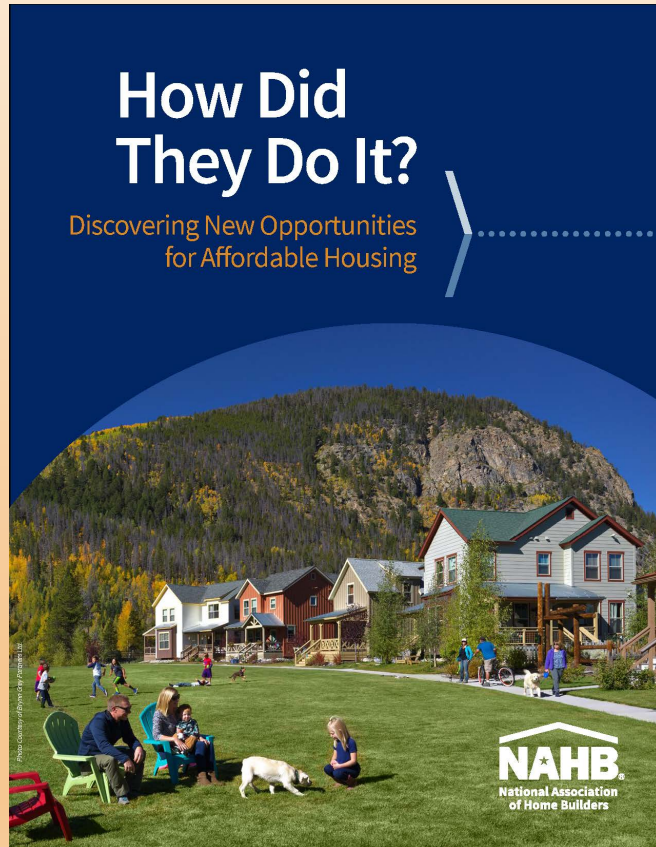

Appealing Places to Live

PUBLIC-PRIVATE PARTNERSHIPS TO DEVELOP ATTAINABLE HOUSING

A New Report From NAHB



A dozen detailed case studies from around the country that highlight:

- Effective local housing policy
- Strong public-private partnerships
- Commitment to design and sustainability
- Keys to financing and political support

How Did They Do It?

Discovering New Opportunities in Affordable Housing

Profiles of residential and mixed-use developments from around the country



Six Strategies for Success

- 1. Use A Good Map To Reach The Destination*
- 2. Mix It Up*
- 3. Create Room For Innovation*
- 4. Make The Old New Again*
- 5. It Takes A Village*
- 6. Expect Excellent Design And Sustainability*



1. Use A Good Map To Reach The Destination
Implement strong housing policy and planning efforts

Peak One Neighborhood

Frisco, Colorado



- A high-demand resort economy typical of Colorado mountain towns
- Town of Frisco undertook an intensive planning process to address a need for affordable housing for year-round working residents
- 69 single-family homes and duplexes
- Partnership with Ten Mile Partners LLC

Ferry Crossing

Old Saybrook, Connecticut

- Statewide Incentive Housing Zone program guides communities to plan for affordable housing
- Inspired the Town of Old Saybrook to donate land for affordable housing development.
- 16-unit affordable townhouse project
- Joint venture between local nonprofit HOPE Partnership and regional nonprofit Women's Institute for Housing and Economic Development





2. Mix It Up

Mix incomes and/or integrate a blend of uses

Wildflower Terrace at Mueller

Austin, Texas

- Mueller is the 700-acre master-planned redevelopment of a former airport with a mix of housing, retail and office facilities
- Goal: 5,900 homes including a minimum of 25 percent of affordable units
- Wildflower Terrace has 201 market-rate and affordable senior rental apartments, as well as 5,500 square feet of ground-floor retail space.
- Partnership between developer Catellus and the City of Austin



Daybreak

South Jordan, Utah

- Master-planned community near Salt Lake City on former excess mining property
- 4,200-acres entitled for 20,000 units
- Market-rate affordability through a variety of housing types
- Price points range from the high \$100s for townhomes to million-dollar mansions





3. Create Room For Innovation

Look for new ways to use available resources

Lofts at Reynoldstown Crossing

Atlanta, Georgia



- Project on the Atlanta BeltLine, a sustainable, multimodal recreation, and housing development plan along a 22-mile historic rail corridor that encircles the City of Atlanta
- A goal of the BeltLine project is the development of 5,600 units of workforce and affordable housing by 2030.
- 28 condominiums for workforce housing
- 3 units are part of the Atlanta Community Land Trust

Old Town Commons

Alexandria, Virginia



- Redevelopment of a public housing property into 245 market-rate townhomes and condominiums and 134 public housing apartments
- Innovative financing leveraging the high value of the land in an expensive market
- Unlocked \$148.3 million of development capital to produce a vibrant, revitalized neighborhood
- Public-private partnership among the Alexandria Redevelopment and Housing Authority, the City of Alexandria, and developer EYA



4. Make The Old New Again

Revitalize Historic Buildings and Neighborhoods

Oxford Mills

*Philadelphia,
Pennsylvania*



Arcade Apartments

St. Louis, Missouri

- Early 20th-century, 500,000-square-foot building architectural landmark in downtown St. Louis
- Vacant for nearly 40 years
- Successfully redeveloped by Minneapolis-based Dominion
- Now contains 202 affordable artist lofts, 80 market-rate apartments, and 50,000 square feet of office and institutional space





5. It Takes A Village

Partnerships are powerful

Affordable Housing Corporation of Lake County

Lake County, Illinois

427 E. COURTLAND, MUNDELEIN - *BEFORE*



427 E. COURTLAND, MUNDELEIN - *AFTER*



CityView at Van Ness

Fresno, California



- Developed by the Fresno Housing Authority
- Started at the same time as the revision of the city's downtown development code
- City staff coordinated with the housing authority
- 45 units of workforce housing and the new commercial space
- An anchor for the revitalization of downtown Fresno



6. Expect Excellent Design And Sustainability

Prioritize affordable housing that is attractive and energy efficient

The Rose

Minneapolis, Minnesota

- One of the most environmentally sustainable affordable apartment projects in the United States.
- 90 mixed-income apartments
- Co-developed by Minneapolis-based housing nonprofits Aeon and Hope Community
- Sought to meet the International Living Future Institute's Living Building Challenge to achieve net zero energy and water consumption
- Sustainable features include nontoxic building materials, solar thermal panels and onsite stormwater treatment



Rainier Vista

Seattle, Washington



- Redevelopment by Seattle Housing Authority
- Replaced 481 deteriorating public housing units with 1,092 new mixed-income housing units
- All units built according to guidelines in SHA's design book
- Design choices include placement of houses along the street to details as well as rooflines, porches, fences and color.