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 Dominium
- 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.