here where the cooperative efforts of builders and local officials can have the greatest influence to bring about lower unit costs.

° Building Construction Cost In addition to the cost of the land, the cost of the house also includes the costs of construction -- the materials, components, and equipment used in the house and the labor needed to assemble them. The costs can be lowered by: reducing the quantity of materials and equipment needed; cutting back the time required to assemble them; and using lower-cost material.

and components which can do the same job. For example, HUD'S "Optimum Value Engineered House" study, carried out in the 1970's, showed that the amount of lumber needed to frame a single family residence could be reduced by as much as 20 percent through careful design and construction.

Another way to cut the cost of construction is to reduce the size of the living unit, both in total area and in the number of rooms. Changes in family sizes and in lifestyles in the past ten years or so have led to significant changes in housing demand. Smaller families require fewer bedrooms and, often, smaller living areas. The increasing number of "singles" sharing ownership or occupancy of houses and apartments has led to designs providing two complete master bedroom/bath areas together with common kitchen, dining, and living areas. This design has been a best-seller in some demonstration projects.

Many such cost-cutting materials and methods are often restricted by local zoning and building code requirements which have not kept current with technical improvements or trends, and which may preclude the use of less-expensive manufactured housing or mandate minimum home sizes in some areas. Builders who have not heard of their potential value also may resist the use of these ideas.

Builders and local officials, working together, often can identify and remove requirements which prevent the use of such cost-savings techniques. In addition, good design can make smaller housing units and denser developments more attractive living areas than many conventional developments.

° Financing Cost Nearly everyone has to borrow money to build and pay for a home; thus, the cost of money -- interest rates for construction loans and the permanent mortgage -- has a major impact on the cost of housing. Builders and local officials can do little to change interest rates, but it is possible to reduce the impact of high interest rates on the total cost of a house.

A builder must borrow, at commercial rates, the money necessary to finance construction. If excessive local approval procedures delay the construction process, these additional time requirements add to the interest cost and therefore to the final cost of the house. Significant savings are possible when these delays can be eliminated. In one HUD-sponsored demonstration project, local processing time was reduced from a normal 12 to 24 months to six months; this and other savings helped the builder cut the house prices significantly.

### 3. Demonstration Approach

An affordable housing demonstration project depends upon the whole-hearted cooperative efforts of the project builder and the local government officials. In selecting participating communities, HUD requires a commitment by the principal political officer (the mayor, county executive, or similar individual) that the community is serious about participating. HUD also requires the participation of a local home builder with a track record of good projects and an interest in reducing housing costs.

Unlike most other government-sponsored demonstrations, no special Federal funding is being used in these projects. The builder may, but is not required to, use FHA or VA mortgage financing; if so, HUD will eliminate any Minimum Property Standards requirements which add unnecessarily to project costs. However, no Federal grant or other direct financial assistance is provided to these projects.

HUD, working with NAHB and NAHB/RF, does provide technical assistance to builders and local officials. A special package of reports describing many of the cost-cutting findings of previous HUD and NAHB research projects is given to all participants. In addition, NAHB site planners assist local builders and planners to develop site designs providing greater unit densities while still offering an attractive living environment.

During the project design, construction, and marketing periods, NAHB/RF collects data on the project costs, sales, and administrative procedures. This information is being used in the development of case study reports for each project as part of the program reporting and information activities.

Case studies reporting on the projects in Crittenden County, Elkhart County, Mesa County, and Phoenix are now available. These case studies describe cost reductions of as much as \$8,000 per housing unit, and discuss in some detail the elements of each project which led to these savings. Case studies of the Santa Fe and Sioux Falls projects will be published in the near future, and additional case studies are being prepared as data become available.

The marketing success of these projects has encouraged HUD to expand the demonstration program to the states which do not now have projects. The HUD program staff is seeking interested builders and communities in these states to undertake similar projects.

#### B. Infill Demonstrations

The new subdivisions involved in the early demonstration projects do not always meet the needs of more established communities. Many such communities contain small and moderately sized (and occasionally large) tracts of land which have been bypassed in development or have been cleared of previous occupancy. These tracts often are attractive sites for "infill" housing.

Infill sites are characterized by existing streets and utility services, relatively small size, and surrounding neighborhoods which affect the development of the infill site. These characteristics limit the potential for significant cost reductions through site planning and site development changes. However, a number of potential savings can be realized through the cooperation of builders and local officials. These include:

- Using manufactured and other factory-built housing;
- Using smaller units and increasing site densities; and
- Providing designs serving new demographic and market needs, yet responsive to neighborhood design concerns.

The approach used in the Infill Demonstrations is similar to that used for the subdivision demonstrations. It is HUD's goal to select eight to ten communities with appropriate sites for infill projects.

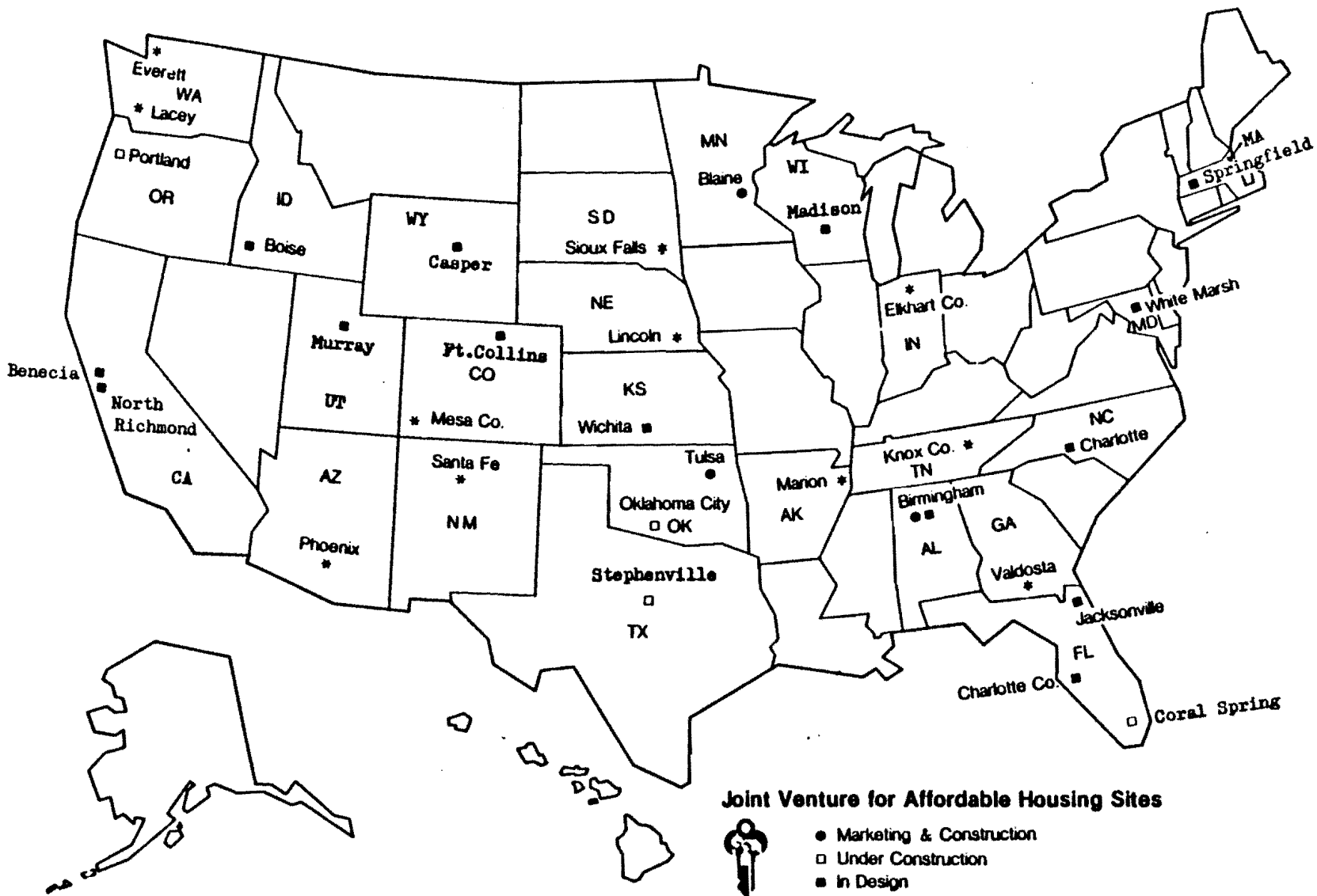


### C. Participants

Thirty-two demonstration projects are now in design, being constructed, on sale, or complete. These are shown alphabetically by city, with the mayor or other senior elected official, the builder firm, and the builder contact identified. Projects marked [I] involve infill sites; projects marked with an asterisk (\*) utilize manufactured housing meeting the HUD-administered Federal Manufactured Housing Construction and Safety Standards.

<u>City/Mayor</u>	<u>Builder/Contact</u>
<u>Benecia, California [I]*</u> John Silva (City Manager)	Nova Housing Systems Ramona Rose
<u>Birmingham, Alabama (Site #1)</u> Richard Arrington	Jefferson Home Construction Company Pat O'Sullivan
<u>Birmingham, Alabama (Site #2)</u> Richard Arrington	Malchus Construction Randy Malchus
<u>Blaine, Minnesota</u> Fran Fogerty	Good Value Homes John Peterson
<u>Boise, Idaho</u> Dick Eardley	Homco, Inc. Bryce Peterson
<u>Casper, Wyoming</u> Joseph Corrigan	New Vistas, Inc. Kieth Spencer
<u>Charlotte County, Florida</u> Franz A. Ross (Chmn, Bd of Commsnrs)	Cowper & Kimsey Inc. Robert Kimsey
<u>Charlotte, North Carolina</u> Harvey Gantt	John Crosland Company John Crosland
<u>Coral Springs, Florida</u> O. B. Geiger	Coral Ridge Properties Werner Buntmeyer
<u>Elkhart County, Indiana *</u> Thomas Reinberger (Chmn. County Commsn.)	Letnerman Real Estate John Letherman
<u>Everett, Washington</u> William Moore	Boyden Realty, Inc. Hank Robinett, Richard J. Boyden
<u>Ft. Collins, Colorado *</u> Gerry Horak	Dueck Development, Inc. Wenda Dueck
<u>Jacksonville, Florida</u> Jake Godbold	Summerhomes, Inc. Charlie Brown
<u>Knox County, Tennessee</u> John Mills (Chmn, Board of Commsnrs.)	Phil Hamby Construction Co., Inc. Phil Hamby
<u>Lacey, Washington</u> Mark O. Brown	Phillips Homes John Phillips

<u>City/Mayor</u>	<u>Builder</u>
<u>Lincoln, Nebraska</u> Roland Luetke	Empire Homes Karl A. Witt
<u>Madison, Wisconsin</u> F. Joseph Sensenbrenner, Jr.	Midland Builders David Crocker
<u>Marion/Crittenden County, Arkansas</u> Jack Brawley (County Judge)	Rex Rogers Homes Rex Rogers
<u>Mesa County, Colorado</u> Curt Weideman (County Administrator)	Roger Ladd & Company Roger Ladd, Bob Gardner
<u>Murray, Utah</u> La Rell J. Muir	Prowswood Dan Lofgren
<u>North Richmond/Contra Costa County[I]*</u> Tom Powers (Supervisor)	Nova Housing Systems Ramona Rose
<u>Oklahoma City, Oklahoma *</u> Andy Coats	Holland Land Company John Holland
<u>Phoenix, Arizona</u> Margaret Hance	Knoell Bros. Construction, Inc. Richard W. Eneim
<u>Portland, Oregon</u> Frank Ivancie	Black Bull Enterprises Mike Robinson
<u>Santa Fe, New Mexico</u> Louis Montano	Walton Chapman Company Mike Chapman
<u>Sioux Falls, South Dakota</u> Rick Knobe	Ronning Enterprises D. Wayne Ronning
<u>Springfield, Massachusetts[I]</u> Richard Neal	JDS, Inc. Bob Del Pozzo
<u>Stephenville, Texas *</u> Joseph Cummings	Wilson/Trincherro Rick Trincherro
<u>Tulsa, Oklahoma</u> Terry Young	Hood Properties, Inc. D. Wayne Hood
<u>Valdosta, Georgia</u> Ernest Nijem	Minchew Homes Gary Minchew
<u>White Marsh/Baltimore County, Maryland</u> Donald P. Hutchinson (County Executive)	Ryland Group/Nottingham Properties Chuck Langpaul/Richard Jones
<u>Wichita, Kansas</u> Robert Knight	Landmark Communities, Inc. Bob Fox



### III CITY ACTIVITIES

Building codes, zoning, and subdivision regulations are most commonly enacted and administered by local governments. This means that cities and towns offer the greatest opportunity to encourage affordable housing by reducing unnecessary requirements which add costs to housing. These requirements often have grown incrementally over the years, and it is only recently that many local officials have begun to recognize their impact on project costs.

In the Joint Venture, the International City Management Association (ICMA) is continuing to encourage local community officials to examine and correct their regulations to support affordable housing.

The initial ICMA program involved direct peer-to-peer technical assistance between five cities which had developed effective cost-cutting programs and ten other cities beginning similar activities.

This effort proved that ideas developed and tested in one community can be helpful to other communities, particularly when they are shared by senior officials working as technical assistance teams.

This information has now been included in an ICMA guidebook, Streamlining Local Regulations: A Handbook for Reducing Housing and Development Costs. This report provides comprehensive coverage of the process, including ways to build a local constituency for the need for regulatory reform. Information about the report can be obtained from HUD USER (see page 17).

ICMA is continuing to disseminate information how community officials can help cut housing costs through regulatory review.

### IV COUNTY ACTIVITIES

Not all codes and development regulations are enacted by cities or towns; many counties either retain this function or assist the many smaller communities within their borders to carry out code and zoning activities. The National Association of Counties (NACo) Joint Venture program included (1) three county-wide workshops demonstrating how all local interest groups can be brought together to develop and carry out an action plan; (2) publication of special articles and reports on specific measures to encourage cost-cutting; (3) a resource exchange program to share information; and (4) a national Affordable Housing Seminar for county officials and planning staffs.

The workshops were held in Elkhart County, Indiana; Clark County, Nevada; and Middlesex County, New Jersey. In each workshop, state, county, and local community officials met with builders, developers, planners, bankers, and interested citizens to discuss housing cost reductions possible through regulatory relief. In each county, the effort expended in the workshops has led to continuing efforts to support affordable housing.

NACo's other activities include a resource exchange program to bring together and make available information gathered from over 300 counties, and the publication of 21 "Information Bulletins" on specific measures such as fast-track processing and zero-lot-line development. (These bulletins also can be obtained from HUD USER.)

## V STATE ACTIVITIES

Many states are taking a leadership role in reducing housing costs. States can provide mortgage financing assistance, administer uniform state construction standards, help finance the infrastructure necessary for urban growth, and require local governments to plan for a variety of housing types.

Three state-level organizations have participated in the Joint Venture: the National Governors' Association (NGA), the National Conference of State Legislatures (NCSL), and the Council of State Community Affairs Agencies (COSCAA). In 1983 they carried out several projects to: (1) identify conditions over which state officials have some influence that add unnecessary costs to housing; (2) suggest legislative and executive actions that can be taken at the state or local level to correct these conditions; and (3) support the effective implementation of these cost-reducing actions.

For example, the four state workshops in Colorado, Maryland, Missouri, and Illinois led to additional activities in each state, such as information clearinghouses, development of legislative proposals, and regional workshops for communities around the states.

Each organization has also published studies and reports on affordable housing, such as a newsletter for NGA members, the NCSL Legislator's Guide to Affordable Housing, and six case studies by COSCAA on state regulations and land development, state assistance for residential infrastructure, and use of state pension funds for housing. HUD USER can furnish information about the various reports published by these organizations (see page 17).

## VI NATIONAL ACTIVITIES

### A. Professional and Industry Associations

In addition to the various organizations representing state, county, and local governments, three major national associations with direct roles in the housing and development process are participating in the Joint Venture. These are the American Planning Association (APA), the Urban Land Institute (ULI), and the National Association of Home Builders (NAHB) and its Research Foundation (NAHB/RF).

#### 1. American Planning Association

APA is encouraging affordable housing by developing and distributing information on development approval procedures, zoning reforms, and new design standards. APA also is training planning and development directors, zoning administrators, planners and designers, and builder/developers in how to set appropriate and effective standards.

This program builds on two earlier APA publications: Streamlining Land Use Regulations, a 1981 report, described local government experience with some thirty ways to reduce delay and uncertainty in processing zoning, site plan, and subdivision approvals. More recently, Changing Development Standards for Affordable Housing discussed specific modifications in density, street width, and parking requirements carried out by several communities.

APA is now preparing for publication a new report which collects in a single document the best available performance data from past and on-going research and practice for those public officials and private developers involved in setting standards for residential development. This information will be utilized in a series of workshops on revising development standards which will begin in Chicago in September 1984.

## 2. Urban Land Institute

The ULI affordable housing program has centered on the availability of land for housing. ULI has been tracking residential land prices in 30 metropolitan areas, identifying ways in which local governments can increase buildable land supplies, and documenting local government activities to finance infrastructure for new development.

Three reports have been published: Affordable Housing: Twenty Examples From The Private Sector, Land For Housing: How Local Governments Can Help Increase Supply, and Financing Infrastructure to Support Community Growth. ULI has also produced a slide-sound show, "Working Together for More Affordable Housing," and sponsored a number of conference sessions on actions supporting affordable housing.

ULI is continuing to collect data on residential land prices and to develop case studies of public-private development agreements which provide development flexibility and reduce costs.

## 3. National Association of Home Builders

NAHB is supporting the concept of affordable housing both as part of the Affordable Housing Demonstration Program and through a logical extension of the Joint Venture concept by its national membership.

NAHB's demonstration program activities include:

- ° Assistance in the selection of builders to participate in the demonstration program and encouraging local Home Builder Associations (HBAs) to support the program. In addition, NAHB is actively assisting HUD in seeking builders and communities willing to undertake projects in the states not now represented in the demonstration program; and
- ° Technical site planning assistance to the HUD program staff and to participating builders and planners.

In addition, HUD has contracted with NAHB/RF to assist HUD in the management of the demonstration program and, more recently, as the lead organization in the consortium providing management support for the infill demonstration program. The NAHB/RF activities include:

- ° Providing technical assistance to participating builders, including copies of reports such as Building Affordable Homes;
- ° Monitoring project activities and collecting and evaluating project cost and market information on the demonstration projects;
- ° Developing case studies and other reports on the findings of the program; and
- ° Developing other educational materials and conducting affordable housing seminars.

To carry the affordable message to communities around the country, at its 1983 national convention NAHB announced the establishment of a new "Regulatory Reform Task Force" as the beginning of a long-term commitment to regulatory reform in housing. Some of the key activities in this program include:

- ° Increasing public awareness of the need for regulatory reform;
- ° sponsoring seminars for public officials using Joint Venture and other information;
- ° Developing various informative tools, such as the "Visible House," information kits, and audio-visual programs, to assist in public information activities;
- ° Continuing the NAHB/RF research program in cost-cutting innovations;
- ° Continuing to work for reform of Federal and other regulations affecting housing development, including establishment of local regulatory reform task forces by local HBAs; and
- ° Recognizing, by awards and publicity, the achievements of local home building associations in bringing about regulatory reform in their own communities. In a contest among local HBA's in the fall of 1983, 30 entries were received and 16 of these received awards reflecting significant accomplishments in this effort.

#### B. HUD Program Activities and Accomplishments

The Department of Housing and Urban Development has initiated a number of financial, technical, and procedural changes in its own regulations to lessen their impact on housing costs.

##### 1. Financial Changes

Perhaps the most important HUD financial change has been the deregulation of the FHA interest rate. Instead of restricting the maximum interest rate for FHA-insured mortgages, HUD now permits these rates to respond to the same market forces that determine conventional rates. Such rates have come down from approximately 18 percent to approximately 14 percent over the past four years, reflecting the general improvement in the national economy. This action will minimize the necessity of lenders to charge additional "points" on FHA-insured mortgages and the need of sellers to cover anticipated points in setting the price of the house.

The improved economy, lower interest rates, and the availability of FHA insurance for Graduated Payment, Shared Equity, and Growth Equity Mortgages have led to more options for the users of FHA mortgage insurance.

##### 2. Technical Actions

In 1983, HUD extended eligibility for FHA mortgage insurance under Title II of the National Housing Act to manufactured housing constructed in conformance with the Federal Manufactured Home Construction and Safety Standards, when these homes are attached to site-built permanent foundations meeting the Minimum Property Standards (MPS). This action permits buyers to finance the purchase of manufactured housing at the lower interest rates of real estate mortgages, rather than as chattel mortgages.

The MPS had been revised significantly in order not to conflict with requirements in the model building codes used in most localities. More recently, on June 11, 1984, the Multifamily MPS was deregulated by a final rule which

permits HUD to accept multifamily housing meeting the health and safety criteria in nationally-recognized model building codes or comparable State and local codes. A new proposed rule establishing similar criteria for Single Family housing is in preparation.

### 3. Procedural Actions

HUD has established a Local Area Certification program to simplify the process of obtaining approval for new subdivision development plans. Under this program, HUD has certified or conditionally certified over 250 communities to perform all or most of the subdivision and environmental reviews when their standards are at least equivalent to HUD's.

To assist developers in non-certification communities, HUD has initiated a program for design certification by project architects or engineers. After the HUD field office performs an environmental review of a new subdivision application and finds the project environmentally acceptable, the developer needs only to have the architect or engineer certify that the subdivision improvements meet HUD standards.

The new Direct Endorsement Program provides still another step in the reduction of processing delays for FHA mortgage insurance. Under this program, certified lenders are processing applications for mortgages on one-to-four family housing from application to closing without prior reviews by HUD, making FHA-insured loans as easy to process as conventional mortgages. The Direct Endorsement Program now accounts for 40 percent of FHA-insured mortgages.

### C. HUD Research Activities and Accomplishments

In support of the HUD program changes described above, a number of research projects addressing affordability issues have been and are being carried out.

#### 1. Completed Study Reports

A number of reports resulting from HUD-supported research discuss various aspects of providing affordable housing:

- Affordable Housing: What States Can Do Written for state officials, this HUD report suggests state-level actions to reduce housing costs.
- Affordable Housing: How Local Regulatory Improvements Can Help This HUD report lists some fifty ways for communities to reduce the cost of housing.
- Allowing Accessory Apartments This manual provides information on using empty space in single-family homes as accessory apartments to provide additional, low-cost housing.
- Innovative Site Utility Installations This report provides information on and estimated savings from 31 innovative approaches to site utility installations being used by communities around the country.
- Home Building Cost Cuts This report describes twelve technical construction innovations acceptable to FHA and the Veterans' Administration but not adopted in many areas.
- Land Price Inflation and Affordable Housing: Causes and Impacts This research paper documents residential land price inflation in 30 metropolitan areas from 1975 to 1980, and shows the relationship between this price inflation and local land development restrictions.



## 2. On-going Studies

A number of special studies are currently in progress, including:

- ° Development of a guidebook on alternative revenue sources for financing infrastructures in affordable housing developments.
- ° A study looking at the various factors which could encourage private-sector financing for infrastructures in residential developments.
- ° Development of guidelines on small-scale waste water treatment systems for use where conventional systems are not available. Such systems are often suggested when the inadequacy of existing sewer systems limits residential development.
- ° Based on six case studies, a guidebook is being developed for local governments on how to measure and monitor supplies of buildable residential land.
- ° Market-sensitive development controls as an alternative to zoning are being studied in four communities; the study will document the various techniques, their public benefits, and the flexibility and savings offered to housing developers.

## VII AFFORDABLE HOUSING COALITION BUILDING

The affordable housing demonstration projects and other program activities have shown that regulatory review can bring about significant savings in housing costs if local officials and builders work cooperatively. The next step in encouraging this approach to affordable housing throughout the country is to develop local coalitions of interested parties to work with builders and officials in their communities. HUD is initiating a major new element of the Joint Venture program to help create these local coalitions.

### A. Concept

Many national organizations have local chapters which support community programs benefitting the entire community. HUD believes that a number of these organizations, some of which provide leadership in community activities and others which have a direct financial interest in affordable housing, will accept responsibility to work for providing housing which can be afforded by the citizens of their communities.

### B. Action Plan

At a meeting of the national officers of over 100 organizations, Secretary Pierce outlined the concept of affordable housing coalitions and solicited their help in encouraging their local chapters to lead in the formation of such coalitions. Local activities could include the following:

- ° Identifying individuals with the time, energy, and ability to become local coalition organizers and leaders.
- ° Implementing local affordable housing information programs to build public interest and support for the concept of regulatory review.
- ° Meeting with public officials and builders and attending public meetings to develop a climate of cooperation for regulatory review.
- ° Providing technical assistance to local officials.
- ° Documenting successes and publicly recognizing individual achievements in affordable housing.

### C. HUD's Role

HUD has published a "Citizens' Action Kit" with information to assist local coalition leaders in their activities, and will continue to provide information on the successes of the affordable housing demonstrations.

## VII PUBLICATIONS AND INFORMATION OUTREACH PROGRAM

The success of the Joint Venture for Affordable Housing depends on information about regulatory review, innovative land use, and building methods and materials reaching local government officials and the housing industry. A number of activities are underway to support the information outreach program.

### A. Publications

Much information on affordable housing issues has already been published by HUD or by the other Joint Venture participants. These reports focus on construction technology, site planning and design, and governmental actions needed to encourage the use of cost-cutting innovations.

HUD's publication, Affordable Housing: A HUD USER Bibliography, lists a number of the publications on various aspects of affordable housing which were available in 1982. A new Joint Venture Publications List has been developed by HUD USER listing many of the more recent reports, including the research studies and demonstration project case studies described in this paper.

Copies of these reports are generally available from the publishing organization or from HUD USER (see page 17).

### B. Other Information Resources

Many communities and civic and professional organizations are scheduling seminars, workshops, and conferences on affordable housing. To assist in making these meetings productive, HUD has identified a number of individuals qualified to discuss various aspects of housing affordability, both from within HUD and in the private sector. A complete list of names is available from HUD USER; any organization sponsoring a meeting should make the necessary arrangements directly with the speaker or speakers it wishes to use.

Also, several slide/tape shows providing information about affordable housing and showing examples from some of the demonstration projects have been developed by organizations such as the National Association of Home Builders and the Urban Land Institute. HUD USER can provide information about these shows.

### C. Program Information

To keep informed about Joint Venture activities and to obtain answers to specific questions, please contact:

Ms. Linda Defilippo  
 Room 8136  
 U. S. Department of Housing and Urban Development  
 Washington, D. C. 20410  
 202/755-5544

To receive the periodic Joint Venture information bulletin, "Affordable Housing Progress," and to order copies of the latest affordable housing publications, please contact:

Affordable Housing Clearinghouse  
HUD USER  
P. O. Box 280  
Germantown MD 20874  
301/251-5154

\* \* \*

TAB B:

DEMONSTRATION PROJECT STATUS REPORT  
July 25, 1984

(This report is revised at project  
status review meetings approximately  
every four weeks.)

AFFORDABLE HOUSING DEMONSTRATION PROGRAM

Status Report: July 25, 1984

A. Completed Projects

Elkhart County, Indiana: Project complete; case study available.

Everett, Washington[\$]: 20 units in demonstration phase sold, 8 occupied; project complete. Market slow due to higher interest rates. Case study in preparation, will include cost analysis.

Knox County, Tennessee: Demonstration portion considered complete; 14 of 34 units sold. Case study draft in for review.

Lacey, Washington[\$]: Demonstration project sold out. Case study in preparation.

Lincoln, Nebraska: 2 additional units sold, 3 still on market. Builder does not plan to build more at this time due to very slow local market.

Marion, Crittenden County, Arkansas: Project essentially complete; case study available.

Mesa County, Grand Junction, Colorado: Demonstration project considered complete. Builder has sold 33 of 38 units completed, will not continue construction at this time. Case study is available.

Phoenix, Arizona[\$]: Project is complete and sold out. Case study is available.

Santa Fe, New Mexico[\$]: Demonstration portion of project (Phase I) sold out; project is complete. Case study near publication.

Sioux Falls, South Dakota: Project is complete and sold out. Case study near publication.

Valdosta, Georgia[\$]: Demonstration project considered complete. 28 units completed, 23 sold. Case study draft in for review.

B. Accepted Projects: Marketing In Progress

Birmingham, Alabama (Site #2): 36 units of 111 sold. Housing priced at \$51,900 to \$58,900. Case study in preparation.

Blaine, Minnesota: Project is moving along, but information for case study is limited. [N/C:6/27]

Tulsa, Oklahoma[\$]: 42 units sold, 20 occupied. Case study writing is underway. Morony reports excellent interior designs. Project selling well in poor local economy. [W/C:6/27]

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Note: Projects marked [\$] will have detailed cost reports.

C. Accepted Projects: Under Construction

Broward County/Coral Springs, Florida: New builder has revised unit designs, which must now be approved by Coral Ridge Properties, project developer, before being submitted to city and county for building permits. Construction may start in September. [N/C:6/27]

Oklahoma City, Oklahoma: Grand opening planned for middle August.

Portland, Oregon[\$]: Construction continuing. 1,200sf units priced at \$49,950.

Stephenville, Texas: 2 units set, 3 due this week, 3 more models coming. Both Champion and Palm Harbor in first group of units. Site infrastructure 75 percent complete. [N/C:6/27]

D. Accepted Projects: In Design

Benecia, California[I]: New infill project, one of two by same developer. Project will use Kaufman & Broad HUD-Code units.

Birmingham, Alabama (Site #1): Site plan approved with small lot sizes. Construction to begin in late summer, early fall. [N/C:6/27]

Boise, Idaho: Project has received final city approval. Progressing slowly due to poor local market.

Casper, Wyoming: Site plans and house plans have been reviewed. Press release still in preparation.

Charlotte County (Port Charlotte), Florida: Developer still attempting to sell land to finance project; hold project in active status until September.

Charlotte, North Carolina[\$]: Ground breaking planned for August.

Ft. Collins, Colorado[\$]: Project planning and development progressing nicely. Model home construction still estimated for spring of 1985.

Jacksonville, Florida: Project approval by city delayed approximately 6 weeks due to local political problems not involving the project.

Madison, Wisconsin: Site plan being developed, due to be mailed to HUD 8/1.

Murray, Utah: Design underway; possible code problem being checked out.

W. Richmond, California[I]: New infill project (see Benecia) using K&B HUD Code units.

Springfield, Massachusetts[I]: New infill project using modular housing. GTR visit in August.

White Marsh/Baltimore County, Maryland[\$]: Public hearing held two weeks ago; Ground-breaking now estimated for late August or early September.

Wichita, Kansas: Site plan and unit designs received; all duplex units. Ground-breaking planned for mid July. [N/C:6/27]

-----  
Note: Projects marked [\$] will have detailed cost reports.

E: Prospective Projects (listed by state)

<u>STATE</u>	<u>CITY</u>	<u>FIRM</u>	<u>CONTACT</u>	<u>N</u>	<u>GTR</u>
AK	Fairbanks-North Star Boro	Webb Constr. Co.	Tom Webb	Y	OGL
	Builder still interested, waiting on city letter.				
	Fairbanks-North Star Boro	Borealis Builders	Walt Wilcox	?	OGL
	New Alaska prospect; letter to executive director of Borough. [N/C:6/27]				
AZ	Pima County	Estes Homes	Tom Williams	Y	OGL
	Builder working with community trying to get letter of support.				
CA	Pomona[I]	Crowell Resid. Constr.	Harry Crowell	Y	/RF
	Builder still assembling land.				
CT	Bridgeport[I]	?	?		
	City contact still interested.				
	Hartford [I]	?	?	?	/RF
	RF is continuing to work with housing authority, but no new action. [N/C:6/27]				
	Torrington	?	Alan Tenkin	?	JR
	Sewer moratorium expected to be lifted in 4-6 weeks.				
DE	Wilmington [I]	?	?	?	/RF
	Planned July meeting with RF has been delayed.				
	Sussex County	Mobile Gardens	Dave Webb	?	DE
	Project possibility from Delaware MHA meeting. Manufactured housing in suburban project. [N/C:6/27]				
HI	Pearl City	Lear Siegler	Russ Lambing	?	OGL
	Developer appears to be losing interest, looking for "what HUD can do for him".				
IA	Iowa City	Southgate Developers	Mace Braverman		
	builder indicates that he will not decide until fall whether to start another subdivision, due to local market conditions. Project question on HOLD. [N/C:6/27]				
IL	Champaign	Candlewood Estates	Bud Parkhill	?	RM
	Developer still interested, but not ready now. May wish to proceed in fall.				
KY	Louisville [I]	All-American Homes	Joe Rey-Bareau		/RF
	Possible infill; project still looks good. [N/C:6/27]				
	Anderson County	Charlie Weaver Real Est.	Charlie Weaver	Y	CA
	County judge very interested; project going to magistrates.				
LA	Bossier City	?	Brad Locke	?	WEF
	Builder is attempting to interest city.				
ME	*NO LEADS AT THIS TIME*				

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<u>STATE</u>	<u>CITY</u>	<u>FIRM</u>	<u>CONTACT</u>	<u>N</u>	<u>GTR</u>
MI	Flint	mi-Vek Development Co.	James Crawley	Y	CA
	Builder remains interested but is having difficulty in finding a site. [N/C:5/23]				
	Lansing [I]	Nanticoke Homes	?	Y	/RF
	City has sites available.				
MO	Joplin	Redwood Development	Ted Schroeder	Y	/RF
	Builder met with Lee Fisner/RF. RF to follow. [N/C:5/23]				
MS	Cleveland	?	Max Bramuchi	?	WF
	Builder has land, looking for city approval.				
MT	Billings [I]	Gerbase Construction	John Gerbase	Y	OGL
	Builder in touch with city.				
	Billings	DJ Builders	Darwin Jones	Y	OGL
	Major local homebuilder very interested, talking with city. [N/C:6/27]				
NH	Open	Modular Council			/RF
	Organization wants to meet with HUD official on program. RF will contact Modular Council about project. [N/C:6/27]				
NJ	Mt. Laurel	?	Dan Pincus	?	JR
	Interested in project; has package, will contact. There is an indication that a recent local election may have changed interest. [N/C:6/27]				
NY	Brookhaven [I]	?	?	?	/RF
	Mt. Vernon [I]	?	?	?	/RF
	Both cities are interested and may provide land. Manufacturers have been given names of city officials. RF needs to coordinate.				
	Schenectady	Deluxe Homes	?	?	/RF
	RF trying to bring city, developer, Deluxe together				
NV	Open	Kaufman & Broad	?	Y	OGL
	Sites are being identified.				
ND	Fargo	EID-CO Builders, Inc.	Gerald Eid	Y	RM
	Builder has scheduled meeting for August 8 with city council on project.				
OH	Hamilton County	Cinc. Ptnrshp for Aff Hs	Jay Buchert	Y	CA
	Redesigning site plan.				
	Cincinnati [I]	Cinc. Ptnrshp for Aff Hs	Jay Buchert	Y	CA
	"Lots of flexibility but could be far away."				
	Columbus [I]	Ohio MHA	?	?	DE
	Good meeting between manufacturers and code officials.				
	Mentor	Shandle Construction	Cliff Shandle	Y	CA
	Large lots, may need rezoning by referendum. Project to be followed up by Arnolts. [N/C:6/27]				



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<u>STATE</u>	<u>CITY</u>	<u>FIRM</u>	<u>CONTACT</u>	<u>N</u>	<u>GTR</u>
PA	Cokesville (HQ)	Schnabel & Assoc.	Fred Schnabel ?	JR	
	Architect with wide housing practice spoke to Arnolts at AIA convention, interested in locating builders for program. [N/C:5/23]				
	Scot Township	Merrill-Lynch Realty	Charles Hammel	JR	
	Builder interested, talked with Rothenberg. Now talking to township officials. [N/C:6/27]				
RI	* NO LEADS AT THIS TIME *				
SC	Open [I]	?	?	?	/RF
	Builder dropped out. NAHB will look for new builders.				
VA	Roanoke County	Freyland & Waldron	?	?	CA
	Still looking, but on back burner.				
VT	Burlington	?	Andre Thibault	/RF	
	Very interested, discussed program with Lee Fisher/RF at Research Committee. [N/C:5/23]				
WV	* NO LEADS AT THIS TIME *				

\* \* \*

(See page 6 for cancelled projects.)

F. Projects Originally Accepted, But Not Proceeding

Ann Arbor, Michigan: This project was dropped from the program due to lack of action by the builder.

Dallas, Texas: This project was dropped from the program because the city council decided not to approve the requested variances.

Manchester, New Hampshire: This project was dropped from the program due to lack of action by the builder.

Riverside, California: This project was dropped from the program due to lack of action by the builder.

San Diego, California: This project was not able to proceed because of strong neighborhood resistance to the project and to the zoning changes necessary for the project. It was dropped. A case study describing this constraint will be prepared.

San Jose, California: This project was dropped from the program because the builder decided not to build housing on the site and instead will develop it commercially.

Springfield, Massachusetts: This project was dropped from the program due to lack of action by the builder.

Stillwater, Oklahoma: This project was dropped from the program because the developer could not assemble the land and project.

\* \* \*

TAB C:

PROJECT DESCRIPTIONS, COMPLETED PROJECTS

(Completed projects are those which have finished construction and most sales of the portion designated as the demonstration. In several projects, the demonstration portion is Phase I of a much larger development)

- Elkhart County, Indiana  
"The New American Neighborhood"
- Everett, Washington  
"Sunridge"
- Knox County, Tennessee  
"Woodpointe"
- Lacey, Washington  
"The Park"
- Lincoln, Nebraska  
"Parkside Village"
- Marion, Crittenden County, Arkansas  
"Harvard Yard"
- Mesa County, Colorado  
"Coventry Club"
- Phoenix, Arizona  
"Cimarron"
- Santa Fe, New Mexico  
"Fairway Village"
- Sioux Falls, South Dakota  
"Ascot Park"
- Valdosta, Georgia  
"Forestwood II Estates"

ELKHART COUNTY, INDIANA

"The New American Neighborhood" in Elkhart County, Indiana, is a showcase of the ability of manufactured, modular, and conventional site-built housing to blend together in an attractive community acceptable to the housing buyer at prices significantly below the average price of new housing in the community.

The Elkhart County demonstration project involves three separate parcels of land, as follows:

o Simonton Lake Manor II: The 4.35 acres at this site had been originally platted for 8 units. It was replatted under the Planned Unit Development (PUD) ordinance for the development for 15 units. Six "single-wide" housing units, 3 manufactured and 3 modular, were constructed under the demonstration program. Floor areas ranged from 890sf to 1,183sf, prices from \$37,500 to \$49,950.

o Mark VII West: One lot had been sold from the original subdivision, and the cul-de-sac street was complete. The remaining 3.58 acres were replatted for 10 units. Nine "double-wide" housing units, 4 manufactured and 5 modular, were constructed as demonstration homes. Floor areas ranged from 1,056sf to 1,632sf, prices from \$44,900 to \$54,920. Two units included unfinished floor spaces of 420sf and 450sf.

o Country Acres: Two homes were built in this established subdivision on facing lots, 1 modular and 1 site-built, both with 1,120sf floor area. The conventional unit also had an 880sf basement which could be finished as an additional bedroom. Prices were \$49,500 for the modular unit, \$59,900 for the conventional unit.

The project received enthusiastic cooperation from Thomas Romberger, Chairman, Elkhart County Commission, and Steven F. Seifert, Plan Administrator, Department of Planning and Development, and other county officials. The project served as a demonstration focal point for a National Symposium on Affordable Housing hosted by Elkhart County and the National Association of Counties in November 1982 as part of the overall Joint Venture program.

The project developer and principal backer was John Letherman of Letherman Real Estate, who selected the sites, pushed through the replatting, and obtained the participation of eight housing manufacturers based in Elkhart County and of a leading conventional housing builder in the area. The participating manufacturers and builders were:

o All-American Homes (Division of Coachman Industries).....	3 units
o Commodore Home Systems, Inc.....	2 units
o Friendship Industries (Division of Fairmont Homes, Inc.).....	2 units
o Kingsley Homes (Division of Fairmont Homes, Inc.).....	2 units
o Marlette (Division of Coachman Industries).....	4 units
o Miller Brothers, Inc. (Symphony Products, Inc.).....	1 unit
o Nanticoke Homes of Indiana.....	1 unit
o Schult Homes Corporation.....	1 unit
o Jerry Krull Construction.....	1 unit

In addition, Krull Construction also built the site-constructed garages, patios, entry ways, dormer windows, and foundations used for several of the manufactured and modular units.

The Elkhart County project was not selected for a detailed cost analysis since it was not possible or useful to document cost savings in the factory production of the housing units. Some of these units were one-of-a-kind designs developed specifically for the demonstration. However, a number of factors were important in bringing in the project at the prices quoted:

Administrative Innovations

- o In 1980, Elkhart County revised its permit approval process to reduce the number of application forms from 8 to 1, and established a standard approval procedure and review process taking 45 days. For this project, the 45 day process was compressed by about two weeks, but every step was followed.
- o The Planned Unit Development ordinance permitted greater density and more flexible site planning.

Site Planning and Development Innovations

- o Percolation tests procured by Letherman provided the data to support a reduction in the size of the septic field from that usually required by the county:
  - 2 bedroom homes, reduced from 330sf to 200sf, saving \$225/unit.
  - 3 bedroom homes, reduced from 495sf to 300sf, saving \$300/unit.
- o Reduced street width for Simonton Lake Manor II from 24' to 20', without curbs and with storm drainage in swales; estimated savings from this street design were \$330/unit.
- o Street frontages in Mark VII West were reduced from 125' to 60', in Simonton Lake Manor II from 120' to 60'. Setbacks at both sites were reduced from 35' to 15'.

Unit Design and Construction Innovations

- o Several units were designed or modified specifically for the demonstration, in order to show the design compatibility of manufactured and modular housing with site built homes.
- o The units were not placed on the market immediately; instead, they were used by the manufacturers as models for sale to local dealers and other customers.
- o All-American Homes reported that its "Chatham" model, a 1½ story Cape Cod design, became a best seller; in the seven months following the symposium, 59 of these units were sold, nearly half of their total production of 121 units during this period.

The success of the Elkhart County project encouraged other manufactured housing producers, dealers, and association officials to support the Joint Venture program. Three new projects, in Oklahoma City, Oklahoma; Stephenville, Texas; and Ft. Collins, Colorado, will utilize manufactured housing in the demonstrations.

\* \* \*

5/30/84

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION: PROJECT FACT SHEET

Community: Elkhart County, Indiana

Project Name: "The New American Neighborhood"

Builder/Developer: Letherman Real Estate/John Letherman (developer)  
Officers

Site-built construction: Jerry Krull Construction  
Housing Manufacturers: All-American Marlette  
 Commodore Miller Bros.  
 Friendship Nanticoke  
 Kingsley Schult

Local Officials: Thomas Romberger,  
Name/Title Chmn, County Comm.  
 Steven F. Seifert,  
 Plan Admn., Dept. of Plng & Devel.

Project Description: Land Area: 7.93 Acres Unit Count: 17 (Actual built)  
 Gross Density: Not applicable

<u>Unit Mix</u>	<u>Number</u>	<u>Floor Areas</u>	<u>Price Range</u>
SFD	17	864sf - 1,456sf	\$37,500 - \$59,900
SFA	---		

Comments on Mix/Type: Three separate sites: two clusters, two lots in third subdvn.  
 1 unit, local code, conventional construction.  
 9 units modular homes, Indiana State Code  
 7 units manufactured housing, HUD Code

Project Schedule: Ground Breaking: July 20, 1982  
 Grand Opening: November 8, 1982  
 Sales Completed: Units used as models.

Comments on Schedule: The project was tied into a National Association of Counties  
 Joint Venture project, a National Affordable Housing  
 Symposium, in November 1982. The schedule is discussed in  
 detail in the case study.

Project Status: Date: May 2, 1984  
 Units Started: 17  
 Units Constructed: 17  
 Units Sold: 17 / Sales and occupancy were not  
 Units Occupied: 17 / part of original project.

Comments on Status: The units were held off the market for a number of months  
 to serve as models for the innovative designs developed by  
 the manufacturers for this demonstration. One model  
 was responsible for 59 sales in the ensuing 8 months!

Savings/Unit: Administrative: NA  
 Site Development: NA  
 Building Construction: NA  
 Total Savings/Unit: NA

Comments: Detailed costs on factory fabrication, special design issues,  
 and site work are not available. Case study discusses site  
 development changes and savings in getting project started.

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION

EVERETT, WASHINGTON

"Sunridge," the affordable housing demonstration project in Everett, Washington, was processed through the City's approval system about as fast as any in the program. It took just 3½ months to go from a resolution by the Everett City Council approving the idea of an affordable housing demonstration to actual site ground breaking.

The total project will consist of 81 single family detached homes on 14.4 acres, a gross density of 5.6 units/acre. The 28 units in Phase I of the project have been designated as the actual demonstration project. Three separate home designs are being offered, two single-story 2-bedroom units and one two-story 3-bedroom unit. Unit areas vary from 1,067sf to 1,624sf, and prices range from \$64,500 to \$74,500. All units have 2-car garages.

The site plan was developed to provide maximum privacy, good functional yard space, and correct solar orientation; the homes are located with one side on the property line (the "Zero Lot Line" concept) so that there is one private, large lawn area instead of two smaller, less useful lawn sections.

The demonstration units were placed on the market March 16, 1984. By August 1, 21 units had been sold, 16 occupied. Phase II is about ready for construction.

Everett city officials were extremely supportive in this project, and as noted worked out a schedule for city approvals which was very short -- and then kept to the schedule! The principal city officials involved in this effort were Mayor William Moore, President Dale Pope of the City Council, Chief Planner Dennis Gregoire and Planner Dave Koenig.

The builder was Boyden Realty, Inc. Richard J. Boyden, president of the firm, committed his organization to carry out the project, and V. P. Hank Robinett made the project his full-time activity. Boyden also retained Gary D. Wright as a land use consultant on the site design.

The project savings are now being developed; NAHB Research Foundation staff will visit the site in June to obtain cost data and other information for the case study. Preliminary indications are that the savings will amount to about \$7,500 per unit.

\* \* \*

August 1, 1984

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION: PROJECT FACT SHEET

Community: Everett, Washington

Project Name: "Sunridge"

Builder/Developer: Boyden Realty, Inc.  
Officers Richard J. Boyden, President  
Hank Robinett, Vice President  
Gary D. Wight, land use consultant

Local Officials: William Moore, Mayor  
Name/Title Dale Pope, Member and former president, City Council  
Dennis Gregoire, Chief Planner  
Dave Koenig, Planner

Project Description: Land Area: 14.4 acres Unit Count: 81  
Gross Density: 5.6 units/acre

<u>Unit Mix</u>	<u>Number</u>	<u>Floor Areas</u>	<u>Price Range</u>
SFD	81	1,076sf - 1,623sf	\$64,500 - \$74,500
SFA	---		

Comments on Mix/Type: Three separate designs are planned, two single-story 2-bedroom types, and one 3-bedroom two-story unit. All units are zero-lot-line, providing maximum open lawn space for each unit. All units have 2-car garages.

Project Schedule: Ground Breaking: June 17, 1984  
Grand Opening: March 16, 1984  
Sales Completed: Continuing.

Comments on Schedule: The city staff, working with the builder/developer, established a processing schedule of 3 1/2 months from the date of the Council resolutions supporting the demonstration to ground-breaking; this schedule was met.

Project Status: Date: August 1, 1984  
Units Started: 22  
Units Constructed: 19  
Units Sold: 21  
Units Occupied: 16

Comments on Status: Phase I of the project involves 28 units. Most of these were sold within 2 1/2 months after the three sales models were opened. Mortgage rates have slowed sales in recent months. Phase II will be underway shortly.

Savings/Unit: Administrative: The cost savings are now being  
Site Development: calculated. They are expected to  
Building Construction: be in the range of \$7,500 per unit.

Total Savings/Unit:

Comments: The lot and building configurations were developed to provide maximum yard space and solar access, as well as privacy. The Zero-Lot-Line concept is displayed well at this site.



Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION

KNOX COUNTY, TENNESSEE

"Woodpointe" is a development of 115 single-family homes on 23.3 acres near Knoxville. It is being built by one of the best-known NAHB builders. The project was opened for sale in June 1984, and 21 have been sold to date.

Knox County officials, led by John Mills, Chairman of the Knox County Board of Commissioners, and Dwight Kessel, County Executive, have responded promptly and effectively to the builder's proposals for regulatory review and cost savings.

The builder, Phil Hamby of Phil Hamby Construction Company, is very well known in NAHB as an innovative builder with close control and knowledge of his costs. In pressing the development of Woodpointe, Mr. Hamby has also secured another parcel of land and intends to follow the same course in its development.

The homes in Woodpointe are 2-bedroom units with floor areas of 896sf to 992sf, and 3-bedroom units of 1,000sf to 1,116sf. Prices range from \$51,000 to \$55,000. Construction began in February 1984, and by the end of July 33 units were underconstruction, 21 had been sold, and 13 were occupied.

Unit savings in this project were important but not excessive, since the builder already had been utilizing many of the known cost-saving construction concepts suggested by HUD. The following innovations are discussed in the draft case study now being reviewed by HUD:

Administrative Innovations Savings/Unit = \$ 512

- o Knox County revised its normal 3-step review process to 2 steps, saving 45 days in the approval review time, and in the appeal period. This time reduction saved the builder over \$50,000 in interest, taxes, and indirect expenses.
- o The County accepted an escrow letter from Hamby's bank in lieu of completion bonds for streets and drainage, saving \$6,100 in bond fees. This alternative is now available to all county builders.

Site Planning and Development Innovations Savings/Unit = \$1,471

- o Street widths were reduced from 26' to 22' or 20', depending on their location in the project.
- o Street paving standards were reduced to match the expected loads.
- o Storm drainage uses swales, eliminating culverts under driveways and other storm drainage construction.

Unit Design and Construction Innovations Savings/Unit = \$ 615

- o Hamby uses OVE framing and a number of other construction innovations to cut costs.

The case study for the Knox County project will be published in the early fall.

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION: PROJECT FACT SHEET

Community: Knox County, Tennessee

Project Name: "Woodpointe"

Builder/Developer: Phil Hamby Construction Company  
Officers Phil Hamby, President

Local Officials: John Mills, Chairman, Board of County Commissioners  
Name/Title Dwight Kessel, County Executive  
Don Parnell, Chairman, Metropolitan Planning Committee

Project Description: Land Area: 20.6 acres Unit Count: 115  
Gross Density: 5.6 units/acre

<u>Unit Mix</u>	<u>Number</u>	<u>Floor Areas</u>	<u>Price Range</u>
SFD	115	896sf - 1,116sf	\$43,500 - \$55,000
SFA	---		

Comments on Mix/Type: Units are 2 and 3 bedroom.

Project Schedule: Ground Breaking: February 1984  
Grand Opening: June 1984  
Sales Completed: Continuing

Comments on Schedule: Knox County reduced its normal 3-step process to a 2-step process, reducing the processing and review periods by 45 days each.

Project Status: Date: August 1, 1984  
Units Started: 33  
Units Constructed: ?  
Units Sold: 21  
Units Occupied: 13

Comments on Status:

Savings/Unit: Administrative: \$ 512  
Site Development: \$1,471  
Building Construction: \$ 615  
Total Savings/Unit: \$2,598

Comments: Woodpointe was selected for a detailed cost estimate. The savings shown are discussed in the NAHB/RF analysis.

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION

LACEY, WASHINGTON

"The Park" provides four separate housing types in a project which will eventually total 176 units on 21.9 acres, for a gross density of 7 units/acre. Phase I of the project, 33 units, has been completed, sold out, and occupied.

"Pinwheel" clusters of four single family homes and a group of patio homes, all built on the Zero-Lot-Line concept to maximize lawn space, make up 68 of the 176 unit total. Sizes of these homes range from 674sf to 1,064sf, and prices range from \$36,500 to \$60,000. In addition, 56 "loft" homes are arranged in quadraplex fashion, and 29 other townhouses are built in rows of 3 or 4 units per building. The single family attached homes have areas of 880sf to 1,228sf, priced at \$37,500 to \$62,500.

This project is a good example of the way the city, the builder, HUD's field offices, and the technical assistance from HUD's central office and the NAHB Research Foundation work together. The city expedited its processing and accepted most of the innovative ideas proposed by the builder; in turn, the builder relied heavily on the technical assistance available through the program staff. For example, David Jensen, a noted site planner, was retained by NAHB/RF to assist several projects during the design phase; his suggestions saved some \$70,000 in site development costs in this project.

Although the demonstration projects are not required to utilize FHA mortgage insurance, those that do have been helped by the willingness of HUD's field offices to reduce their requirements. In the Lacey project, the Seattle Regional Office accepted compliance with the Uniform Building Code in lieu of the Minimum Property Standards, and accepted inspection by the Lacey building inspector rather than having FHA inspection of the project.

The key city staff involved in the project were Mayor Mark O. Brown, City Manager Vernon E. Stoner, and City Planner Jerry Herman. They set the climate that was followed by all of the city personnel involved.

The project builder is Phillips Homes; John Phillips, president of the firm, is well-known in NAHB as an innovative and efficient builder. In this project he is using OVE framing methods and, for the first time in a major demonstration, is using roof trusses fabricated from "ComPly" lumber. ComPly is a wood product developed by the Forest Service with HUD funding assistance to utilize waste wood materials as framing lumber. It permits recovery of a significant amount of the wood material otherwise lost in the milling process, and provides a product of known structural capacity.

The Lacey project has been selected for a full cost analysis by NAHB/RF. Data collection for the cost report and case study is now underway. Preliminary estimates indicate that cost savings of \$4,000 to \$6,000 can be expected in this project.

\* \* \*

6/7/84

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION: PROJECT FACT SHEET -- Preliminary Information

Community: Lacey, Washington  
Project Name: "The Park"  
Builder/Developer: Phillips Homes  
Officers John Phillips, President

Local Officials: Mark O. Brown, Mayor  
Name/Title Vernon E. Stoner, City Manager  
 Jerry Herman, Lacey Planner

Project Description: Land Area: 21.9 acres Unit Count: 176 (33 homes in Phase I  
 Gross Density: 8 units/acre demonstration portion)

<u>Unit Mix</u>	<u>Number</u>	<u>Floor Areas</u>	<u>Price Range</u>
SFD	68	674sf - 1,064sf	\$36,500 - \$60,000
SFA	108	880sf - 1,228sf	\$37,500 - \$62,500

Comments on Mix/Type: "Pinwheel" clusters of four homes and patio homes use Zero-Lot-Line design to maximize lawn space. 56 "loft" homes are in quadplexes; 29 townhouses are in 3- and 4-home row buildings.

Project Schedule: Ground Breaking: August 5, 1983  
 Grand Opening: December 14, 1983  
 Sales Completed: Phase I, 22 homes, sold out in May 1984

Comments on Schedule: The complete cooperation of the city and HUD's Seattle office permitted an early project start. HUD accepted the city's code requirements and city inspection.

Project Status: Date: May 23, 1984  
 Units Started: 33 (Phase I is complete)  
 Units Constructed: 33  
 Units Sold: 33  
 Units Occupied: 33

Comments on Status: Site development has started on Phase II of the project.

Savings/Unit: Administrative: Cost data are now being collected and analyzed.  
 Site Development: Lacey has been selected as one of the "full cost analysis" projects.  
 Building Construction: Savings are estimated to be \$4,000 to \$6,000 per unit.  
 Total Savings/Unit:

Comments: Builder used most of the HUD recommendations for both site development and house construction. Dave Jensen, a planner provided through NAHB/RF as a consultant, was able to reduce site costs by \$70,000. Units use roof trusses of "ComPly", a material developed with HUD support.

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION

LINCOLN, NEBRASKA

"Parkside Village" was the first affordable housing demonstration project to have units completed and sold. It also was one of the most innovative projects in site and construction elements.

As planned, Parkside Village was to have 52 duplex and triplex units on a 4.6 acre site, for a density of 11.3 units/acre. The duplex units had a finished floor area of 848sf, while the triplex units had finished areas of 880sf. Both types of units had unfinished lower level areas which could provide an additional bedroom and bath.

The builder constructed 9 units, and a few units sold right away. Then the Lincoln area economy took a turn for the worse, with several major local employers closing plants, and the housing market showed more homes for sale than buyers. As of the fall of 1983, 7 units had been sold; to date, the other 2 units remain unsold, and the builder has indicated that he will not attempt to build any more units until they sell and until the local market changes.

The project was innovative in both planning and in design, and the city was very responsive in supporting the project. Former Mayor Helen Boosalis took a personal interest in the project and actively worked to make it succeed. She designated her Administrative Assistant, Elaine Carpenter, to maintain day-to-day contact with the project to assure that the city would be responsive to project needs.

Karl Witt of Empire Homes, the project builder, has over 30 years of experience building in the Lincoln area. He is a member of the Home Owners Warranty (HOW) program and had built a number of projects under the city's Community Unit Plan (CUP) program. In developing Parkside Village, he and the city worked out several new ways to utilize the CUP process to expedite and improve the project.

The NAHB Research Foundation's cost analysis of the first 7 units built in the Lincoln project estimated that the savings amounted to \$10,118.92/unit. This total has been challenged in part because it includes the deferred cost of finishing the unfinished basement areas of these units, estimated at \$2,542.35/unit. Subtracting this deferred cost, the actual direct savings are estimated to be \$7,576.57, still a significant accomplishment on housing costing in the \$40,000 range. Savings included:

<u>Administrative Innovations</u>	Savings/Unit =	\$1,601
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- o Permit processing time was reduced, saving interest payments on loans, permitting more rapid purchases during an inflationary period, and reducing overhead costs.

<u>Site Planning and Development Innovations</u>	Savings/Unit =	\$4,954.81
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- o Zoning changes permitted 52 units where 32 would have been allowed.
- o Monolithic concrete street and roll curbs reduced street construction cost.
- o Narrower (20') interior streets, no curbs or gutters.
- o Street lights mounted on houses rather than street poles.
- o Sidewalks on one side of street only.

Unit Design and Construction Innovations      Savings/Unit = \$1,020.76\*  
\*Net after subtracting the deferred cost attributable to  
the unfinished basement space.

- o Wood foundations on one building.
- o Reduced size of private sidewalks.
- o Simplified framing.

The Lincoln project was disappointing in its sales record, which was due to a general slowdown in the Lincoln area economy. Other than that, the project's success in showing how costs could be controlled through regulatory review and correction helped the program staff convince other builders and other communities to join in the demonstration program.

\* \* \*

6/8/84

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION: PROJECT FACT SHEET

Community: Lincoln, Nebraska  
Project Name: "Parkside Village"  
Builder/Developer: Empire Homes, Inc.  
Officers Karl Witt

Local Officials: Roland Leudtke, current Mayor  
Name/Title Helen Boosalis, Mayor during project development  
Elaine Carpenter, Mayor's Administrative Assistant  
who had day-to-day city responsibility for project

Project Description: Land Area: 4.6 acres Unit Count: 52 (planned)  
Gross Density: 11.3 units/acre

<u>Unit Mix</u>	<u>Number</u>	<u>Floor Areas</u>	<u>Price Range</u>
SFD	---		
SFA	52	848sf - 880sf	\$38,450 - \$46,450

Comments on Mix/Type: Units were duplex and triplex, with expandable lower levels.

Project Schedule: Ground-Breaking: "Wall Raising": April 22, 1982  
Grand-Opening: "First sale": June 18, 1982  
Sales Completed: Sales still continuing

Comments on Schedule: Project was expedited through city review and approval of early model construction.

Project Status: Date: May 23, 1984  
Units Started: 9  
Units Constructed: 9  
Units Sold: 7  
Units Occupied: 7

Comments on Status: The housing market in Lincoln essentially stopped in the fall of 1983. Witt indicated that he would not start any further units until (a) the two unsold units were sold, and (b) there was an indication that the market had picked up.

Savings/Unit: Administrative: \$1,601.00  
Site Development: \$4,954.81  
Building Construction: \$1,020.76\*

Total Savings/Unit: \$7,576.57

Comments: \*This total does not include \$2,542.35 for unfinished space. A number of technical and site innovations were utilized in Lincoln and, as the first project completed, it was well publicized by HUD and by the builder. The very poor local economy kept the project from selling out.

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION

MARION, CRITTENDEN COUNTY, ARKANSAS

"Harvard Yard" is a 104 unit subdivision located just outside the city of Marion, Arkansas, in Crittenden County. The project is just across the Mississippi River from Memphis, Tennessee, and serves as a suburb of that city.

The 12.52 acre parcel will have a unit density of 8.3 units/acre when complete. Several different housing unit designs are offered, varying from an efficiency unit with 504sf and priced from \$26,885 to a 3-bedroom unit of 968sf priced from \$35,040; a 2-bedroom unit is also offered. Optional loft spaces of 384sf, at \$5,100, to 528sf, at \$5,900, have proved attractive to many buyers. Project construction is continuing as units are sold.

The senior elected official in Crittenden County is County Judge Jack Brawley, who is a strong advocate for increasing the county's stock of affordable housing units. His enthusiastic support for the project was an important factor in having the Joint Planning Commission favorably consider the innovations proposed for the project. While most of these innovations were approved only for the demonstration, the Joint Planning Commission and the Quorum Court, the county's legislative body, are expected to consider many of them for permanent approval after the demonstration is complete.

Rex Rogers, who builds as Rex Rogers Homes, Inc., is one of the most innovative builders in the nation. In the early 1970's, with the support of HUD's Little Rock Area Office, he developed the "Arkansas House," one of the earliest and best energy conservation home designs in the nation. Having worked for several years to design a home meeting the needs of young families and empty nesters, he was one of the first builders to join the Affordable Housing Demonstration Program and one of the first to have units ready for sale.

A number of building and site development innovative ideas were proposed for Harvard Yard and carefully considered by the three government agencies involved in regulating the project, Crittenden County, the Arkansas State Department of Health, and HUD's Little Rock office, since the project is marketed with FHA-insured mortgages. The innovations accepted for the program included:

Administrative Innovations

Savings/Unit: None documented.

- o Crittenden County's review and approval process is an informal one, so there was no basis to compare this project review with others. It took approximately four months to negotiate all of the accepted innovations, but during this time application and reviews were also being carried out at the state and HUD offices.

Site Planning and Development Innovations

Savings/Unit = \$4,789

- o Minimum lot sizes were reduced from 7,500sf to 2,400sf, with 3,000sf average.
- o Cleanouts in straight sewer lines were substituted for manholes in eleven places.
- o Street widths were reduced from 24' to 18', and street rights-of-way were reduced from 60' to 35', providing additional buildable land area.
- o Storm drainage was provided by an 8' concrete swale channelling storm water to the common area; the swales also served as sidewalks, and eliminated the need for full curbs and gutters.



Unit Design and Construction Innovations      Savings/Unit =      \$1,505

- o OVE framing system to reduce use of lumber and other materials.
- o Polybutylene water piping instead of copper pipe.
- o Simplified interior designs to reduce total material quantities.
- o Reduced thickness and strength of floor slab on grade.
- o Use of smaller water heater reflecting smaller unit sizes.

The estimated total cost savings per unit was \$6,294, approximately 20 percent of the price of the units.

Rex Rogers did not get all of the innovations he requested, but in a number of cases the county, the state Department of Health, and HUD officials compromised on a middle ground. Thus:

- o A requested 20' building line setback from pavement was not permitted, but the combination of narrower rights-of-way and a reduced set-back for garages provided a much closer than normal spacing of buildings.
- o Instead of the mandatory 20' easement for all utilities, the builder asked for easements only where needed; the compromise was for a joint 20' easement along rear abutting property lines (10' on each lot) and where needed.
- o A requested shallower depth for sewer pipes was not permitted since the Arkansas authorities felt this pipe could be broken by traffic.
- o A number of other plumbing changes were not permitted because their approval was beyond the discretionary authority of the staff; full State Board of Health approval of variances requires 6 to 12 months.
- o HUD's field office did not approve a request that the 1-hour firewall requirement in duplex buildings apply only to the ceiling, since there was a hazard in the attic space.

HUD's Little Rock Office was an active supporter of the project, and both Area Manager John Suskie and Region VI Administrator Dick Eudaly participated in the formal ground-breaking ceremony on April 17, 1983.

Two other local builders, Don Butler and Bud Haney, are also building homes at Harvard Yard using Rex Rogers' designs. In addition, these designs are now being constructed at a number of other Arkansas locations, including Lonoke, Jacksonville, El Dorado, Jonesboro, Harrison, and Tyrone. Rex Rogers has talked to a number of builders in adjacent states as well, providing them information on his designs and production techniques. The Crittenden County project, therefore, has been one of the most successful in spinning off the ideas and cost-savings concepts to other locations.

\* \* \*

5/30/84

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION: PROJECT FACT SHEET

Community: Marion, Crittenden County, Arkansas

Project Name: "Harvard Yard"

Builder/Developer: Rex Rogers' Homes  
Officers Rex Rogers

Local Officials: Jack Brawley, County Judge  
Name/Title Harold Seifert, Assistant Director of Engineering,  
Arkansas Dept. of Health  
Brian Williams

Project Description: Land Area: 12.52 Acres Unit Count: 104  
Gross Density: 8.3 units/acre

<u>Unit Mix</u>	<u>Number</u>	<u>Floor Areas</u>	<u>Price Range</u>
SFD	104	504sf - 960sf	\$26,885 - \$35,040
SFA	---		

Comments on Mix/Type: Units are built from presales, so mix is not set. Also, larger units have optional lofts which some buyers are purchasing, adding 384sf to 528sf, at prices of \$5,100 to \$5,900.

Project Schedule: Ground Breaking: April 17, 1983  
Grand Opening: NA  
Sales Completed: Not completed.

Comments on Schedule: The key publicity stage was the ground-breaking, which brought in state and HUD area, regional, and national officials. The builder utilized similar house models from an adjacent subdivision in a "grand opening" as part of the ground breaking ceremony.

Project Status: Date: May 2, 1984  
Units Started: 53  
Units Constructed: 38  
Units Sold: 49  
Units Occupied: 33

Comments on Status: Builder is continuing to build on sale; only five houses completed and not sold. Demonstration project is considered complete.

Savings/Unit: Administrative: NA  
Site Development: \$4,789  
Building Construction: 1,505  
Total Savings/Unit: \$6,294

Comments: The administrative procedures were "relaxed" so there were no documentable savings in this area. The unit design permitted other, non-documentable savings, such as in reducing material waste through careful dimensioning.

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION

MESA COUNTY, COLORADO

"Coventry Club," the Mesa County Affordable Housing Demonstration project, combined good site planning, careful unit design minimizing the use of materials, and identification of a market segment not being adequately served by the local housing industry to create an attractive, economical, and successful project.

Mesa County is located in western Colorado; the county seat is Grand Junction. The area economy is based on agriculture, mining, some manufacturing, and tourism. A market study disclosed a demand for housing serving the specific needs of singles and young professional couples who were not being adequately served by the family housing available in the community. Coventry Club was designed to serve this special market, with 25 one-bedroom units of 896sf priced from \$39,000, and 25 units with two master bedroom suites each of 1,088sf priced from \$47,500. The two bedroom units were of particular interest to two unrelated persons wishing to invest in housing.

Mesa County was receptive to the concept of affordable housing. Chairman Maxine Albers of the County Commission and fellow Commissioners George White and Richard Pond had established a climate of cooperation with local developers, and County Administrator Curt Wiedemann fully supported the project development. This support was shown when the normal 8 to 10 weeks project review and approval time was compressed to 30 days. In addition, the Commission initiated a regulatory review study in 1982 roughly coincident with the beginning of the demonstration project; this study led to a formal policy statement, adopted by the Commission in September 1982 outlining the County's regulatory position on new developments.

The project builder was Roger Ladd and Company, recognized nationally as one of the most innovative builders in the country. Partners Roger W. Ladd and Robert Garder have been recognized by the National Association of Home Builders, the Urban Land Institute, and the American Society of Landscape Architects for their accomplishments. The firm, with a history of producing over 10,000 housing units, maintains close control on costs; Roger R. Ladd, son of one of the founding partners, develops detailed estimates on all phases of every project.

Actual savings at Coventry Club were relatively modest, since Mesa County zoning already permitted the 17.4 units per acre density which resulted from the site design. The main elements contributing to the savings in cost were:

Administrative Innovations Savings/Unit = \$1,176

- o Mesa County has relatively high water and sewer connection fees. Roger Ladd argued that these units would be occupied by singles and would use less water and generate less sewage than would normal family units. The county agreed to smaller unit fees.
- o Effective project control reduced a number of indirect costs.

Site Planning and Development Innovations Savings/Unit = \$ 174

- o Roll curbs were used on streets in non-parking areas, while raised sidewalks around the parking areas served as curbs.
- o Polybutylene pipe was used for underground water service instead of the more common asbestos-cement pipe.

Unit Design and Construction Innovations      Savings/Unit =      \$1,313

- o The framing system used by Roger Ladd requires substantially less lumber than the national average, and includes many recommendations from HUD's OVE manual.
- o Polybutylene water supply pipe was used in the housing in place of more common copper pipe.
- o Siding and sheathing were accomplished using single layers of plywood, reducing lumber use even further.

The early market response to this project was very encouraging, with over 30 units quickly built and sold. The local housing market then experienced a recession, and the builder decided to build only 38 of the planned 50 units pending a recovery of the market.

The case study for this project points out that while the documented savings were relatively minor, comparison of the project costs with estimated costs for a comparable project built to a more normal 9 units per acre would show potential savings of \$9,789 per unit. Coventry Club is a demonstration, then, of what additional savings can be achieved by an innovative builder working with cooperative public officials where many ideas are already being used to keep housing prices down.

\* \* \*

5/30/84

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION: PROJECT FACT SHEET

Community: Mesa County, Colorado  
Project Name: "Coventry Club"  
Builder/Developer: Roger Ladd and Company  
Officers Roger W. Ladd and Robert Gardner, partners

Local Officials:  
Name/Title Maxine Albers, Chairman, County Commission  
George White, Richard Pond, Commissioners  
Curt Weidemann, County Administrator

Project Description: Land Area: 2.87 acres Unit Count: 50 (planned)  
Gross Density: 17.4 units/acre

<u>Unit Mix</u>	<u>Number</u>	<u>Floor Areas</u>	<u>Price Range</u>
SFD	---		
SFA (planned)	50	896sf - 1,088sf	\$39,000 - \$50,035

Comments on Mix/Type: The site plan called for 25 units of each type. Due to market conditions, only 38 units were built, 33 sold as of May 2, 1984.

Project Schedule: Ground Breaking: April 7, 1982  
Grand Opening: September 4, 1982  
Sales Completed: Not complete

Comments on Schedule: The normal 8 to 10 week processing time was reduced to 30 days for this project, due in part to the county's staff speeding up reviews and in part to the completion of the builder's application.

Project Status: Date: May 2, 1984  
Units Started: 38  
Units Constructed: 38  
Units Sold: 33  
Units Occupied: 33

Comments on Status: A slowdown in the local market (and 5 unsold units) led the builder to stop further construction until the remaining unsold units have been purchased and the market has recovered.

Savings/Unit: Administrative: \$1,176  
Site Development: \$ 174  
Building Construction: \$1,313  
Total Savings/Unit: \$2,663

Comments: The case study points out that the county already permitted the 17.4 unit/acre density, and calculates potential savings if the alternative was a more common density of 9 units/acre; the savings then would be \$9,789/unit.

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION

PHOENIX, ARIZONA

"Cimarron," the Affordable Housing Demonstration project in Phoenix, was the first project initiated and is the most publicized of all of the projects to date. Developed by Knoell Brothers Construction with the active support and encouragement of the Phoenix city staff headed by Mayor Margaret Hance, the project has proven to be extremely popular in the Phoenix market.

Located about six miles southeast of downtown Phoenix, near the airport, the project consists of 107 townhouses and 148 single-family homes on 38 acres of a 57.4 acre site. (The builder has now begun development of the rest of the site as Phase II of the project.) Excellent site planning and landscaping, good unit designs, and an effective marketing program have permitted Knoell Brothers to sell the demonstration project out in about a year.

Price was important in this market success. The townhouse units, with floor areas ranging from 770sf to 912sf, were priced from \$48,000 to \$50,300; the single-family homes had floor areas from 948sf to 1,163sf, and were priced from \$59,000 to \$63,000. These prices were as much as \$11,000 below the price of comparable units on the Phoenix market. Actual, demonstrable cost savings averaged \$8,039 per unit.

Projects like "Cimarron" don't just happen; they take a lot of hard work and nurturing; the key people involved in this project were:

For the City of Phoenix: Mayor Margaret Hance; Planning Director Richard Counts (who coordinated the project for the city); C. A. Howlett, Special Assistant to the Mayor; Jon Wendt, Development Services Assistant. Also involved were George Krempf and V. Warner Liepprandt, Jr., Deputy Planning Directors.

For Knoell Brothers Construction: Frank Knoell, Chairman of the Board; Tom Knoell, President; Rich Eneim, Vice President of Production and project coordinator; and Don Liem, Vice President of Marketing.

Many things contributed to reducing the overall project cost; the following innovations are identified in the case study as being particularly important:

Administrative Innovations Savings/Unit = \$2,198

- o Using Planned Residential Development instead of normal subdivision processing.
- o "Fast-Track" processing by the city.
- o Savings in taxes, material prices, and labor increases due to rapid construction, bulk purchasing.
- o Waiver of a special 3 percent performance bond (since dropped by Phoenix).

Site Planning and Development Innovations Savings/Unit = \$3,676

- o Vertical curbs, roll curbs, sidewalk changes.
- o Street width reductions and design changes.
- o Simplified storm water drainage (holding basins).
- o Simplified water, sanitary sewer, and electric service installations.
- o Driveway and street corner curvature changes.
- o Landscaping and irrigation changes (different irrigation system).

Unit Design and Construction Innovations Savings/Unit = \$2,165

- o Reduced Right-of-Way distances and property setbacks.
- o Increased housing density.
- o Changes in electrical service reflecting unit sizes.
- o Changes in kitchen details, mechanical equipment.
- o Plastic plumbing service lines.

Not everything requested by Knoell Brothers was accepted or permitted by the city. Some of the requested items which were not permitted follow:

- o Increased distances between sewer cleanouts.
- o Increased distances between sewer manholes.  
(The city did not have sewer cleaning equipment which could work at these larger distances.)
- o Elimination of paving saw cuts.
- o Revised design of street lighting system.
- o Sidewalk ramps.
- o Reduced cost T-saddle sewer connections instead of city-required Y-saddle connections.

The HUD Phoenix Field Office also permitted or accepted changes which helped expedite the project and reduce project costs:

- o Eliminated pre-sale requirements which would have adversely affected the marketing program.
- o Permitted the homeowners' association to maintain site drainage areas.  
(The concept of homeowners' associations of this type is relatively new to Phoenix.)
- o Eliminated the requirement for escrow funds for landscaping.
- o Accepted a simplified driveway cross-section which reflected local soil conditions, reduced costs.
- o Approved higher-than-normal homeowners' association fees which reflected the increased responsibility of the association.
- o Processed price change requires more frequently than normal to keep prices closer to actual market conditions.
- o Accepted the City reviews of many design and contract actions rather than carrying out a separate review; this significantly reduced project processing time.

In summary, the Phoenix project shows what can be done by an innovative builder and a cooperative city, working together, to bring about a housing project with excellent design and with lower prices which makes such housing affordable to an entirely new group in the population.

\* \* \*

**Joint Venture for Affordable Housing**  
**AFFORDABLE HOUSING DEMONSTRATION: PROJECT FACT SHEET**

Community: PHOENIX, ARIZONA

Project Name: "Cimarron"

Builder/Developer: Knoell Brothers Construction  
Officers Frank Knoell, Chairman of the Board  
 Tom Knoell, President  
 Rich Eneim, VP/Production; project coordinator

Local Officials: Margaret Hance, Mayor (at time of project)  
Name/Title Richard Counts/Director of Planning  
 C. A. Howlett, Spec. Asst. to Mayor  
 Jon Wendt, Development Services Asst.

Project Description: Land Area: 38 acres Unit Count: 255  
 Gross Density: 6.71 units/acre

<u>Unit Mix</u>	<u>Number</u>	<u>Floor Areas</u>	<u>Price Range</u>
SFD	148	948sf - 1,163sf	\$59,000 - \$63,000
SFA	107	770sf - 912sf	\$48,000 - \$50,300

Comments on Mix/Type: SFD units include a number of zero-lot-line units; SFA units include four- and eight-plex arrangements. 19.4 acres of original 57.4 acre parcel not included in the demonstration; later developed as Phase II of project.

Project Schedule: Ground Breaking: July 16, 1982 (models started)  
 Grand Opening: January 16, 1983  
 Sales Completed: Late 1983

Comments on Schedule: Project moved quickly through the design and approval process due to "fast-track" processing in Phoenix, reduced HUD/FHA review requirements, good design planning by builder.

Project Status: Date: May 2, 1984  
 Units Started: 255  
 Units Constructed: 255 /  
 Units Sold: 255 / - Demonstration project is  
 Units Occupied: 255 / complete.

Comments on Status: Project completed. Pre-construction marketing began in October 1982; by the end of January 1983, 101 homes had been sold. Phase II of the project is well along.

Savings/Unit: Administrative: \$2,198  
 Site Development: \$3,676  
 Building Construction: \$2,165  
 Total Savings/Unit: \$8,039

Comments: The Phoenix Case Study was completed in late 1983, distributed at 1984 NAHB convention. The case study documents the cost savings in detail. Some units were selling for as much as \$11,000 below the price of comparable units in the area.



Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION

SANTA FE, NEW MEXICO

"Fairway Village" is located in Santa Fe County, just outside the city limits of Santa Fe in an area planned for annexation to the city. The site was originally platted as a manufactured/mobile home park of 240 units, but was rezoned for single family attached housing following its purchase by the project builder.

The 31 acre site was replatted for 154 units to be built in three phases. Phase I, consisting of 48 units, was designated as the affordable housing demonstration. There are three basic designs: The "Sun Tree" has 1 bedroom and a loft in 1,000sf, and is priced at \$49,950; the "Wild Creek" offers 1 bedroom and a loft in 1,112sf, but can be finished out with 2 bedrooms and 2 baths in 1,352sf; and the "Pinehurst," which has 2 bedrooms and 1 bath in the basic 1,236sf, but which can be expanded by adding a full master bedroom suite, bathroom, and walk-in closet, for a total area of 1,665sf. The maximum price is \$61,950. Phase I has been completed and sold out; construction is now underway on the 46 units in Phase II. Phase III, with 60 units, is scheduled to start in the fall of 1984, about one year ahead of the builder's plan.

The Santa Fe project faced the most difficult administrative situation of any of the demonstration projects. Since the project is in the County but in future annexation area, the site plan had to be reviewed and approved by an Extraterritorial Zoning Commission, then approved by a Joint Municipal-County Zoning Authority, before it could be confirmed by the County Commission. In addition, since the builder received approval to tie in to the city's water and sewer system and since the project would eventually be annexed to the city, Santa Fe city officials also had to review and approve the site development elements. Finally, the State of New Mexico issued the building permits and inspected the construction. Through the efforts of Louis Montano, Mayor of Santa Fe, Sam Garcia, Chairman of the Santa Fe County Commission, and Richard Gorman, County land use advisor, most of the innovations requested by the builder were accepted or some compromise was negotiated.

In December 1982, as the project was beginning to come together, Mayor Montano appointed a Mayor's Task Force on Affordable Housing to look into ways to reduce housing costs in Santa Fe. The Task Force report, issued in the summer of 1983, included a number of concepts being demonstrated in Fairway Village.

The project builder is Walton Chapman Builders, a firm with over 20 years of experience in the Santa Fe area. Michael Chapman, son of Walton Chapman, has been active in the National Association of Home Builders and was a member of the Mayor's Task Force as well as an NAHB Affordable Housing Task Force.

Fairway Village incorporates a number of innovative concepts in its design, planning, and construction. The homes, for instance, utilize wood frame OVE construction and plywood siding, and have pitched roofs; this is a departure from the normal Santa Fe designs which copy traditional adobe architectural styles in the area. Overall, Michael Chapman estimates that \$9,210 per unit was saved by incorporating the following innovations in the project:

<u>Administrative Innovations</u>	Savings/Unit =	\$2,992
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o Processing, once the project was started, was carried out in a fast-track approach.

Administrative Innovations, Ctd.

- o The state building inspector made it a point to stop by the project every day as his first checkpoint, rather than schedule visits. This assured that no unit would be held up waiting for the inspection approval. Also, the inspector was qualified to make all three inspections -- general, electrical, and plumbing.
- o Chapman calculates overhead, taxes, and insurance as a percentage of direct cost. For Fairway Village, this came to \$2,225/unit, carried as an administrative saving.

<u>Site Planning and Development Innovations</u>	Savings/Unit =	\$3,915
--	----------------	---------

- o Density was increased from 1 unit/2.5 acres (if there had been no water or sewer service) to 6 units/acre.
- o Roll curbs were used in Phase I (the city refused to permit them in Phase II!).
- o Street rights-of-way were reduced.
- o Street width was reduced from 30' to 24', and pavement thickness was reduced from 5" to 3".
- o The builder was permitted to provide a 1.5 acre park and playground equipment instead of the normal 2.5 acre park without equipment.
- o One sidewalk was used instead of the normal 2 4'-wide sidewalks per street.
- o Lot sizes in Phase I were as small as 5,525sf instead of the normal 6,000sf lots required by the city.

<u>Unit Design and Construction Innovations</u>	Savings/Unit =	\$2,303
---	----------------	---------

- o OVE framing system, plywood sheathing and siding were used.
- o One unit was used as an on-site shop for fabrication of some components, precutting framing and trim, and prefinishing stairs, railings, and similar items. The shop and its material yard also provided secure storage safe from vandalism.
- o Polybutylene water piping was used.
- o Electrical outlets were located for function, not randomly, reducing the number required.
- o Only one paint color was used on the exterior, permitting bulk purchasing.
- o Pitched roofs were used instead of flat roofs.
- o Fiberglass bathtubs and surrounds were used instead of cast iron tubs with tile surrounds.

Some innovations were not accepted by the city or county. These included:

- o Polyvinylchloride sanitary sewer pipe is acceptable in Santa Fe, but the city engineer would not permit curvilinear sewers or wider manhole spacing. However, he did permit routing the sewer away from street centerlines, which permitted elimination of 3 manholes.
- o Common trenching for electrical, gas, and water service was not allowed.

The project was designed to serve the young professional family with incomes in the \$20,000 - \$30,000 range, mostly first-time home buyers. The units were designed with cathedral ceilings and other features providing excitement and interest in the design, and clustered into "neighborhoods" in the plan. The popularity of this project can be seen in the fact that Chapman is moving with the rest of the project about one year ahead of the original schedule.

\* \* \*

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION: PROJECT FACT SHEET

Community: Santa Fe, New Mexico

Project Name: "Fairway Village"

Builder/Developer: Walton Chapman Builders  
Officers Walton Chapman  
Michael Chapman

Local Officials: Louis Montano, Mayor, Santa Fe  
Name/Title Sam Garcia, Chairman, Santa Fe County Commission

Project Description: Land Area: 31 acres\* Unit Count: 154 (48, Phase I)  
Gross Density: 5 units/acre \* Total site. Demo is Phase I only.

<u>Phase I Demonstration Unit Mix</u>	<u>Number</u>	<u>Floor Areas</u>	<u>Price Range</u>
SFD	48	1,000sf - 1,236sf	\$49,950 - \$61,950
SFA	---		

Comments on Mix/Type: Three models from a 1-bedroom unit with loft to a 2-bedroom unit expandable to a 3-bedroom unit at 1,656sf. Units have 2-car garages, attic storage space.

Project Schedule: Ground Breaking: March 1983 (Phase I)  
Grand Opening: August 1983  
Sales Completed: Spring 1984

Comments on Schedule: The project first started in 1981 when Chapman purchased the site, then zoned for manufactured/mobile homes. Rezoning was complete in fall of 1982 when Chapman heard about the affordable housing program, and contacted HUD.

Project Status: Date: May 31, 1984  
Units Started: 48  
Units Constructed: 48  
Units Sold: 48  
Units Occupied: 48

Comments on Status: Phase II construction is now in progress, with some changes in site details and unit sizes. Phase II is planned to be complete in the fall, to be followed by Phase III.

Savings/Unit: Administrative: \$2,992  
Site Development: \$3,915  
Building Construction: \$2,303  
  
Total Savings/Unit: \$9,210

Comments: Administrative savings include \$2,232 representing savings in overhead, taxes, and insurance attributable to savings in direct site and construction costs.

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION

SIOUX FALLS, SOUTH DAKOTA

"Ascot Park," the affordable housing demonstration in Sioux Falls, has a record no other project can match: all 75 units were sold without the builder ever opening an on-site sales office, building a model home, or printing up a special sales brochure.

This sales record is due to good prices and to a strong local economy, but mostly due to a good housing value. The total project area is 14 acres, part of a larger tract of land owned by the builder; the project density is 5.2 units per acre, instead of the more normal 3.2 units per acre usually found in the area. Prices ranged from \$55,000 for the 2-bedroom 812sf units to \$70,000 for the 1,224sf 3 bedroom units. All homes have basements and 2-car garages; in addition, the 2-bedroom units have an unfinished 420sf second floor area, and the 3-bedroom units have 240sf unfinished space over the garage.

The climate for the demonstration project had been set in Sioux Falls back as early as 1979, when a new subdivision ordinance was enacted. Updated in the fall of 1983 with the experience of the demonstration project to build on, this ordinance removed many of the routine project approval steps which previously had been required. For instance, once the Planning Commission has approved the preliminary plat, it does not need to review the plat again if there has been no significant change; only the City Engineer has to sign off on site development requirements. In addition, a Construction Review Board was established in 1982 to help work out problems in the approval process.

Mayor Rick Knobe and City Engineer Raymond Jorgensen fully supported the project, and Mr. Jorgensen was able to approve several requested changes on his own authority.

The builder, Ronning Enterprises, Inc., volunteered to join the demonstration program when it heard that the local Home Builders Association had suggested to the city that it apply for the program. Ronning has been building in the area for over 25 years, and has developed and built over 2,500 homes as well as commercial property in this time. Maintaining its own panelization factory, Ronning is able to keep producing housing components even through the South Dakota winters for use when field construction begins in the spring. Al Stone, project director for Ronning, proved to be one of the most efficient project "pushers" in the program, as can be seen by the rapid construction and sales of this project.

"Ascot Park" was not selected for a detailed cost analysis, so the cost savings noted in the case study are based on comparisons with standard practice, and are not calculated fully from Sioux Falls experience. Even so, several significant savings were recorded.

Administrative Innovations

Savings/Unit: \$2,205\*

\*Estimated marketing savings.

- o Most of the savings due to processing time reductions were already available to any builder, due to the earlier actions of the Sioux Falls City Commission. There was some expediting of this project approval.
- o Ronning's decision not to open an on-site sales office or to build model homes reduced the marketing cost of the project by about half, according to Al Stone, from about 7 percent to about 3½ percent. This could amount to about \$2,205/unit.

Site-Planning and Development Innovations Savings/Unit = \$1,998\*

- o Density increased from 3.2 units/acre to 5.2 units/acre.
- o Street rights-of-way reduced from 66' to 60'.\*
- o Street pavement width reduced from 38' to 32'.\*
- o Shallow roll curbs allowed on one cul-de-sac as a test.
- o Curvilinear sewers and reduced number of manholes.

\* The savings are projected to the entire subdivision. Actually, only 30 of the 75 units used roll curbs and reduced street widths.

Unit Design and Construction Innovations Savings/Unit: None documented.

- o The major cost-saving factor in the unit construction was Ronning's ability to construct roof trusses, interior partitions, and wall panels in their factory during all weather conditions.
- o Although Ronning produces and sells parallel-chord floor trusses, they did not use floor trusses in Ascot Park because conventional 2x floor joist material was less expensive and provided equal performance.

The success of this project can be seen in the continuation of Ronning's project into additional units on property adjacent to the demonstration site, and to the 1983 revision of the subdivision ordinance by the City Commission, further simplifying the approval process.

\* \* \*

August 1, 1984

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION: PROJECT FACT SHEET

Community: Sioux Falls, South Dakota

Project Name: "Ascot Park"

Builder/Developer: Ronning Enterprises, Inc.  
Officers D. Wayne Ronning  
 Al Stone

Local Officials: Rick Knobe, Mayor  
Name/Title Raymond Jorgensen, City Engineer  
 Steve Metli, Director, Planning and Zoning

Project Description: Land Area: 14 acres Unit Count: 75  
 Gross Density: 5.2 units/acre

<u>Unit Mix</u>	<u>Number</u>	<u>Floor Areas</u>	<u>Price Range</u>
SFD	75	812sf - 1,224sf	\$55,000 - \$70,000
SFA	---		

Comments on Mix/Type: Units have 2 and 3 bedrooms, basements, 2-car garages.  
 2 bedroom units have 420sf unfinished second floor space,  
 3 bedroom units have 240sf unfinished space over garage.

Project Schedule: Ground Breaking: March 1983  
 Grand Opening: ---  
 Sales Completed: October 1983

Comments on Schedule: Ronning joined program in October 1982, and within 12 months had initiated, constructed, completed, and sold out the project.

Project Status: Date: May 31, 1984  
 Units Started: 75  
 Units Constructed: 75  
 Units Sold: 75  
 Units Occupied: 75

Comments on Status: Project was sold out without ever opening a site sales office, publishing a sales brochure, or opening a model home. Ronning was able to initiate project earlier than normal due to city interest, but city procedures have been streamlined for every builder.

Savings/Unit: Administrative: \$2,205 (Estim. Marketing  
 Site Development: \$1,998 savings)  
 Building Construction: None documented  
 Total Savings/Unit: \$4,203

Comments: This was not a detailed cost site, so these are general numbers. There was some administrative saving in the decision not to open a sales office (possibly as much as \$2,205/unit), and Ronning saved construction money by panelizing many parts of the homes.

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION

VALDOSTA, GEORGIA

"Forestwood II Estates" is a subdivision of 90 single family homes, a number of which have been given financial assistance by the city of Valdosta through a UDAG land write-down. Because the Department requires that the affordable housing demonstration projects are not to be otherwise subsidized, the demonstration project consists of 28 homes which are not assisted by the city of Valdosta.

The builder used the same unit designs for both the demonstration homes and the UDAG-assisted units. Since Valdosta granted the builder the same regulatory relief for the assisted units that was provided for the demonstration, the assisted units were offered for sale at particularly attractive prices.

The unit mix for the demonstration portion includes 1- to 3-bedroom homes with floor areas of 800sf to 1,200sf; the prices of these homes range from \$42,000 to \$47,500. The project is very successful; the 28-unit demonstration portion has been constructed, and 23 had been sold by May.

Mayor Ernest Nijem and Chuck Northcutt, the building official, supported the project fully; the city staff was willing to consider any reasonable alternative to existing regulations.

The builder is Gary Minchew of Minchew Homes, a HUD "Building Value Into Housing" winner and one of the more innovative builders in the country. In Forestwood II Estates he has brought attractive, affordable housing to the Valdosta community.

The project has been selected for a detailed cost analysis, and NAHB/RF has completed its basic data collection. The case study is now in draft form, and should be ready for publication within a month. Innovations used in the project include zero-lot-line planning, OVE construction, reduced street widths, and energy efficient unit designs.

\* \* \*

8/2/84

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION: PROJECT FACT SHEET

Community: Valdosta, Georgia  
Project Name: "Forestwood II Estates"  
Builder/Developer: Minchew Homes  
Officers: Gary Minchew, President

Local Officials: Ernest Nijem, Mayor  
Name/Title: Chuck Northcutt, Building Official

Project Description: Land Area: 15 1/2 acres Unit Count: 90 (28 in  
Gross Density: 6 units/acre demonstration)

<u>Unit Mix</u>	<u>Number</u>	<u>Floor Areas</u>	<u>Price Range</u>
SFD	28	800sf - 1,200sf	\$42,500 - \$47,500
SFA			

Comments on Mix/Type: The total subdivision contains 90 homes. Because a number of these homes received UDAG support from the city, the actual demonstration is limited to 28 homes. Similar regulatory relief as given for both groups, and the UDAG units are sold out.

Project Schedule: Ground Breaking: March 18, 1983  
Grand Opening: September 24, 1983  
Sales Completed: Sales continuing

Comments on Schedule: The project was delayed for a while due to the use of UDAG funding. The builder, the city, and HUD worked out the compromise noted.

Project Status: Date: August 2, 1983  
Units Started: 28  
Units Constructed: 28  
Units Sold: 23  
Units Occupied: 23

Comments on Status: Sales are continuing.

Savings/Unit: Administrative: \$ 600  
Site Development: \$8,000  
Building Construction: \$1,735  
Total Savings/Unit: \$10,335

Comments: The big savings was due to increasing density of this site, but there were significant savings in construction as well.



TAB D:

PROJECT DESCRIPTIONS, PROJECTS IN MARKETING

(These projects have had their sales grand openings and are now being actively marketed. Construction is still continuing in many cases.)

- Birmingham, Alabama (Site #2)  
"Williamsburg Square"
- Blaine, Minnesota  
"Clover Farms"
- Tulsa, Oklahoma  
"Innovare Park"

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION

BIRMINGHAM, ALABAMA (Site #2)

"Williamsburg Square" will be a community of 111 single-family attached homes in a neighborhood of predominantly detached homes. This was the second project selected in Birmingham, but the first to get under construction and to start to market units.

The townhouse units in this project have floor areas ranging from 800sf for a one-bedroom unit to 1,600sf for three bedroom units, at prices from the high \$30,000 range to the low \$50,000 area. Site work at the project began in March 1983, and units were ready for sale by January 1984. By June, 22 units had been sold and occupied, another 8 units under construction had been sold, and the builder was building 5 more units on speculation.

Birmingham is the only community with two affordable housing demonstration projects, due to the interest of Mayor Richard Arrington and his executive secretary, Edward Lamonte, in the chance to get affordable housing through the regulatory review approach.

The builder, Malchus Construction Company, was a winner in HUD's "Building Value Into Housing" program, and is known in NAHB as an innovative and cost-conscious builder. Randy Malchus has taken direct charge of this project.

Innovations used in this project include the concept of attached housing in an area of detached homes. The builder used a minimum number of sidewalks, polyvinyl chloride water and sewer piping, polybutylene plumbing within the units, and parking spaces in front of the units to eliminate the need for rear alleys common in Birmingham. In addition, street widths were reduced and some other design standards were relaxed.

The case study on this project is now being prepared; cost savings information will be presented, but this is not a detailed cost site.

\* \* \*

August 2, 1984

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION: PROJECT FACT SHEET

Community: Birmingham, Alabama (Site #2)

Project Name: "Williamsburg Square"

Builder/Developer: Malchus Construction Company  
Officers Randy Malchus

Local Officials: Richard Arrington, Mayor  
Name/Title Edward Lamonte, Executive Secretary to Mayor

Project Description: Land Area: 20 acres Unit Count: 111 units  
Gross Density: 5.6 units/acre

<u>Unit Mix</u>	<u>Number</u>	<u>Floor Areas</u>	<u>Price Range</u>
SFD	---		
SFA	111	800sf - 1,600sf	\$51,900 - \$58,900

Comments on Mix/Type: Prices are current prices now project is in marketing.

Project Schedule: Ground Breaking: March 1, 1983  
Grand Opening: January 1, 1984  
Sales Completed: Sales continuing

Comments on Schedule: Project was delayed for some months due to site location and acquisition problems.

Project Status: Date: June 11, 1984--  
Units Started: 35  
Units Constructed: 22  
Units Sold: 30  
Units Occupied: 22

Comments on Status: At the July 25 status report, 36 units were reported sold. Construction and sales are continuing.

Savings/Unit: Administrative: No information as yet.  
Site Development: The case study is in  
Building Construction: preparation.

Total Savings/Unit:

Comments:

BLAINE, MINNESOTA

"Clover Farms," Phase 9, is a 104-unit subdivision near Minneapolis now under construction, with some early sales completed. The project was an early demonstration site, but was delayed for several months due to uncertainty over the location of a state highway relocation project.

The site area is 13 acres; unit density will be 8 units/acre, high for the area. This density is obtained by building the units as 8-plex attached housing, and providing open space as common areas. Unit sizes vary from 832sf to 1,232sf, and prices from \$42,900 to \$48,900.

Fran Fogerty, Mayor of Blaine, was an early and enthusiastic supporter of the project; Ken Briggs, Director of Community Development, has worked closely with the builder to identify potential innovations and assure their acceptance.

The builder is Good Value Homes, Inc., a well-known builder in the area. John Peterson of Good Value Homes was so enthusiastic about the program that he spent a significant amount of time in the affordable housing information booth at the NAHB Convention talking to other builders about the program and about the savings that can be obtained through regulatory review.

Specific information on the innovations being used in the project is not available as yet; the case study documentation will not get underway for another two or three months.

However, the city was willing to issue building permits for the model homes even before the final site plan was approved, permitting Good Value Homes to have sales information as soon as the actual site development was underway. The site is adjacent to another development by Good Value Homes, and the models were built near the edge of this development.

As a result of this early model development, 15 homes have already been sold while construction is just getting underway on the project itself.

\* \* \*

6/7/84

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION: PROJECT FACT SHEET -- Preliminary

Community: Blaine, Minnesota  
Project Name: "Clover Leaf Farms", Phase 9  
Builder/Developer: Good Value Homes, Inc.  
Officers: John Peterson

Local Officials: Fran Fogerty, Mayor  
Name/Title: Ken Briggs, Director of Community Development

Project Description: Land Area: 13 acres Unit Count: 104  
Gross Density: 8 units/acre

<u>Unit Mix</u>	<u>Number</u>	<u>Floor Areas</u>	<u>Price Range</u>
SFD	---		
SFA	104	832sf - 1,232sf	\$42,900 - \$48,900

Comments on Mix/Type: Units are generally 8-plex designs.

Project Schedule: Ground Breaking: February 5, 1984  
Grand Opening: March 10, 1984  
Sales Completed: Sales continuing

Comments on Schedule: Project is now in marketing stage, with unit construction continuing. Start had been delayed for several months due to state highway alignment decisions.

Project Status: Date: 5/23/84  
Units Started: 16  
Units Constructed: 0  
Units Sold: 15  
Units Occupied: 0

Comments on Status: Builder received building permits for construction of sales models before the final site development plat was approved. Models were constructed in a nearby subdivision by the same builder to permit an early start on sales.

Savings/Unit: Administrative: No information as yet.  
Site Development: "  
Building Construction: "  
  
Total Savings/Unit: "

Comments: This project just recently began site construction and preliminary sales activities. No case study information is available as yet.

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION

TULSA, OKLAHOMA

"Innovare Park" takes its name from the French word to innovate, and identifies possibly the most technically innovative project in the affordable housing demonstration program. A number of technical approaches have been used to keep costs down in this project.

The project involves 86 single family housing units on 7.73 acres, giving a gross density of 11.1 units per acre, high for this type of unit. The individual homes range from single bedroom to three bedroom units, several with expansion attics, and all with either two-car garages or two-car carports. Floor areas range from 750sf to 1,080sf, and prices from \$40,000 to \$55,000.

Former Mayor James Inhofe was a major supporter of the program from its inception, and participated in the ground-breaking and grand opening ceremonies to demonstrate publicly the support which the city staff provided to the builder during the design, development, and construction of the project. The new mayor, Terry Young, is expected to continue this support.

The builder, Wayne Hood of Hood Enterprises, is one of Tulsa's more prominent builders. Seeing in the affordable housing demonstration program an opportunity to try many different cost-cutting techniques, he has pulled together a package which is expected to reduce the total price of these homes significantly.

Tulsa has been selected as a detailed cost analysis site, and data collection and analysis is now in progress. Some of the innovations used in the project follow:

Site Planning and Development Innovations Savings/Unit: No information yet.

- o Lot sizes of 2,250 sf minimum permitted.
- o Zero-lot-line property layouts permit larger lawns.
- o Utility easements reduced to 6'.
- o Roll curbs.
- o "T" cluster street arrangements instead of cul-de-sacs.
- o Curb return radius of 15' instead of normal 25'.
- o Pavement thickness of 5 1/2" instead of 6 1/2".
- o Reduced right-of-way and pavement width.

Unit Design and Construction Innovations Savings/Unit: No information yet.

- o OVE framing.
- o Wood foundations.
- o Underfloor air return plenum.
- o Polybutylene plumbing piping.

The case study now in preparation will provide details of these and other savings.

\* \* \*

August 1, 1984

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION: PROJECT FACT SHEET -- Preliminary Information

Community: Tulsa, Oklahoma  
Project Name: "Innovare Park"  
Builder/Developer: Hood Enterprises, Inc.  
Officers: D. Wayne Hood, President  
Ron Latimer, production

Local Officials: Terry Young, Mayor  
Name/Title: James Inhofe, former Mayor

Project Description: Land Area: 7.73 acres Unit Count: 86  
Gross Density: 11.1 units/acre

<u>Unit Mix</u>	<u>Number</u>	<u>Floor Areas</u>	<u>Price Range</u>
SFD	86	750sf - 1,080sf	\$40,000 - \$55,000
SFA	---	(expandable)	

Comments on Mix/Type: Units range from 1 to 3 bedroom, with the larger units having space for the additional bedrooms in an expansion attic.

Project Schedule: Ground Breaking: November 17, 1982  
Grand Opening: March 26, 1984  
Sales Completed: Sales underway

Comments on Schedule: Project was delayed during construction by several periods of bad weather, but it is now well along.

Project Status: Date: July 25, 1984  
Units Started: 42  
Units Constructed: 30  
Units Sold: 42  
Units Occupied: 20

Comments on Status: Construction is continuing.

Savings/Unit: Administrative: Tulsa has been selected for full cost analysis, and data collection and evaluation is now underway.  
Site Development:  
Building Construction:  
Total Savings/Unit: No estimates of savings as yet.

Comments: The builder is utilizing many different construction and site planning innovations. HUD's GTR feels this could be one of the most innovative of all the projects in the program.

TAB E:

PROJECT DESCRIPTIONS, PROJECTS UNDER CONSTRUCTION

(These projects have started construction, but have not yet been placed on the market formally. Occasionally some builders have begun sales from plans during this phase.)

- Coral Springs, Broward County, Florida  
"Coral Springs Village"
- Oklahoma City, Oklahoma  
"Woodland Hills"
- Portland, Oregon  
"North Meadow Village"
- Stephenville, Texas  
"Quail Run"



Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION

CORAL SPRINGS, BROWARD COUNTY, FLORIDA

"Coral Springs Village" was one of the original projects selected for the affordable housing demonstration program in 1982, but it has yet to have any housing units constructed. Site work finally got underway in March 1983 and is now complete.

This project, like several others, required approvals from more than one political jurisdiction. The City of Coral Springs was very cooperative throughout the project, expediting reviews and responding to innovative proposals from the developer. Broward County, on the other hand, did not expedite its time-consuming project approval procedure, and imposed a number of constraints on the project design and concept.

The project was delayed also by the developer having other projects underway that required more intensive processing. Also, the developer was unable to reach a contract agreement with the first proposed builder to construct the units designed for the project at an acceptable price. A new builder is now under contract and construction is now expected to start in September.

Several officials have headed the County government over the past two years; Joel Volinski is the Assistant County Commissioner currently concerned with the project. Bob David, Director of Community Planning for the City of Coral Springs, is the city's main point of contact.

The developer is Coral Ridge Properties, headed by Werner Buntmeyer. Coral Ridge Properties is a major local developer of residential and commercial properties. They have persisted in pressing for the innovative features of Coral Springs Village through all of the project delays.

The project concept includes 50 single family detached units, 24 of which will be zero-lot-line "patio homes." In addition, there will be 39 single family attached "townhouse" units; the key innovation for the townhouse units is that they will be titled and sold fee simple, the first in this area not to be sold as condominiums. There is a significant saving in legal fees through this form of title.

Other innovations include smaller lots and housing units, narrower streets and rights-of-way.

\* \* \*

August 1, 1984

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION: PROJECT FACT SHEET -- Preliminary Information

Community: Coral Springs, Broward County, Florida

Project Name: "Coral Springs Village"

Builder/Developer: Coral Ridge Properties  
Officers Werner Buntmeyer  
Vic Jarvis

Local Officials: Joel Volinski, Assistant County Commissioner  
Name/Title Bob David, Coral Springs Director of Community Planning

Project Description: Land Area: 11.9 acres Unit Count: 89  
Gross Density: 7.48 units/acre

<u>Unit Mix</u>	<u>Number</u>	<u>Floor Areas</u>	<u>Price Range</u>
SFD	50	Not set	Not set
SFA	39	" "	" "

Comments on Mix/Type: The SFD units consist of standard individual homes and zero-lot-line "patio homes." The SFA units come under a local "townhouse" definition, and will be the first in the area to be marketed fee simple; previous townhouse developments have been marketed as condominiums.

Project Schedule: Ground Breaking: Site development began March 1, 1983  
Grand Opening: Not set  
Sales Completed:

Comments on Schedule: Project was very slow in developing due to problems with the requirements of Broward County; the City of Coral Springs was very cooperative throughout the process.

Project Status: Date: August 1, 1984  
Units Started: 0  
Units Constructed: 0  
Units Sold: 0  
Units Occupied: 0

Comments on Status: Site development is complete; builder hopes to start unit construction in September. Project was delayed when original builder dropped out, and developer (Coral Ridge Properties) had to obtain a new builder.

Savings/Unit: Administrative: No estimate of savings as yet.  
Site Development:  
Building Construction:

Total Savings/Unit:

Comments: Innovations will include reduced street width, reduced right of way, reduced lot sizes, reduced unit sizes. Also, making townhouse units fee simple reduces need for and cost of condominium documents.

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION

OKLAHOMA CITY, OKLAHOMA

"Woodland Hills" is another project utilizing manufactured/mobile homes produced in accordance with the Federal Manufactured Housing Construction and Safety Standards (the HUD Code), following the successful example of the Elkhart County project. The developer plans to put some 150 units on a 23.4 acre site. The first 10 units will serve as models, with the future mix of units depending upon sales from the models.

Eight of the model units will be double-wide, 2 single-wide. Two of the homes will utilize the recently approved 16' wide model instead of the standard 14' wide unit. The manufacturers selected to provide the model units are Chief, with 4 units; Marlette, with 3 units; and Cameo, also with 3 units. All of these units will be offered for sale with FHA 203(b) mortgage insurance. All units will have site-built 2-car garages.

Oklahoma City officials supporting this program include Mayor Andy Coats and Merrel Medley, City Engineer and Director of Community Development.

The developer is John Holland of Holland Land Company.

Site work was started March 29, 1984, and is proceeding on schedule in spite of an extended stretch of bad weather this spring. The grand opening is scheduled for August 18, 1984.

\* \* \*

August 1, 1984

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION: PROJECT FACT SHEET -- Expansion Project Information

Community: Oklahoma City, Oklahoma

Project Name: "Woodland Hills"

Builder/Developer: Holland Land Company  
Officers John Holland

Local Officials: Andy Coats, Mayor  
Name/Title Merrel Medley, City Engineer and Director of Community Development

Project Description: Land Area: 23.4 acres Unit Count: 150+  
 Gross Density: 8.2 units/acre +/-

<u>Unit Mix</u>	<u>Number</u>	<u>Floor Areas</u>	<u>Price Range</u>
SFD	117	865sf - 1,530sf	\$40,000 +/-
SFA	75	Not set	Not set

Comments on Mix/Type: The first 10 units will serve as models; 8 will be double-wide, 2 single-wide HUD Code units sold with FHA 203(b) mortgage insurance. Future mix will depend on model sales. SFA system is not yet determined.

Project Schedule: Ground Breaking: Site development started March 29, 1984  
 Grand Opening: Planned for August 18, 1984  
 Sales Completed:

Comments on Schedule: Project is still on schedule despite the bad weather this spring and early summer.

Project Status: Date: August 1, 1984  
 Units Started: 10 models  
 Units Constructed: 10 models  
 Units Sold: 11 deposits received  
 Units Occupied: 0

Comments on Status: Site work is underway, manufacturers of the 10 model homes selected:

Chief	4 units
Marlette	3 units
Cameo	3 units

Savings/Unit: Administrative:  
 Site Development: No estimate of prospective savings  
 Building Construction: as yet.

Total Savings/Unit:

Comments: Two of the homes will utilize the newly-approved 16' wide sectional units.

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION

PORTLAND, OREGON

"North Meadow Village" was delayed for about three months while the builder sought construction financing. However, the project is now underway with two models completed and ready for a grand opening later in August 1984.

The project will consist of 58 2- and 3-bedroom single-family-attached homes in 3 and 4-unit pinwheel arrangements on a 6 acre site. Gross density will be 9.6 units per acre. Unit sizes are 1,264sf each, with prices ranging from \$49,950 to \$52,000.

Portland's city officials have supported the program from the start. Mayor Francis J. Ivancie assigned Mark Davis from his office to make sure that the city's various offices help expedite the project. Margaret Strachan, Commissioner of the Bureau of Buildings, Terry D. Sandblast, Director of the Bureau of Planning, and Planning Director Michael Harrison all were important figures in the city's support activities.

Black Bull Enterprises, the project builder, has come up with an interesting and marketable project. Michael Robinson, the project director and Chief Operations Officer of Black Bull Enterprises, is their lead person.

The first 6 units are completed, and the 2 model units have been furnished. Robinson expects to start construction of 6 more units in August.

A number of site development innovations have been included in this project to reduce costs. Street widths have been reduced, a ground water recharge system for storm drainage has been substituted for on-site retention ponds, and polyvinylchloride water service and sanitary sewer piping are being used. Water mains and fire service pipe sizes were reduced below city standard after an analysis showed that the smaller sizes were adequate for this project. And, as in a few other projects, curvilinear sewers have been permitted by the city.

The Portland project has been selected for a detailed cost analysis; data collection for this analysis and for the case study will start later this summer.

\* \* \*

August 1, 1984

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION: PROJECT FACT SHEET -- Preliminary Information

Community: Portland, Oregon  
Project Name: "North Meadow Village"  
Builder/Developer: Black Bull Enterprises, Inc.  
Officers: Michael W. Robinson, Chief Operations Officer

Local Officials:  
Name/Title Francis J. Ivancie, Mayor  
Margaret Strachan, Commissioner, Bureau of Buildings  
Mark Davis, Office of the Mayor  
Terry D. Sandblast, Director, Bureau of Planning  
Michael Harrison, Planning Director  
Project Description: Land Area: 6 acres Unit Count: 58  
Gross Density: 9.6 units/acre

<u>Unit Mix</u>	<u>Number</u>	<u>Floor Areas</u>	<u>Price Range</u>
SFD	---		
SFA	58	1,264sf	\$49,950 - \$52,000

Comments on Mix/Type: Units are 2- and 3-bedroom single-family attached homes arranged in groups of 3 or 4 homes in pinwheel fashion. Homes have crawl spaces, cathedral ceiling living rooms.

Project Schedule: Ground Breaking: March 1984  
Grand Opening: August 1984  
Sales Completed: Marketing starts

Comments on Schedule: Project was delayed for three months while builder sought project financing.

Project Status: Date: June 4, 1984  
Units Started: 6  
Units Constructed: 6  
Units Sold: 0  
Units Occupied: 0

Comments on Status: Marketing will start with a grand opening in August. Two model units are completed and furnished; builder plans to start construction on 6 more units in

Savings/Unit: Administrative: The Portland project has been selected  
Site Development: for a detailed cost analysis. The  
Building Construction: cost studies have not yet begun;  
savings of about \$7,500/unit are  
.Total Savings/Unit: estimated.

Comments: Savings are expected to come from narrower streets, ground water recharge rather than retention basins for storm drainage, smaller water and fire service piping, polyvinylchloride water and sewer system piping, and curvilinear sewer system piping.

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION

STEPHENVILLE, TEXAS

"Quail Run" is planned as a community of manufactured/mobile homes meeting the Federal Manufactured Housing Construction and Safety Standards (the HUD Code) as part of a project which already includes a Holiday Inn and an apartment complex; a shopping center is also being constructed, all by the same developer.

The total Quail Run project is to have 197 units on 38 acres of land; Phase I will have 73 units on 16 acres, giving a density of 4.6 units/acre. Single-wide units will make up 87 percent of Phase I; Phase II will feature a majority of double-wide units. Floor areas in Phase I will range from 950sf to 1,200sf, and prices are expected to vary from \$35,000 to \$50,000.

Site work started in March 1984, and a grand opening of the project is scheduled for September. The developer has projected a marketing plan selling 3 units a month for five years, through the total project.

Two manufacturers have been selected to provide the Phase I units, Palm Harbor and Champion.

City officials involved in approving the project are Mayor Joseph Cummings and City Manager Kurt Ackerman.

The development firm is Wilson/Trincherro, headed by Pat Wilson and Rick Trincherro. They have been aided by a market and economic feasibility study by the Manufactured Housing Resources Group, which is made up of firms in the manufactured housing industry.

This is another project resulting from the effective use of HUD Code homes at the Elkhart County project.

\* \* \*

August 1, 1984

Joint Venture for Affordable Housing  
AFFORDABLE-HOUSING DEMONSTRATION: PROJECT FACT SHEET -- Preliminary Information

Community: Stephenville, Texas

Project Name: "Quail Run"

Builder/Developer: Wilson/Trincherro  
Officers Pat Wilson  
Rick Trincherro

Local Officials: Joseph Cummings, Mayor  
Name/Title Kurt Ackerman, City Manager

Project Description: Land Area: 38 acres Unit Count: 197 (73 units in Phase I)  
Gross Density: 4.6 units/acre (16 acres in Phase I)

<u>Unit Mix</u>	<u>Number</u>	<u>Floor Areas</u>	<u>Price Range</u>
SFD	73	950sf - 1,200sf	\$35,000 - \$50,000
SFA	---		

Comments on Mix/Type: Units will all be manufactured homes meeting HUD Code, produced by Palm Harbor and Champion. 87 percent of Phase I planned for single-wide units; Phase II will feature more double-wide units.

Project Schedule: Ground Breaking: March 1984  
Grand Opening: September 1984 (planned)  
Sales Completed: October 1985 (target)

Comments on Schedule: Marketing schedule calls for sales of 3 units/month for 5 years. Developer currently has an "interest list" of 25 potential buyers waiting for formal sales activities.

Project Status: Date: August 1, 1984  
Units Started: 0  
Units Constructed: 0  
Units Sold: 0  
Units Occupied: 0

Comments on Status: Unit construction/installation expected to begin in August.

Savings/Unit: Administrative: No estimated prospective savings  
Site Development: as yet.  
Building Construction:

.Total Savings/Unit:

Comments: The manufactured housing industry is supporting this project. Project is part of a complex including a hotel, shopping center, and apartment complex.



TAB F:

PROJECT DESCRIPTIONS, PROJECTS BEING DESIGNED

(These projects are still in design; some are older projects which have been delayed, others are just-announced projects approved as part of the expansion program.)

- Benicia, California  
Project not named as yet.
- Birmingham, Alabama (Site #1)  
"Huntington Hills, Phase II"
- Casper, Wyoming  
"Chaparral"
- Charlotte County, Florida  
Project not named as yet.
- Charlotte, North Carolina  
Project not named as yet.
- Ft. Collins, Colorado  
"Somerville at Provincetown"
- Jacksonville, Florida  
"Summer Green"
- Madison, Wisconsin  
Project not named as yet.
- Murray, Utah  
"Hunters Pointe"
- North Richmond, California  
Project not named as yet.
- Springfield, Massachusetts  
Project not named as yet.
- White Marsh, Baltimore County, Maryland  
"Lawrence Hill"
- Wichita, Kansas  
"Chelsea Square"

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION

BENICIA, CALIFORNIA

As yet unnamed, this project is one of two put together by the same developer using HUD Code manufactured housing units in in-fill locations in California. The project was just announced and is now getting underway.

The Benicia project will involve seven double-wide units, with floor areas of 1,350sf each. Because of land costs, the units are expected to sell at \$114,000 each; comparable stick-built housing in this area (near Vallejo on the Sacramento River) is selling for about \$133,000.

City Manager John Silva is supporting the project as a way to bring in needed housing in the city.

Ramona Rose of Nova Housing Systems is the developer; she has selected manufactured units produced by Kaufman & Broad for both this project and the one in North Richmond. The Benicia units have three bedrooms, two baths, and will have site-built two-car garages.

The first unit is due on-site in August; additional units will be brought in as they are sold.

\* \* \*

August 6, 1984

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION: PROJECT FACT SHEET

Community: Benicia, California

Project Name: Not named as yet

Builder/Developer: Nova Housing Systems  
Officers Ramona Rose

Local Officials: John Silva, City Manager  
Name/Title

Project Description: Land Area: Unknown Unit Count: 7  
Gross Density: Unknown

<u>Unit Mix</u>	<u>Number</u>	<u>Floor Areas</u>	<u>Price Range</u>
SFD	7	1,350sf	\$114,000
SFA	---		

Comments on Mix/Type: Units are double-wide HUD Code homes produced by Kaufman & Broad, each with 3 bedrooms, 2 baths, and 2 car garages.

Project Schedule: Ground Breaking: First unit due August 1984  
Grand Opening: Not set  
Sales Completed:

Comments on Schedule: Units will be brought in as purchased.

Project Status: Date: August 6, 1984  
Units Started: 0  
Units Constructed: 0  
Units Sold: 0  
Units Occupied: 0

Comments on Status:

Savings/Unit: Administrative: No estimate yet. Comparable  
Site Development: stick-built homes in this  
Building Construction: area sell for about \$133,000.

Total Savings/Unit:

Comments: This is one of two infill projects by Nova Housing Systems; the other is in North Richmond, California. Both will use K&B HUD Code units.

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION

BIRMINGHAM, ALABAMA (Site #1)

"Huntington Hills, Phase II" is the new name for the relocated first Birmingham project. This project has been delayed for well over a year due to problems in locating and acquiring a site, and then in developing an acceptable site plan. The original location would have required a special "buffer strip" to permit the builder use greater densities without having to go through a special variance hearing. The builder therefore decided in the spring of 1984 to use another property which avoided this particular problem.

The new property has a total area of about 18 acres; however, it is located partially in a flood plain, so a significant portion of the land is not buildable. A second planning problem has developed with this site; the tentative site plan includes a through access street to serve other properties, and some neighborhood organizations have objected to the proposed location of this street; the city planning staff is currently looking at alternative locations for the street.

Until this planning issue is resolved, the final number of housing units and their configuration can not be established. For planning purposes, the builder is using a unit count of 66 homes, placed on small 3,000 sf lots in cul-de-sacs off the access street.

Through all the planning discussions and problems, Mayor Richard Arrington and his Executive Secretary, Edward Lamonte, have supported the affordable housing concept. The builder expects to request and receive a number of waivers of site development regulations as the plan develops.

Pat O'Sullivan of the Jefferson Home Construction Company, the project builder, is ready to go once the site planning controversy is settled.

\* \* \*

8/2/84

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION: PROJECT FACT SHEET

Community: Birmingham, Alabama (Site #1)  
Project Name: "Huntington Hills, Phase II"  
Builder/Developer: Jefferson Home Construction Company  
Officers Pat O'Sullivan

Local Officials: Richard Arrington, Mayor  
Name/Title Edward Lamonte, Executive Secretary to Mayor

Project Description: Land Area: 18 acres Unit Count: 66 (tentative)  
Gross Density: 3.7 units/acre (see comments)

<u>Unit Mix</u>	<u>Number</u>	<u>Floor Areas</u>	<u>Price Range</u>
SFD	Not set yet.		
SFA			

Comments on Mix/Type: The site involves a collector street and floor plain areas, so the gross density is misleading. The builder currently plans have lots as small as 3,000 sf. The final mix will be set after a decision is made on the access street.

Project Schedule: Ground Breaking: Not set  
Grand Opening: Not set  
Sales Completed: Not set

Comments on Schedule: None of this detailed planning can be completed until the question of the access street location is resolved by the city.

Project Status: Date: August 2, 1984  
Units Started: 0  
Units Constructed: 0  
Units Sold: 0  
Units Occupied: 0

Comments on Status: See comment on schedule.

Savings/Unit: Administrative: No information  
Site Development: No information  
Building Construction: No information  
Total Savings/Unit: No information

Comments: Innovations considered for the project include increasing density, small lots, small homes, small streets and access.

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION

BOISE, IDAHO  
(Preliminary Information)

"Morning Sun" will be the Boise affordable housing demonstration project. As currently planned, it will have 33 single family units on a 5.37 acre site, at prices from \$49,500 to \$67,500. All units will have attached 2-car garages.

The builder had planned to be well along with construction at this time, but was unable to come to an acceptable agreement with the site developer on the price of the land. As a result, the builder has now located a larger site and has initiated site planning. The units themselves have been designed, and several of these designs have been built on scattered lots in other developments. As a result, 4 units have already been pre-sold for the new project, even before planning is completed!

In designing the units, the builder arranged for a survey of 3,782 people in the area (this amounts to about 6 percent of the Ada County population) on what they would like to see in a new, affordable house.

Boise city officials have been helpful in getting the project started, and expect to process the approvals quickly once the planning is completed. Mayor Dick Eardley, Planning Director Susan Stacy, and Building Director Tom Hogland all have alerted the city staff to work closely with the builder.

The project builder is Homco, Inc.; Bryce Peterson, president, is well known in NAHB and is very interested in the project. He has instructed Steve Yates, Homco VP for production, to keep it moving.

There is little information available on the innovations being included in the design and planning at this time. However, based on the earlier planning, Peterson expects to save between \$5,000 and \$7,000 on these homes.

\* \* \*

6/7/84

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION: PROJECT FACT SHEET 73 Preliminary Information

Community: Boise, Idaho  
Project Name: "Morning Sun"  
Builder/Developer: Homco, Inc.  
Officers Bryce Peterson, President  
Steve Yates, VP Production

Local Officials: Dick Eardley, Mayor  
Name/Title Susan Stacy, Director, Planning Department  
Tom Hogland, Director, Building Department

Project Description: Land Area: 5.37 acres Unit Count: 33  
Gross Density: 6.1 units/acre

<u>Unit Mix</u>	<u>Number</u>	<u>Floor Areas</u>	<u>Price Range</u>
SFD	33	780sf - 1,168sf	\$49,500 - \$67,500
SFA	---		

Comments on Mix/Type: All units will be single family detached, one and two story, with attached 2-car garages.

Project Schedule: Ground Breaking: Not set  
Grand Opening: Not set  
Sales Completed: Not set

Comments on Schedule: Project has been delayed due to a change in the project site.

Project Status: Date: June 1, 1984  
Units Started: 0  
Units Constructed: 0  
Units Sold: 0  
Units Occupied: 0

Comments on Status: See schedule comments.

Savings/Unit: Administrative: Builder hopes to save \$5,000 to  
Site Development: \$7,000 per unit.  
Building Construction:

Total Savings/Unit:

Comments: Builder and site developer could not agree on the price of the original site. Planning on the new site is just now starting. Several models built on other Homco projects.

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION

CASPER, WYOMING

"Chaparral," the affordable housing demonstration project in Casper, Wyoming, is one of the newest in the program. It was added after the decision was made to expand the program to every State.

As currently conceived, the project will have 50 small single-family homes on 8.12 acres, a density of about 6 units per acre. The units are being designed to be expandable, and so be attractive to young families who can add on as their families grow.

The design process began in June 1984 with the visit by HUD's GTR. Site planning and unit design are now underway.

The city officials, led by Mayor Joseph Corrigan, City Manager Kenneth Erickson, and Planning Director Charles Davis, have been very supportive.

The builder is Kieth Spencer of Spencer Investments, Inc.; he has organized a building firm named New Vistas, Inc., which is carrying out the site development.

Current plans call for construction to start in the spring of 1985.

\* \* \*

August 6, 1984



Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION: PROJECT FACT SHEET

Community: Casper, Wyoming

Project Name: "Chaparral"

Builder/Developer: New Vistas, Inc.  
Officers Kieth Spencer

Local Officials: Joseph Corrigan, Mayor  
Name/Title Kenneth Erickson, City Manager  
Charles Davis, Planning Director

Project Description: Land Area: 8.12 acres Unit Count: 50  
Gross Density: 6 units/acre

<u>Unit Mix</u>	<u>Number</u>	<u>Floor Areas</u>	<u>Price Range</u>
SFD	50	745sf	Below \$50K
SFA	---		

Comments on Mix/Type: Design is still in process and the unit sizes could change.

Project Schedule: Ground Breaking: Spring 1985  
Grand Opening: Not set  
Sales Completed: ---

Comments on Schedule: Schedule will be firmed up after design is complete.

Project Status: Date: August 6, 1984  
Units Started: 0  
Units Constructed: 0  
Units Sold: 0  
Units Occupied: 0

Comments on Status: Project is just getting started.

Savings/Unit: Administrative: No estimate of potential  
Site Development: savings yet available.  
Building Construction:

Total Savings/Unit:

Comments:

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION

CHARLOTTE COUNTY, FLORIDA

The proposed project in Charlotte County, Florida, has not yet been named and design has not started. The problem, according to the builder, is that construction loan interest rates are too high to make the project profitable. The builder does own an extensive amount of land for future projects, and is attempting to sell some of this land in order to raise funds for the project. Sale of this land is, in turn, being constrained by the interest rates.

The Charlotte County officials, including Steven Bostwick, past Chairman of the County Commission, John Printon, County Administrator, and Michael Best, Planning Department, have expressed their support for the project and have been ready to move quickly once it gets started.

The builder, Cowper & Kimsey, Inc., is a well-known local firm, and Robert Kimsey has indicated that only the money problem has delayed starting.

\* \* \*

August 6, 1984

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION: PROJECT FACT SHEET -- Preliminary Information

Community: Charlotte County, Florida

Project Name: Name not selected yet.

Builder/Developer: Cowper & Kimsey, Inc.  
Officers Robert Kimsey

Local Officials: Franz. H. Ross, Chairman, County Commission  
Name/Title John Printon, County Administrator  
Michael Best, Planning Department

Project Description: Land Area: 28 acres Unit Count: Not set  
Gross Density: Unknown at this time

<u>Unit Mix</u>	<u>Number</u>	<u>Floor Areas</u>	<u>Price Range</u>
SFD			
SFA			

Comments on Mix/Type: The number and type of units has not yet been decided.

Project Schedule: Ground Breaking: Unknown  
Grand Opening: "  
Sales Completed: "

Comments on Schedule: No schedule has been established as yet. See "Comments," below.

Project Status: Date: June 1, 1984  
Units Started: 0  
Units Constructed: 0  
Units Sold: 0  
Units Occupied: 0

Comments on Status: See comments.

Savings/Unit: Administrative:  
Site Development:  
Building Construction:

Total Savings/Unit:

Comments: The builder is having problems raising funding for the project due to high interest rates. He is attempting to sell of some of his land inventory to raise working capital, but has not yet done this.

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION

CHARLOTTE, NORTH CAROLINA

The Charlotte, North Carolina, project has not yet been named. This project has been delayed in getting started due to other activities of the builder, but a preliminary site plan and list of proposed innovations has been prepared and submitted to the city. This project is the only one in the program at the present time to suggest that the mix of housing units include a number of apartment units under condominium ownership, in addition to single family detached and single family attached (townhouse) units.

Carol Loveless, Charlotte Assistant City Manager, has maintained a constant interest in the program and has encouraged the city council to support the demonstration.

The builder, John Crosland, is active in NAHB affairs and has a reputation for innovation and economical construction. A former member of the NAHB Research Committee, he is now a member of their Regulatory Reform Task Force.

\* \* \*

6/8/84

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION: PROJECT FACT SHEET -- Preliminary Information

Community: Charlotte, North Carolina

Project Name: Name not selected yet.

Builder/Developer: John Crosland Company  
Officers John Crosland, President

Local Officials: Carol Loveless, Assistant City Manager  
Name/Title

Project Description: Land Area: 79 acres Unit Count: 312  
Gross Density: 3.95 units/acre

<u>Unit Mix</u>	<u>Number</u>	<u>Floor Areas</u>	<u>Price Range</u>
SFD	126*	980sf - 1,100sf	\$63,000 +/-
SFA	26*	980sf	\$58,000 +/-
Condo. Apts.	160*	800sf - 900sf	\$53,000 +/-

Comments on Mix/Type:

This mix is still a preliminary estimate, pending city approval of the site plan and development package. Number of units in "demonstration portion" of the project not set.

Project Schedule: Ground Breaking: Not set  
Grand Opening: " "  
Sales Completed: " "

Comments on Schedule: The City of Charlotte is reviewing the proposed site plan and the builder's list of proposed innovations. No final design will be started until this review is complete.

Project Status: Date: June 1, 1984  
Units Started: 0  
Units Constructed: 0  
Units Sold: 0  
Units Occupied: 0

Comments on Status: See comments on schedule.

Savings/Unit: Administrative:  
Site Development:  
Building Construction:

.Total Savings/Unit:

Comments: This project has been tentatively selected for detailed cost analysis, based on the record of the builder and the nature of the project. No estimate of savings at the present time.

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION

FT. COLLINS, COLORADO

"Somerville at Provincetown" is planned as part of a 403-acre planned community which eventually will include townhouse and apartment residential areas, as well as high-tech light industry, and commercial and recreational centers. Somerville will have 350 manufactured home units meeting the Federal Manufactured Housing Construction and Safety Standards (the HUD Code) on 42 acres. Phase I of this project, with 69 units, has been designated as the affordable housing demonstration project.

This project is one of several initiated by the manufactured housing industry in the wake of the Elkhart County project, which showed how well-designed manufactured homes can blend in with modular and conventional homes in the same neighborhood.

The City Manager of Ft. Collins, John Arnold, has charged his staff to work with the developer to make this a successful project. Curt Smith, Director of Planning and Development, is the city official with day-to-day responsibility for supporting the project.

Wenda Dueck of Dueck Development, Inc., is developing the project. She is the first woman to head one of the affordable housing demonstrations. The individual housing units will come from manufacturers in the area; the unit mix and selection of manufacturers is not yet complete.

After some delay due to concerns by the fire chief that the street widths were too narrow for equipment, the city has granted final plat approval for the project, including the requested 20' wide side streets. Site planning and detailed design is now underway for a spring 1985 opening.

\* \* \*

August 6, 1984

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION: PROJECT FACT SHEET -- Expansion Project Information

Community: Ft. Collins, Colorado

Project Name: "Somerville at Provincetown"

Builder/Developer: Dueck Development, Inc.  
Officers Wenda Dueck

Local Officials:  
Name/Title John Arnold, City Manager  
Curt Smith, Director, Planning and Development  
Cathy Chianese, City Planner

Project Description: Land Area: 42 acres Unit Count: 350 (Phase I will have  
Gross Density: 8.33 units/acre 69 units)

<u>Unit Mix</u>	<u>Number</u>	<u>Floor Areas</u>	<u>Price Range</u>
SFD	350	800sf - 1,200sf	Low \$40,000 range
SFA	---		

Comments on Mix/Type: Project is still in planning stage; this is one of the expansion projects. Housing units will be manufactured/mobile home units meeting the HUD Code.

Project Schedule: Ground Breaking: Proposed Fall 1984  
Grand Opening: Proposed Spring 1985  
Sales Completed:

Comments on Schedule: The schedule had been delayed until concerns expressed by the fire chief over the narrow streets could be resolved.

Project Status: Date: August 1, 1984  
Units Started: 0  
Units Constructed: 0  
Units Sold: 0  
Units Occupied: 0

Comments on Status: The final plat has been approved by the city. Project part of a 403 acre planned community to include townhouse and apartment residential areas and high-tech light industrial centers.

Savings/Unit: Administrative: No estimate of savings as yet.  
Site Development:  
Building Construction:

Total Savings/Unit:

Comments: Developer has obtained reductions in right-of-way and street widths, and deletion of some sidewalks.

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION

JACKSONVILLE, FLORIDA

"Summer Green," the affordable housing demonstration project in Jacksonville, has been a long time coming. The builder has been attempting to locate an appropriate site for over a year; the usual problem was that an otherwise good property required rezoning to achieve the necessary density, and the neighborhoods in most instances were unwilling to accept such a change.

The City of Jacksonville and the builder have both been extremely interested in the program, however, and continued to look for an acceptable parcel of land. Some other candidate projects in the program dropped out when in similar situations.

Jake Godbold, Mayor of Jacksonville, and Richard Bower, Director of Planning and Development, have both been strong advocates of affordable housing; in fact, Jacksonville sought out HUD to participate in the program once it was announced.

The builder, Charlie Brown of Summerhomes, Inc., has been equally persistent in his search for an acceptable site, a search which has been successfully completed. Summerhomes is one of the largest builders in the Jacksonville area, with a number of developments under construction and marketing at the present time.

The final site configuration has not yet been established; the project will be constructed on a 20 acre parcel, and the builder indicates that he plans to build a mix of single family attached units, varying from duplexes to sixplexes, in clusters. The preliminary site plan and list of proposed innovations is currently being prepared for review by HUD and by the city. Brown hopes to begin site development by August 30, 1984.

\* \* \*

6/8/84



Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION: PROJECT FACT SHEET -- Preliminary Information

Community: Jacksonville, Florida  
Project Name: "Summer Green"  
Builder/Developer: Summerhomes, Inc.  
Officers: Charles Brown, President

Local Officials: Jake Godbold, Mayor  
Name/Title: Richard Bower, Director, Planning and Development

Project Description: Land Area: 20 acres Unit Count: 147  
Gross Density: 7.35 units/acre

<u>Unit Mix</u>	<u>Number</u>	<u>Floor Areas</u>	<u>Price Range</u>
SFD	Unknown at present time.		
SFA			

Comments on Mix/Type: This project is still being planned, and the final unit mix has not been established. The builder has indicated he plans to build 1- and 2-story single family attached homes as duplexes to sixplexes, in clusters.

Project Schedule: Ground Breaking: Site development to begin 8/30/84  
Grand Opening: Date not set.  
Sales Completed:

Comments on Schedule: Final schedule will depend on completion and approval of the site plan. The project has been delayed for over a year due to difficulty in locating an appropriate parcel of land.

Project Status: Date: 6/1/84  
Units Started: 0  
Units Constructed: 0  
Units Sold: 0  
Units Occupied: 0

Comments on Status: See comment on schedule.

Savings/Unit: Administrative:  
Site Development:  
Building Construction:  
  
Total Savings/Unit:

Comments: The innovation list is still in preparation, and, no estimate of potential savings has been made.

**Joint Venture for Affordable Housing**  
**AFFORDABLE HOUSING DEMONSTRATION**

**MADISON, WISCONSIN**

The new affordable housing demonstration project in Madison, Wisconsin, has not yet been named; the press release announcing it was issued in July.

Design has started on a 4.5 acre portion of a 25 acre parcel owned by the builder. The overall parcel is zoned for 300 units; the demonstration portion will be developed at approximately 9 units/acre, for a total of about 41 units. The preliminary design calls for a mix of single family detached units and some duplex and fourplex attached homes.

Mayor F. Joseph Sensenbrenner, Jr., has promised the city's cooperation in reviewing regulations to reduce costs; the builder reports good discussions with city departments.

Midland Builders, Inc., has been the largest builder of single family homes in the Madison area in recent years. David Wm. Crocker, president, has lined up very competent architects and site planners to help make this a showcase project.

\* \* \*

August 6, 1984

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION: PROJECT FACT SHEET

Community: Madison, Wisconsin  
Project Name: Name not selected as yet  
Builder/Developer: Midland Builders, Inc.  
Officers David Wm. Crocker, president

Local Officials: F. Joseph Sensenbrenner, Jr., Mayor  
Name/Title

Project Description: Land Area: 4.5 acres Unit Count: Approximately 41  
Gross Density: 9 units/acre

<u>Unit Mix</u>	<u>Number</u>	<u>Floor Areas</u>	<u>Price Range</u>
SFD	2	Not set	Not set
SFA	39 +/-	Not set	Not set

Comments on Mix/Type: Price target is the \$50,000 range. The mix includes SFD units, duplexes, and fourplexes.

Project Schedule: Ground Breaking: No schedule as yet.  
Grand Opening: No schedule as yet.  
Sales Completed:

Comments on Schedule: The project was just announced. HUD's GTR will visit the site in August to help get the project underway.

Project Status: Date: August 6, 1984  
Units Started: 0  
Units Constructed: 0  
Units Sold: 0  
Units Occupied: 0

Comments on Status: Site design is underway.

Savings/Unit: Administrative: No estimate of possible  
Site Development: savings at this time.  
Building Construction:

Total Savings/Unit:

Comments: Innovations under consideration for the project include a mix of detached and attached units, and low-maintenance finishes.

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION

MURRAY, UTAH

"Hunters Pointe" is one of the expansion projects as part of the effort to extend the affordable housing demonstration program to every State. As currently conceived, it will consist of some 133 units on a 31.47 acre property, with a mix of single family detached and attached units, possibly with one area designed for "empty nesters." The target price range is \$50,000 to \$85,000.

The site has been controversial in the past; one attempt to rezone it for apartments was defeated because an abutting neighborhood consists of expensive homes. It was recently rezoned to Planned Residential Development, which will permit higher density single family development. The new project plan will include a park area and clubhouse with other amenities.

Mayor LaRell D. Muir and Greg Brown, Chairman of the City Council, have committed the city to support the project. Day-to-day contact is maintained with Dennis Hamblin, Planning Director, and Charles Clay, City Engineer and Public Works Director.

Dan Lofgren of Prowswood, the builder, is currently working with the city officials to develop a list of acceptable innovations in site design and development, and in building technical features. One proposed change would lower the current off-street parking requirement of 2.66 cars per unit.

No estimate has yet been made of prospective savings, but planning is continuing.

\* \* \*

6/8/84

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION: PROJECT FACT SHEET -- Expansion Project Information

Community: Murray, Utah  
Project Name: "Hunters Pointe"  
Builder/Developer: Prowswood  
Officers Dan Lofgren, Chief of Operations

Local Officials:  
Name/Title LaRell D. Muir, Mayor  
Greg Brown, Chairman, City Council  
Charles Clay, City Engineer and Director of Public Works  
Dennis Hamblin, Planning Director

Project Description: Land Area: 31.47 acres Unit Count: 133  
Gross Density: 4.22 units/acre

<u>Unit Mix</u>	<u>Number</u>	<u>Floor Areas</u>	<u>Price Range</u>
SFD	Not yet set.		Target \$50,000 - \$85,000
SFA			

Comments on Mix/Type: Preliminary studies indicate a mix of single family detached and townhouse units, with one section especially designed for "empty nesters."

Project Schedule: Ground Breaking: Schedule not set yet.  
Grand Opening:  
Sales Completed:

Comments on Schedule: Previous attempts to develop the site for apartments have been defeated in hearings, due to bordering expensive homes. Schedule is being developed to include the possibility of hearings.

Project Status: Date: June 1, 1984  
Units Started: 0  
Units Constructed: 0  
Units Sold: 0  
Units Occupied: 0

Comments on Status: Project area has been rezoned to a Planned Residential District, permitting greater density. Site planning now underway will include park area, clubhouse, and similar amenities.

Savings/Unit: Administrative: No estimate of prospective savings as yet.  
Site Development:  
Building Construction:

Total Savings/Unit:

Comments: Site borders a meat packing plant, a residential area, and a convalescent home; it is one block from the hospital.

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION

NORTH RICHMOND, CALIFORNIA

As yet unnamed, this project is one of two put together by the same developer using HUD Code manufactured housing in in-fill locations in California. The project was just announced and is now getting underway.

The North Richmond project will involve fifteen single-wide units, with floor areas of 960sf, located on scattered infill sites in a 30-block area of North Richmond.

County Supervisor Tom Powers envisions this project as one way to help improve a declining area and provide needed housing at affordable prices. The developer hopes to sell these homes at \$60,000 with land.

Ramona Rose of Nova Housing Systems is the developer; she has selected manufactured units produced by Kaufman & Broad for both this project and the one in Benicia. The North Richmond units will have three bedrooms and one bath in the smaller single-wide format.

The first unit is expected to be in place within two months. The rest will be delivered as sold.

\* \* \*

August 6, 1984

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION: PROJECT FACT SHEET

Community: North Richmond, California  
Project Name: Not named as yet.  
Builder/Developer: Nova Housing Systems  
Officers Ramona Rose

Local Officials: Tom Powers, County Supervisor  
Name/Title

Project Description: Land Area: Scattered Unit Count: 15  
 Gross Density: Not applicable

<u>Unit Mix</u>	<u>Number</u>	<u>Floor Areas</u>	<u>Price Range</u>
SFD	15	960 sf	\$60,000
SFA	---		

Comments on Mix/Type: Units will be single-wide HUD Code homes produced by Kaufman & Broad, each with 3 bedrooms, 1 bath. They will be located on scattered sites in a 30 block area of North Richmond.

Project Schedule: Ground Breaking: First unit due within  
 Grand Opening: two months; the rest will  
 Sales Completed: be delivered as sold.

Comments on Schedule:

Project Status: Date: August 6, 1984  
 Units Started: 0  
 Units Constructed: 0  
 Units Sold: 0  
 Units Occupied: 0

Comments on Status:

Savings/Unit: Administrative: No estimate yet. Because  
 Site Development: of the declining area, it  
 Building Construction: is difficult to estimate  
 comparables.

Total Savings/Unit:

Comments: This is one of two infill projects by Nova Housing Systems; the other is in Benicia, California. Both will use K&B HUD Code units.

**Joint Venture for Affordable Housing**  
**AFFORDABLE HOUSING DEMONSTRATION**

**SPRINGFIELD, MASSACHUSETTS**

The Springfield project, as yet un-named, is one of the first two "infill" projects accepted for the demonstration program; the other is a pair of projects in California by one developer.

The press release for Springfield was issued in the second week of August, and few specific details are available at this writing.

An earlier proposed project in Springfield never went to construction due primarily to the poor subdivision housing market. However, Mayor Richard Neal and Housing Coordinator Richard Collins saw a significant opportunity to solve some important city housing problems through the infill program and have actively supported the negotiations leading to this project.

Robert DelPozzo, president of JDS, Inc., the project developer, plans six modular housing units (meeting the local building code) on a one-half acre infill parcel of land. The duplex homes will have 1,008 sf in each unit, and are expected to sell for \$42,500 per unit. DelPozzo believes that some buyers will buy a two-unit building, living in one and renting the other.

The homes will be manufactured by New England Homes, and the first units should arrive on-site in August.

\* \* \*

August 1, 1984



Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION: PROJECT FACT SHEET

Community: Springfield, Massachusetts

Project Name: Not named as yet.

Builder/Developer: JDS, Inc.  
Officers Robert DePozzo, President

Local Officials: Richard E. Neal, Mayor  
Name/Title Richard V. Collins, Housing Coordinator

Project Description: Land Area: 1/2 acre Unit Count: 6  
Gross Density: 12/acre

<u>Unit Mix</u>	<u>Number</u>	<u>Floor Areas</u>	<u>Price Range</u>
SFD	---		
SFA	6	1,008sf	\$42,500/unit

Comments on Mix/Type: Three duplex buildings, for a total of six units.  
Homes will be modular units manufactured by  
New England Homes under local building codes.

Project Schedule: Ground Breaking: August 1984  
Grand Opening: Not set  
Sales Completed:

Comments on Schedule:

Project Status: Date: August 1, 1984  
Units Started: 0  
Units Constructed: 0  
Units Sold: 0  
Units Occupied: 0

Comments on Status: The first units should arrive on-site in August.

Savings/Unit: Administrative: No estimate of savings  
Site Development: at this time, but the  
Building Construction: overall price is very  
attractive.  
Total Savings/Unit:

Comments: This is one of the first two in-fill projects  
in the program.

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION

WHITE MARSH, BALTIMORE COUNTY, MARYLAND

"Lawrence Hill," the affordable housing demonstration in the White Marsh area of Baltimore County, Maryland, is being designed for 111 single family detached homes on 21.25 acres, arranged in clusters of four units with off-street parking. The tentative unit designs provide for homes ranging from 900sf to 2,000sf, and priced from \$69,000 to \$92,000.

This project has been delayed for a number of months by the builder's decision to work out with the county staff which proposed innovations would be permitted before finally deciding to proceed. Although the overall site density of 5.2 units/acre is acceptable within the existing Baltimore County zoning regulation, the cluster concept required both Planning Commission and Zoning Commission approval. Planning Commission approval was received in May, and Zoning Commission approval in July.

Throughout the planning period, County Executive Donald Hutchinson and Director of Planning and Zoning Norman Berger have supported the affordable housing concept.

The builder is the Ryland Group, one of the nation's larger homebuilding firms. Ryland does not develop its sites, however; this project is being developed by Nottingham Properties, a respected Baltimore-area land development firm. Lead persons for Ryland are Rick Kunkle, Regional Vice President for production, and Mike Brodsky, Area General Manager; Richard Jones, a principal in the White Marsh Joint Venture, has the lead for Nottingham.

This project has been tentatively selected for a full cost analysis, based on Ryland's proven ability to document and control costs. The specific innovations to be used are being developed as design proceeds, based upon the provisions of the zoning variances. Ground-breaking is now estimated for late August or September 1984.

\* \* \*

August 6, 1984

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION: PROJECT FACT SHEET

Community: White Marsh, Baltimore County, -Maryland  
Project Name: "Lawrence Hill"  
Builder/Developer: Ryland Group / Nottingham Properties  
Officers Rick Kunkle Richard Jones  
Mike Brodsky

Local Officials: Donald P. Hutchinson, County Executive  
Name/Title Norman Berger, Director, Planning and Zoning  
Bob Marriott, Deputy Director, Planning and Zoning

Project Description: Land Area: 21.25 acres Unit Count: 111  
Gross Density: 5.2 units/acre

<u>Unit Mix</u>	<u>Number</u>	<u>Floor Areas</u>	<u>Price Range</u>
SFD	111	900sf - 2,000sf	\$69,000 - \$92,000
SFA	---		

Comments on Mix/Type: Homes generally will be two-story or split level, arranged in clusters of four.

Project Schedule: Ground Breaking: Late August or September, 1984  
Grand Opening: Not set  
Sales Completed:

Comments on Schedule: The final schedule will be established shortly, now that planning and zoning approvals have been received.

Project Status: Date: August 6, 1984  
Units Started: 0  
Units Constructed: 0  
Units Sold: 0  
Units Occupied: 0

Comments on Status: Planning Commission approval was granted in May, and Zoning Commission approval of the variances was given in July.

Savings/Unit: Administrative: This project has been tentatively selected for a full cost analysis.  
Site Development:  
Building Construction:

Total Savings/Unit:

Comments:

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION

WICHITA, KANSAS

"Chelsea Square," the affordable housing demonstration planned for Wichita, has been delayed for over a year due to a number of reasons. The longest delay, several months, was due to the fact that Robert Fox, president of Landmark Communities, the builder, was president of the Wichita Home Builders Association and was unable to commit his time to the project.

The project is now moving along in the design process. As planned, it calls for a total of 120 single family attached units on 14 acres, a density of 8.4 units per acre. There has been some discussion of limiting the formal "demonstration" portion of this project to the first 22 units in the construction plan. Tentatively, the units will have areas of 837sf to 1,178sf, and be priced from \$56,000 to \$66,000.

Under current plans, site construction should start this summer, and the grand opening is tentatively set for late this fall.

Since unit design is not yet complete, the actual innovations to be used are not firm.

\* \* \*

6/7/84

Joint Venture for Affordable Housing  
AFFORDABLE HOUSING DEMONSTRATION: PROJECT FACT SHEET -- Preliminary Information

Community: Wichita, Kansas

Project Name: "Chelsea Square"

Builder/Developer: Landmark Communities, Inc.  
Officers Robert R. Fox, President  
Carolyn Owen, VP Administration  
Elton Parsons

Local Officials: Margalee Wright, Mayor (NOTE: This may have changed!)  
Name/Title Bob Lakin, Director of Planning  
Gene Denton, City Manager

Project Description: Land Area: 14 acres Unit Count: 120  
Gross Density: 8.4 units/acre

<u>Unit Mix</u>	<u>Number</u>	<u>Floor Areas</u>	<u>Price Range</u>
SFD	---		
SFA	120	837sf - 1,178sf	\$56,000 - \$66,000

Comments on Mix/Type: No details at this time.

Project Schedule: Ground Breaking: Tentatively summer 1984  
Grand Opening: Late 1984  
Sales Completed: No sales yet

Comments on Schedule: This project has been delayed several times since it was first announced. The builder, Robert Fox, was involved in the Wichita Home Builders Association activities and could not dedicate any time to the project for several months. However, it appears that the site plan is ready to go.

Project Status: Date: June 1, 1984  
Units Started: 0  
Units Constructed: 0  
Units Sold: 0  
Units Occupied: 0

Comments on Status: See comments on schedule.

Savings/Unit: Administrative: No information at this time on  
Site Development: the exact innovations to be used,  
Building Construction: or on estimated savings.

.Total Savings/Unit:

Comments:

TAB G:

COST SAVING SUMMARY

(Cost saving elements identified  
in the individual case studies.)

COST SAVINGS PER UNIT (DOLLARS)

	LINCOLN NB	PHOENIX AZ	SANTA FE NM	CRITTEN- DEN, CO. AR	MESA COUNTY CO	ELKHART COUNTY IN	SIOUX FALLS SD	KNOX COUNTY TN
<b>I. ADMIN &amp; PROCESSING</b>								
A. Fast Track								
1. Interest Savings	36	227	340					94
2. Indirect, Tax, Matl & Labor Inflation Savings	1080	1490	420					365
B. Prd vs. Std Subdivision		416						
C. Waiver of Performance Bond		65						
D. Water & Sewer Fee Reduction					770			
Subtotal Group I	1116	2198	760	0	770	0	0	459
<b>II. RAW LAND-DENSITY</b>								
A. 52 vs. 32 Units	481							
B. 255 vs. 195 Units		1515						
C. 47 vs. 38 Units			586					
D. 104 vs. 42 Units				4500				
E. 50 vs. 26 Units					3000			
F. 75 vs. 46 Units							1322	
G. 115 vs. 92 Units								617
Subtotal Group II	481	1515	586	4500	3000	0	1322	617
<b>III. LAND DEVELOPMENT</b>								
A. Engineering & Earthwork	651		291					251
B. Utilities	1372							
1. Water			290					
a. 4" vs 6" Dia. ACP		148						
b. Polybutylene vs. ACP					63			
2. Sanitary Sewer								
a. 6", 8", 10" Dia. PVC vs. 8", 10" VCP. TAPS vs WYES		435						
b. Manhole Reduction		6	380	103				
c. Reduced Septic Drain Fld.						525		

100

COST SAVINGS PER UNIT (DOLLARS)

	LINCOLN NB	PHOENIX AZ	SANTA FE NM	CRITTEN- DEN, CO. AR	MESA COUNTY CO	ELKHART COUNTY IN	SIOUX FALLS SD	KNOX COUNTY TN
<b>III. LAND DEVELOPMENT (CONT'D)</b>								
<b>B. Utilities (Cont'd)</b>								
3. Gas Lines								
a. Polybutylene vs. Steel			172					
4. Electric & Streetlighting			259					
a. House vs Pole Mounted Streetlights	186							
b. Reduced No. of Street- lights			22					
c. Service Charge Reduction due to Fast Track Process		84						
<b>C. Storm Water Drainage</b>								
1. Surface Drain vs Some Undgrd; Reduction in Valley Gutter Sizes; Elim. of Pump Sta.		406	131					
2. Reduced Manhole Spacing						80		149
3. Swales vs Culverts								
<b>D. Streets &amp; Paving</b>								
1. 26' 3-step asphalt vs 20' 1-step Mono Conc	1892							
2. 29' vs 20' Wide Reg. Str		407						
3. 30' x 5" vs 30' & 24' x 3" Thk			721					
4. 24" vs 18" width				54				
5. 38' vs 32' Wide Res. Str						146		
6. 26' vs 22' & 20' width								454
7. Reduced Driveway Apron		79						
<b>E. Sidewalks</b>								
1. 4' Wide One Side vs 4' Wide Both Sides	190		197					
2. 8' Meandering vs 4' Both Sides		145						
3. Elimination								

Continued on page 3



COST SAVINGS PER UNIT (DOLLARS)

OPERATION	LINCOLN NB	PHOENIX AZ	SANTA FE NM	CRITTEN- DEN, CO. AR	MESA COUNTY CO	ELKHART COUNTY IN	SIOUX FALLS SD	KNOX COUNTY TN
<b>III. LAND DEVELOPMENT (CONT'D)</b>								
<b>F. Curbs and Gutters</b>								
1. Included in Street Cost	yes	no	no	no	no	no	no	no
2. Roll, Flat, Ribbon, Extruded Asphalt & Reduced Vert. vs Roll & Vertical		149						
3. Roll vs Vertical			477				450	
4. Elimination of Curbs				132	111	330		
5. Reduced Return Radius		65						
<b>G. Landscape &amp; Irrigation</b>								
1. Drip vs Sprinkler Hd. Sys.		237						
2. Reduct. Due to Density	41		53					
<b>H. Fencing, Off-Site</b>								
1. Cedar & Pilaster vs 6' High Conc Blk			389					
<b>I. Miscellaneous</b>								
1. Equipment Rental & Supervision	140							
<b>Subtotal Group III</b>	<b>4472</b>	<b>2161</b>	<b>3382</b>	<b>289</b>	<b>174</b>	<b>855</b>	<b>676</b>	<b>854</b>
<b>IV. DIRECT CONSTRUCTION</b>								
<b>A. Concrete Flatwork</b>								
1. Driveway Reduction due to Reduced R.O.W.		206						190
2. 2.5" vs 3.5" Thk Slab		195		114				
3. Monolithic vs Ftg/Stem/Slab			106	46				
4. 2000 Psi vs 2500 Psi Conc				9				
5. 30" vs 36" Wide Sidewalks on Individual Lot								

100

COST SAVINGS PER UNIT (DOLLARS)

OPERATION	LINCOLN NB	PHOENIX AZ	SANTA FE NM	CRITTEN- DEN, CO. AR	MESA COUNTY CO	ELKHART COUNTY IN	SIoux FALLS SD	KNOX COUNTY TN
IV. DIRECT CONSTRUCTION								
I. Plumbing								
1. Polybutylene vs Copper		65	127	182	145			
2. Downsize HW Htr				20				
3. Downgrade Fixtures			240					
J. Insulation								
1. 5.5"(R-19) vs 3.5"(R-13) Batts & Polystyrene Foam (See Note 1)			460					
K. Indirects								
1. Indirect, Overhd, Financing Supervision, Plans/Specs	603	200	2232		406			
2. Onsite Shop			500					
L. Miscellaneous Direct Construction Costs								
Subtotal Group IV	1053	2165	4535	1505	1719	0	0	615
Total Groups I, II, III & I	7122	8039	9263	6294	5663	855	1998	2545

NOTES

1. Framing cost differences are included in rough framing.

COST SAVINGS PER UNIT (DOLLARS)

OPERATION	LINCOLN NB	PHOENIX AZ	SANTA FE NM	CRITTEN- DEN, CO. AR	MESA COUNTY CO	ELKHART COUNTY IN	SIOUX FALLS SD	KNOX COUNTY TN
<b>IV. DIRECT CONSTRUCTION</b>								
<b>B. Rough Carpentry</b>								
1. Eliminate Headers in Non-Bearing Walls		186						
2. O.V.E.Framing Technique	450		530	495	237			425
3. One piece Shting & Siding		450		266	931			
<b>C. Finish Carpentry</b>								
1. Elim Cab Soffits		80						
2. Plastic Laminate vs Wood Cabinets		195						
3. Eliminate Overhangs		213						
4. Ship Ladder vs Stairs to Loft				120				
<b>D. Drywall</b>								
1. Plywood Hdrs vs Drywall				50				
<b>E. Roofing</b>								
1. Elim Bldg Felt				33				
<b>F. Fencing on Lot</b>								
1. Reduction due to Zero-Lot - Line		122						
<b>G. Electrical</b>								
1. 100 vs 200 Amp Panel		60						
2. Reduced No.of Outlets		48	340					
3. Elim Bath & Util Exh Fans		145						
<b>H. Heat &amp; Air Conditioning</b>								
1. Thru Wall vs Central A/C				119				
2. Elim Bath Htr				51				

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