Leveraging P3 for: Housing Affordability Equity Resilience

New Partners for Smart Growth
January 31, 2015
Baltimore, MD



Workshop Presenters

- Ben Brown, Principal, PlaceMakers, LLC, Franklin, NC
- Bruce Tolar, Architect, Ocean Springs, MS
- Sarah Landry, Executive Director, Mercy Housing & Development, Gulfport, MS
- Stacey Epperson, President & CEO, Next Step, Louisville, KY
- R. John Anderson, Principal, Anderson|Kim Architecture & Design, Albuquerque, NM







U.S. Population

1900

2000

76 million

281 million



Density of Cities, 1950-2000 (More than 30,000 Population)

1950 2000 6,500 persons per square mile 3,700 persons per square mile



Between 1950 and 2000:

- The share of Americans living in suburban areas rose from 27% to 52%.
- The suburban population grew by 100 million, from 41 million to 141 million.
- And suburbia accounted for three-quarters of the nation's population change.



Population Projections, 2015-2040

•	Years	18-64	65+	<u>85+</u>
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•	2015	62.2%	14.8%	1.96%
•	2020	60.97	16.87	2.01
•	2025	59.42	18.98	2.15
•	2030	58.16	20.62	2.54
•	2035	57.69	21.39	3.22
•	2040	57.78	21.66	3.85

Source: U.S. Census



Projected Household Change by type -- 2000 and 2025

	2000	2025	Change	Share of change
Total HHs (millions)	108	140	32	100%
HHs w/children	35	39	4	12%
HHs w/o children	73	101	28	88%
Single-person HHs	28	39	11	34%

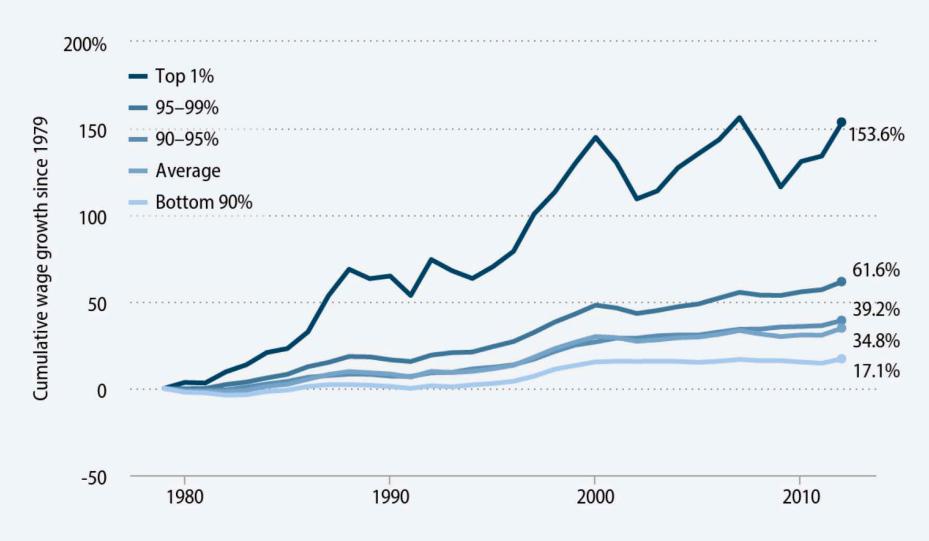


Source: Arthur C. Nelson

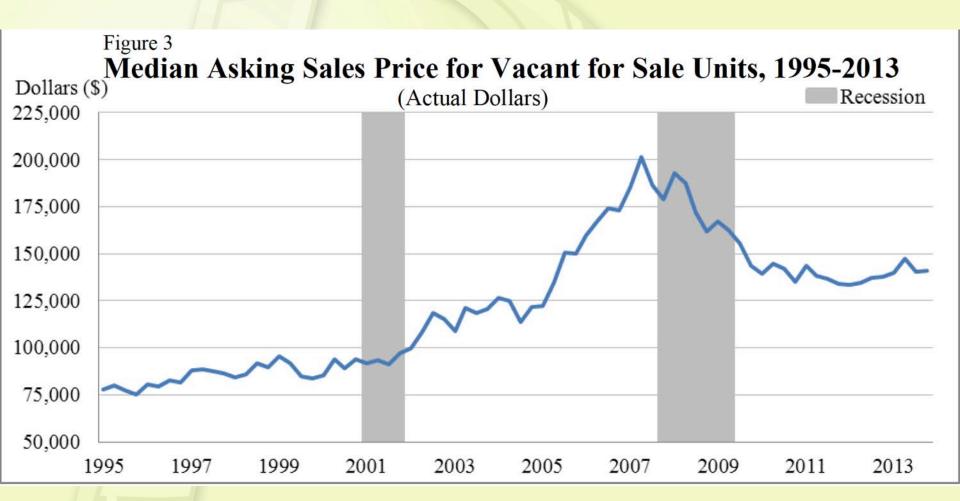




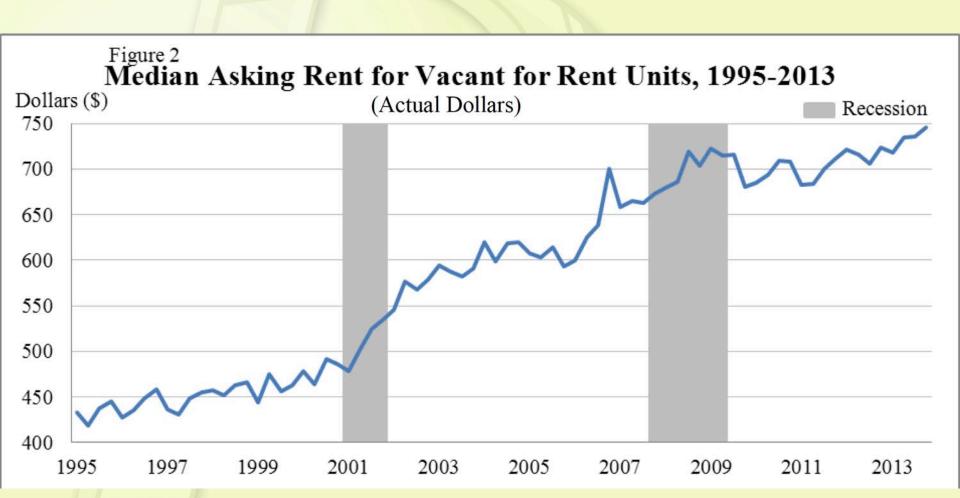
Cumulative change in real annual wages, by wage group, 1979-2012



Source: EPI analysis of Kopczuk, Saez, and Song (2010) and Social Security Administration wage statistics **Reproduced from:** Figure F in Bivens et al. (2014)

















The Smart Growth

Solutions



- Create more options
 At the right scales
 - In the right places











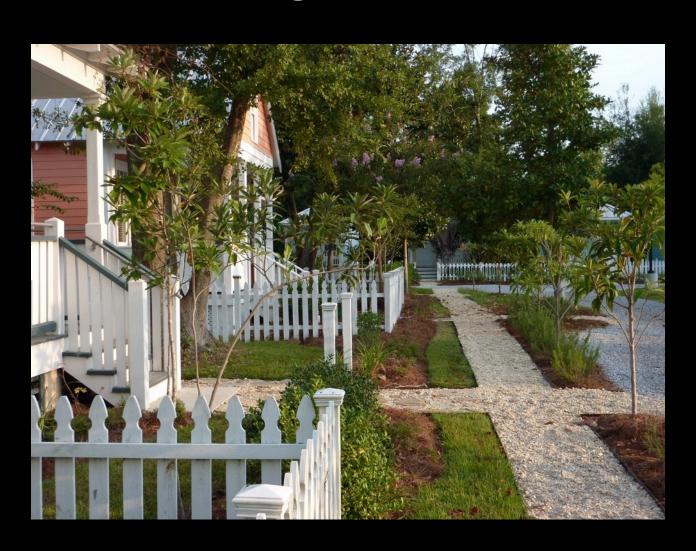




Leveraging P3 for Housing Affordability, Equity and Resilience: Models to Build On

New Partners for Smart Growth Conference Baltimore, MD January 31, 2015

Cottage Square







Mississippi Cottages; Cottage Square



ECO-Cottage Neighborhoods

Cottages at Oak Park
Ocean Springs, MS

Cottages at Second Street
Pass Christian, MS

Mississippi Alternative Housing Pilot Program; Eco Cottage







The Cottages at Oak Park in Ocean Springs was awarded a Platinum Level Leadership in Environmental Design Certificate on

Green houses

O.S. community earns highest honors for environmentally friendly design

By PRISCILLA LOEBENBERG Special to the Sun Herald

OCEAN SPRINGS - Sen.

Roger Wicker on Thursday esented the Platinum Lev el Leadership in Energy and Environmental Design Cer tificate to the development team of The Cottages at Oak Park. Platinum is the high- permanent use. The Cottag est certification level awarded by U.S. Green Building to serve as a model nation Council for energy efficiency and green building meth- could replace FEMA trail ods. The development is ers in a disaster. only the second project in the state to reach Platinum LEED standards

"This is the best example of a vision realized," said Ashley Edthe Office of Recovery Bryant's of-

fulfilled the state's plan to Cottage Grant Program. produce post-disaster hous-



that would be appropriate for es at Oak Park is expected wide and similar cottage

The development has 29 rental homes on more than 2 acres within walking and biking distance of downtown services and retail. The debile home park.

The development was crelic and nonprofit partnership that included money from the Mississippi Emergency

The Cottages is admin-



Sen. Roger Wicker presents the Platinum Level Leadership in Environmental Design Certificate to the development team of The Cottages at Oak Park on Thursday.

velopment was built on what and Human Development to us with appreciation in a had been a 40-year-old mo- and assistance was also provided by Mississippi Gulf Coast Renaissance Corp. ated through a private, pub- Site designer and project architect for the Cottages is Bruce Tolar.

istered by Mercy Housing Wickersaid. "They will look generation.

Other speakers were Cloyd, Sara Landry of Mercy Housing, Bill Brown of MEMA. Ocean Springs Mayor Connie Moran and Kim LaRosa Developer Ioe Cloyd ac- of Renaissance Corp., who Management Agency's Eco- cepted the certification on also presented a Renaisbehalf of the team. "We sance Guild endorsement are doing this for the kids," of the project

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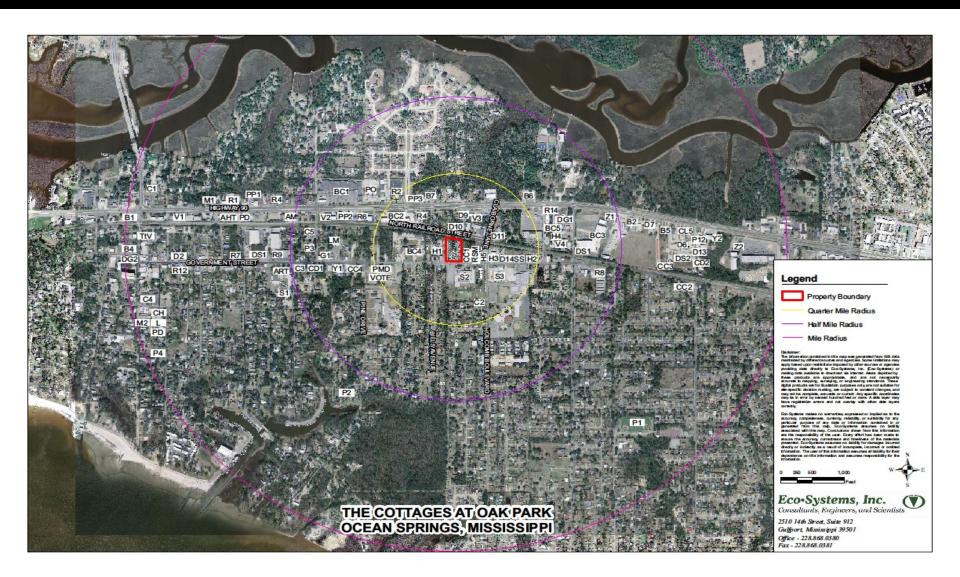
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Location of CAOP (50ft Scale)

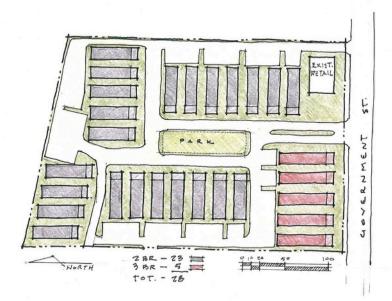


Location of CAOP (500ft Scale)



Adjacent Surrounding Locations of Interest Amenities, Services, and Businesses

Label	Description	Address	Distance (mi)
	BANKS		
B1	Bancorp South Bank	1003 Washington Ave	0.98
B2	Community Bank	2699 Bienville Blvd	0.55
LOCATED IN BCL	First Bank & Trust	1517 Bienville Blvd	0.4
84	Hancock Bank	901 Washington Ave	0.96
85	KFCU	2420 Bienville Blvd	0.67
B6	Peoples Bank	2015 Bienville Blvd	0.31
B7	Wachovia Bank	1701 Bienville Blvd	0.22
	CELLULAR PHONES		
CLS AT&T	Cellular South AT&T	2424 Bienville Blvd	0.72 0.64
AI&I		1204 Bienville Blvd # 7,	0.64
	CHILD CARE		
CC1	Boys & Girls Club	2221 Government St,	0.05
CC2	Learning Depot Child Development	2594 Government St	0.71
CC3	Super Vision Learning Ctr	2436 W Commerce St	0.63
CC4	YMCA Preschool Childcare	1904 Government St	0.31
	CHURCHES		
C1	Church of Christ	1116 Washington Ave	0.94
C2	Emmanuel Baptist Church	401 Holcomb Blvd	0.18
G	Faith Christian Center	1710 Government St	0.44
C4	First Baptist Church-Ocean	602 Washington Ave	0.93
CS	Macedonia Baptist Church	1702 Weed St	0.42
	CITY SERVICES		
СН	City Hall	1018 Porter Ave	0.9
FD	Fire Department	1226 Bienville Blvd	0.64
L	Library	525 Dewey Ave	0.9
PD	Police	503 Dewey Ave,	0.9
PO	Post Office	1581 Bienville Blvd	0.33
VOTE	Voting		0.24
	CLEANERS		
LOCATED IN BC3	Brass Cleaners	2234 Bienville Blvd	0.47
LM	Laundry Mat		0.36
LOCATED IN BC1	Village Cleaner	1537 Bienville Blvd,	0.37
	DANCE		
DS1	Dance Revolution	1511 Government St	0.36
DS2	Donna's Visual & Performing Arts Center	2428 W Commerce St	0.71
	DOCTORS		
LOCATED IN BC5	Better Hearing	2112 Bienville Blvd # E	0.33
D2	Dental Health Center	1203 Government St	0.83
LOCATED IN BC5	Dermatology - Eric Torp	2112 Bienville Blvd # F1	0.33
LOCATED IN BC4	Donald K Butcher MD	2113 Government St # K2	0.13
LOCATED IN BC5	Family Cosmetic Dentistry - Lauren Timmons	2112 Bienville Blvd # N1	0.33
D6	Glen Cook Dentist	1000 N Halstead Rd # A	0.74
D7	Gulf Coast Chiropractics		0.61
LOCATED IN BC5	Jan T Goff MD	2112 Bienville Blvd # C1	0.33
D9	MD on Duty		0.16
D10	Midway Health	1009 Byrd Dr,	0.19
D11	Physical Therapy of Ocean Springs	900 Holcomb Blvd # A	0.17
D12	Quint Eye Clinic	2510 Bienville Blvd,	0.73
D13	The Islands Center for Women	1001 N Halstead Rd	0.75
D14	Wakham Orthodontics	2317 Government St,	0.19
	CHILDRENS DOCTORS		
CD1	Dugger Children's Clinic	1800 Government St	0.39
CD2	Gulf Coast Children's Clinic	999 N Halstead Rd	0.74
	PHARMACY/DRUG STORES		
DG1	Ocean Springs Discount Pharmacy	2120 Bienville Blvd,	0.38
DG2	Lovelace	801 Washington Ave,	0.95
	GROCERY	4004.5	
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CONCEPTUAL LAND PLAN

COTTAGES AT OAK PARK OCEAN SPRINGS, MISSISSIPPI













Oak Park



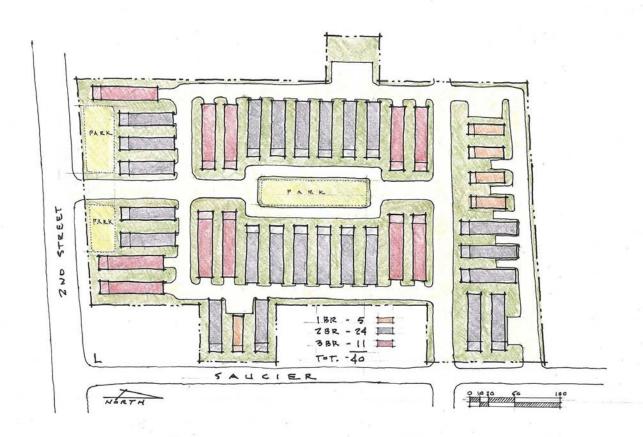
Oak Park



Oak Park



Second Street



CONCEPTUAL LAND PLAN

COTTAGES AT SECOND STREET PASS CHRISTIAN, MISSISSIPPI













- Project Team; Individuals or Organizations with necessary capabilities.
 All team members involved in various project phases.
 - * Housing Non-Profits
 - * For-Profit Developers
 - * Professional Planners, Architects, & Engineers

- Site Selection; Avoid floodplains, habitats, wetlands, public parkland, and unique soils. Preferred locations are Edge, Infill and Previously Developed.
 - * Appropriate Zoning
 - * Manageable Land Costs
 - * Compact Development with Moderate Density (13 units per acre)
- Infrastructure and Community Resources;
 Existing Infrastructure and Public Transit.
 Access to Open Space.

Identify Potential Incentives;

Grants, Loans, Permitting, Project Management, etc.

- * Mississippi Development Authority (MDA)
- * Community Development Block Grant (CBDG)
- * Energy Grants (FEMA Eco-Cottage through MEMA)
- * Landscaping (Enterprise Community Partners)
- * Foundations (Enterprise Community Partners)
- * Project Management (Mercy Housing & Human Development)
- * Low Interest Loans (Gulf Coast Renaissance Corporation)

Local Political and Business Leadership and Support

A Commitment to Quality Design and Construction









































partnership

S

relationships OINTACTION

obligations







Why? collaboration

alone duplication

strength advocacy Visibility





"I we don't hang together, we will surely hang

If we don't hang together, we will surely hang separately.

Benjamin Franklin Benjamin

Franklin



Great discoveries and improvements

invariably involve the COOPeration of many minds.

Alexander Graham Bell





Next Step is a social enterprise with the mission to put sustainable homeownership within reach of everyone, while transforming the manufactured housing industry one home at a



Manufactured Housing Done Right™

For 50+ years, the industry has failed to provide higher quality, energy efficient homes installed correctly and coupled with good financing.

Next Step is the only place where the elements for manufactured housing "done right" come



Building a High Performing Nonprofit Network

Next Step is creating a new distribution channel for quality ENERGY STAR homes through an existing value chain with our nonprofit network, while leveraging the factory-built housing industry's retailer distribution channel.



Partnering with Industry

In addition to building a nonprofit network, we are poised to engage with the industry to instill these principles in a wider market, thereby increasing our mission impact while we ramp up



What are the Advantages?

Advantages of the Next Step System

- Speed: Quicker cycle time = shorter carrying costs
- Efficiency: Predictable construction process less susceptible to weather delays, faster and requires less construction management by staff
- Affordability: Wholesale preferential pricing because of volume orders
- Flexibility: Manufactured and modular versions of most homes available
- **Eco-Friendly:** Next Step manufactured homes are 10 to 15% more energy efficient than many ENERGY STAR

Housing Alliance Solar at Pine Tree













Affordable Housing Alliance Union Beach



Community Frameworks Elder Cottage









Frameworks
Tiny Homes for the Homeless











CRHDC Tierra Del Sol Subdivision









Foundation Infill in South









Contact Information

Thank you for your interest and participation!

For further information, contact: Stacey Epperson, President & CEO <u>s.epperson@nextstepus.org</u> 606.776.0953 (m), 502.694.1972 (o) R. John Anderson

Anderson|Kim Architecture &
Design

Albuquerque/New York City

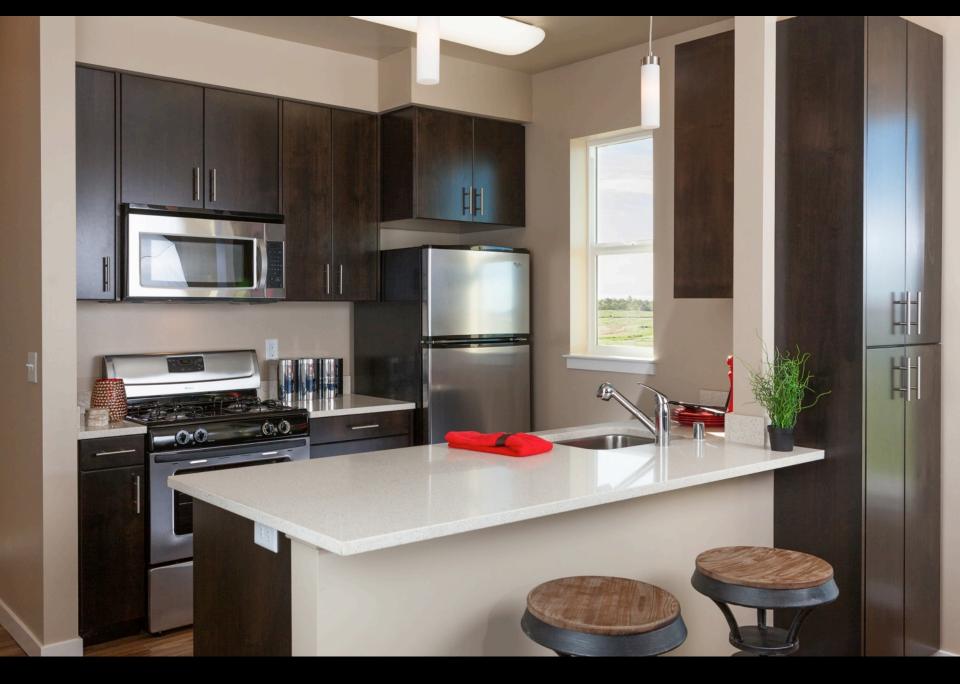






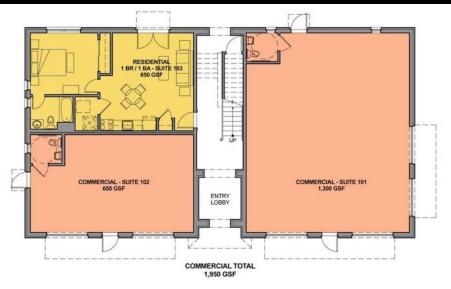












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