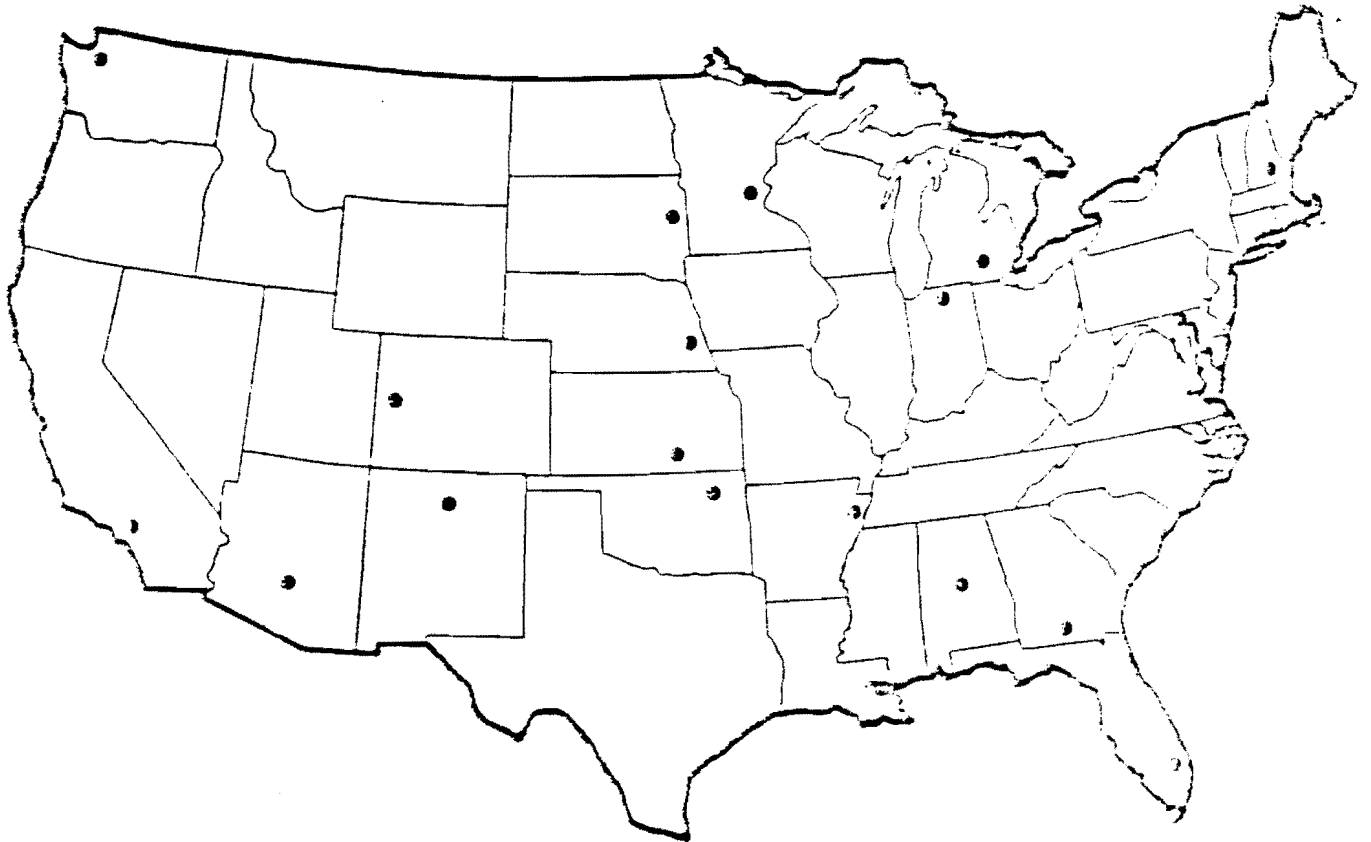


2847

U.S. Department of Housing and
Urban Development
Office of Policy Development
and Research



AFFORDABLE
HOUSING
DEMONSTRATION
UPDATE



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HOUSING
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UPDATE

PREPARED FOR

U.S. DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT

BY

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JANUARY 1983

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INTRODUCTION

The Affordable Housing Demonstration is one part of the U.S. Department of Housing and Urban Development's Joint Venture for Affordable Housing program and is designed to encourage builders and local officials to examine regulations and procedures as they affect housing costs.

The success of the program is a direct result of the personal commitments of builders, local officials and hundreds of professionals, nationwide, who have supported the program through its first year.

HUD, the NAHB Research Foundation, the National Association of Home Builders and local associations are all part of an active technical assistance team who share the most up-to-date technical information with the demonstration participants.

Detailed case studies and cost analyses will be produced on each site as construction is completed and units are sold. An overall final report will discuss all the sites, comparing them with one another and will highlight how and why cost savings were accomplished. This information will be available in early 1984.

This update package is a brief summary of the nineteen sites now officially in the program. Unique local conditions have determined the timing of each project. Information meetings, land purchase agreements, local approvals, ground breakings and local market conditions put each demonstration at a different stage of completion at the time of this writing.

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ANN ARBOR, MICHIGAN



DEVELOPER	Mr. Chris Grant, Vice President of the First Martin Corporation, is in charge of the Ann Arbor Affordable Housing Demonstration. The First Martin Corporation is both a developer and building management company. Since 1969, it has completed 281 townhouse units for rental purposes, 44 townhouses for sale and ten commercial buildings. It has also been involved in building renovation and industrial park development.
LOCAL GOVERNMENT	Ann Arbor functions under a City Manager form of government. The acting city manager is Mr. Godfrey Collins who reports to Mayor Louis Belcher and the ten member city council. During January 1983, the city council is scheduled to vote on a relaxation of the site development standards in order to pave the way for the demonstration.
PROJECT DESCRIPTION	A site called "Foxfire" has been selected for the demonstration although the land has not yet been purchased. Site planning has been based on a total of 158 units -- 93 single-family detached and 63 townhouses. The First Martin Corporation plans to propose the area as a Planned Unit Development (PUD).
STATUS	The housing market is particularly depressed in the Detroit, Michigan, area including Ann Arbor. As a result, Mr. Grant is proceeding cautiously. Areas for potential cost savings include: trade union concessions on labor rates, reduced lot width, reduced street profile requirements, minimum landscaping and providing amenities as option packages.

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BALTIMORE COUNTY, MARYLAND

2

DEVELOPER	Two organizations are working together to develop the Affordable Housing Demonstration in Baltimore County, Maryland. Nottingham Properties is serving as the developer with Richard Jones in charge. The Ryland Group is serving as the builder and has designated Richard Kunkle, Vice President of Operations in the Mid-Atlantic areas, as their program director.
LOCAL GOVERNMENT	Baltimore County operates under the leadership of a County Executive, Donald P. Hutchinson, and a County Council form of government. Both Mr. Hutchinson and Norman Gerber, Director of the Office of Planning and Zoning, have expressed an interest in affordable housing and a willingness to cooperate with the developer and builder in the area of cost saving innovations.
STATUS	Although the exact site for the demonstration has not yet been selected, it will be located in a planned growth area called "White Marsh". Mr. Jones and Mr. Kunkle are in the process of developing a "wish list" of innovations which they plan to submit to Mr. Gerber for review. It is expected that the final site selection will be made by the end of January 1983 and construction should be underway by June 1983.

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BIRMINGHAM, ALABAMA

3

DEVELOPER	Mr. Pat O'Sullivan of Jefferson Home Construction Company is in charge of one of the Affordable Housing Demonstration programs in Birmingham. Mr. O'Sullivan plans to develop two separate sites.
LOCAL GOVERNMENT	Mayor Richard Arrington of Birmingham (1980 population 847,000) has designated Mr. Ed LaMonte, Executive Secretary to the Mayor, as the coordinator of the program for the city. The city has also formed an Affordable Housing Commission to work with the builder and provide city support to the demonstration.
PROJECT DESCRIPTION	<ul style="list-style-type: none">- The North Birmingham tract contains 1.3 acres and the "Woodlawn" tract contains 2.4 acres- Single-family detached units- Zero lot line- Both sites are located in older, established residential neighborhoods
STATUS	An architect is designing the homes which will average about 1,000 square feet and feature large, open living areas. Site planning and house design are underway but have not yet been finalized. Construction is expected to begin in 1983.

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BIRMINGHAM, ALABAMA



4

DEVELOPER	Mr. Randy Malchus of Malchus Construction, Inc., is the builder/developer in charge of the second Affordable Housing Demonstration to be conducted in Birmingham. Malchus Construction, Inc., is a young, aggressive firm that is looking forward to this opportunity to utilize innovative site development and construction techniques.
LOCAL GOVERNMENT	Mayor Richard Arrington of Birmingham (1980 population 847,000) has designated Mr. Ed LaMonte, Executive Secretary to the Mayor, as the coordinator of the program for the city. The city has also formed an Affordable Housing Commission to work with the builder and provide city support to the demonstration.
STATUS	A 20 acre tract in an older, established neighborhood in Birmingham has been selected for the demonstration. The current target is to construct approximately 115 townhouses on the site. Land planning and house design have just begun.

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BLAINE, MINNESOTA



5

DEVELOPER	<p>Good Value Homes was selected in November 1982 as the developer of the Blaine Affordable Housing Demonstration project. John Peterson, Director of Land Development, was selected as the primary contact. Peterson works regularly with the city planning staff, the local HUD office and city council members to share information.</p> <p>Good Values Homes is the largest development company in Blaine and is recognized as a quality building company.</p>
LOCAL GOVERNMENT	<p>Blaine (population 30,321 in 1980) operates under a Mayor-Council form of government and a city manager. Mayor Francis Fogerty and City Manager, Leslie Johnson, are both extremely pro-development and have given excellent support to the project.</p> <p>Director of Community Development, Kenneth Briggs, has made a major contribution to Blaine's development policy. Within less than a year, Briggs developed (and the city passed) a "Residential Flex District", a performance zoning standard. This has substantially streamlined the development approval time and process; reducing the total time from application to building permits from 120 to 60 days.</p>
PROJECT DESCRIPTION	<ul style="list-style-type: none">- Name: Cloverleaf Farm VIII- Single-family attached and detached units
STATUS	<p>The project is in the early stages of land development and house design. Construction start is anticipated in the Spring of 1983. Careful consideration is being given to clustering, density and mixing unit types.</p>

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BROWARD COUNTY/CORAL SPRINGS, FLORIDA

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DEVELOPER	Coral Ridge Properties has designated Mr. Vic Jarvis to serve as their coordinator for the Affordable Housing Demonstration. Coral Ridge Properties has been the major developer in Coral Springs for over fifteen years.
LOCAL GOVERNMENT	<p>Approvals in the development process for the demonstration site must be obtained from both the City of Coral Springs and Broward County.</p> <p>In July 1982, the Commissioners of the City of Coral Springs had passed a resolution approving the development of the demonstration project. The resolution included approvals for a variety of cost saving land development techniques proposed by Coral Ridge Properties.</p> <p>In September 1982, the Broward County Commissioners rejected a proposed housing ordinance that would, among other things, waive impact fees for the units in the demonstration. Although the ordinance proposed by Coral Ridge Properties was rejected, Mr. Joel Volinski, Assistant County Commissioner assigned to coordinate the Affordable Housing Demonstration for the county, indicated that he would work with Coral Ridge Properties to see the demonstration to a successful completion.</p>
PROJECT DESCRIPTION	<ul style="list-style-type: none">- 11.9 acres- 74 single-family detached homes, patio homes and townhouses
THE HOUSES	Design of the homes to be built has not yet been completed. The plan is to incorporate cost saving innovations while maintaining a high quality product.
HIGHLIGHTS: Planning	Coral Ridge Properties considers three items in the planning process to be the major contributors to housing costs: (1) Processing time, (2) Impact fees and (3) Certain transportation related requirements such as turning lanes.
STATUS	Construction is expected to begin in the Spring of 1983.

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ELKHART COUNTY, INDIANA

DEVELOPER	John K. Letherman, developer and realtor in Elkhart County, was the central figure in this Affordable Housing Demonstration which was focused on the benefits of manufactured homes. Ten different builders -- nine manufacturers and one conventional builder participated -- Nanticoke Homes of Indiana, Inc.; Marlette Division of Coachman Industries; Schult Homes Construction; Holiday House; Commodore Home Systems, Inc.; All-American Homes; Symphony Homes; Friendship Industries, Inc., an affiliate of Fairmont Industries; Kingsley Homes, Inc., an affiliate of Fairmont Industries; and Jerry Krull Construction.
LOCAL GOVERNMENT	The Elkhart County, Indiana, population in 1980 was over 135,000. It is governed by a Commission form of government. Mr. Thomas Romberger, Chairman of the Elkhart County Commission, challenged local builders to produce affordable units and promised government support and regulatory relief. This challenge was issued in April 1982 which was the same month that Elkhart County was selected as one of three counties in the country to participate in a National Association of Counties program to investigate deregulation in the housing industry. The Director of Planning and Development in Elkhart County, Dennis Harney, served as the county coordinator for the Affordable Housing Demonstration. He was also responsible for organizing "The National Symposium on Affordable Housing" sponsored by the county on November 3 and 9, 1982.
PROJECT DESCRIPTION	<ul style="list-style-type: none">- Four sites included in the demonstration:<ul style="list-style-type: none">"Mark VII West" (15 lots)"Simonton Lake Manor II" (10 lots)"Country Acres" (2 lots)"Westmor Knolls" (1 lot)- Wells and septic systems on each lot- Architectural/planning firm coordinated site and unit design and finishing
THE HOUSES	Between April and November 1982, a total of 19 homes were completed. The objective that was successfully met was to bring together the special talents of housing manufacturers, conventional builders, realtors and local government for the purpose of producing affordable housing.

HIGHLIGHTS:
Planning

The "Mark VII West" and "Simonton Lake Manor II" sites were proposed and approved as Planned Unit Developments (PUD). Lot widths and building setbacks were reduced. Percolation tests of the soil also demonstrated that lot sizes could be reduced even with wells and septic systems present.

Construction

Each of the ten builders participating in the demonstration made a special effort to be innovative in the design and construction of their homes. However, the nine home manufacturers introduced innovations only to the extent that they felt they could incorporate in their production plants.

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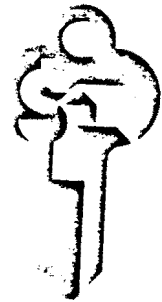


EVERETT, WASHINGTON

3

DEVELOPER	<p>B&R Associates was selected as the developer of the Everett Affordable Housing Demonstration program. Hank Rodinett and Rich Boyden will work closely together to manage the project.</p> <p>Gary Wight, a local land planner and landscape architect, will be a major factor in this demonstration. He acts as a consultant to many area developers/builders to prepare and present project materials to the city staff and city council for approval.</p>
LOCAL GOVERNMENT	<p>Everett (population 56,700 in 1982) operates under a mayor and seven member part-time council.</p> <p>The city council unanimously passed a decision to support the Affordable Housing Demonstration concept through a resolution.</p>
STATUS	<p>Although the Affordable Housing Demonstration project was officially started in June of 1982, both the local economy and the housing market have been extremely slow. The project was put "on hold" until late November and at that time a new site of 20 acres was selected.</p>

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LINCOLN, NEBRASKA

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DEVELOPER	Karl Witt, President of Empire Homes, was selected as the developer for the Lincoln, Nebraska, Affordable Housing Demonstration project. Witt has been building quality homes for over 30 years in the Lincoln area. He is a Home Owners Warranty (HOW) builder.
LOCAL GOVERNMENT	Lincoln, Nebraska (population 171,932 1980 Census) operates under a Mayor-Council form of government. Mayor Helen Boosalis selected Administrative Assistant, Elaine Carpenter, to oversee the demonstration project. Working closely with the Planning Department, Carpenter was able to help Karl Witt take full advantage of the Community Unit Plan concept.
PROJECT DESCRIPTION	<ul style="list-style-type: none">- Name: Parkside Village- 4.6 acres- 52 units- All units will be fee simple duplexes or triplexes- The project abuts a large city owned park- Minimum lot size 1,440 sq. ft.- Density: 11.3/acre
THE HOUSES	<ul style="list-style-type: none">- Duplex - 848 sq. ft. - triplex 380 sq. ft.- Optional pressure treated wood foundation- Expandable lower level- Price range: \$39,450 - \$46,450
HIGHLIGHTS: Planning	Early discussions with the City Planning staff proved invaluable in this project. Building permits for the model units were issued three months early as a result of careful planning and continued communications.
Development	Increased density was the major cost saving factor in Parkside Village. By taking advantage of "density credits" on an adjoining site, the number of units was increased from 32 to 52 or a 63% increase.
STATUS	The Grand Opening for the project was June 5, 1982, during Lincoln's Parade of Homes. The first home sold for just over \$40,000 on June 16, 1982.
	NOTE: A full case study of the Lincoln Demonstration project has been prepared.

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MANCHESTER, NEW HAMPSHIRE

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DEVELOPER	Robert Larivere and Paul Cowlette of Cardinal Builders, Inc., are the builders/developers participating in the Manchester, New Hampshire, Affordable Housing Demonstration. During the past several years, Cardinal Builders have constructed single-family detached and attached units as well as several commercial buildings.
LOCAL GOVERNMENT	<p>Manchester (population 90,936 in 1980) is governed by an elected Mayor and Board of Alderman consisting of twelve members. Mayor Emile Beaulieu threw his support behind the Affordable Housing Demonstration. The Director of the Manchester Planning Department, John Grogen, is serving as the coordinator of the demonstration on behalf of the Mayor and the city.</p> <p>Mr. Grogen and his staff have proposed major changes to the city's Zoning Ordinance which had been unchanged since 1965. Included among the proposed revisions was the provision for a Planned Unit Development (PUD). This revision will be of direct benefit to the Affordable Housing Demonstration.</p>
PROJECT DESCRIPTION	<ul style="list-style-type: none">- 12.5 acres- 96 units proposed- "Brynwood Commons" is planned as a mixed use site including single-family detached units up to nineplex townhouse units- All units will be fee simple
STATUS	The design of the units to be constructed in Brynwood Commons has not yet begun. Cardinal Builders and their land planners, Environmental Planning and Design Associates, Inc., continue to coordinate their progress with the Manchester Planning Department through informal meetings and briefings.

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MARION, ARKANSAS

11

DEVELOPER	Mr. Rex Rogers, president of Rex Rogers Homes, Inc., will take personal charge of the Affordable Housing Demonstration. Mr. Rogers has a reputation for constructing innovative, energy conserving homes in the area.
LOCAL GOVERNMENT	Marion Mayor, Eddie Bigger, and Crittenden County Judge, Jack Brawley, have expressed their personal interest and support for the Affordable Housing Demonstration. Mr. Brian Williams has been named coordinator of the demonstration on behalf of the county.
PROJECT DESCRIPTION	<ul style="list-style-type: none">- Planned Unit Development (PUD)- Approximately 15 acres- Reduced street width and increased density
STATUS	Preliminary plans call for the construction of patio homes starting in the range of 800 square feet of living space. Site planning and house design are currently underway with the goal of starting construction in early 1983.

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MESA COUNTY, COLORADO

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DEVELOPER	Robert Gardner and Roger Ladd of Roger Ladd & Company acted as the developers of the Mesa County, Colorado, Affordable Housing Demonstration site called "Coventry Club". Ladd & Company brings over 110 years of combined experience in residential construction to this project. Together, Ladd and Gardner have built over 10,000 homes.
LOCAL GOVERNMENT	<p>Mesa County (population 81,530 in 1980) operates under a council-manager form of government, and a three member county commission headed by Curt Wiedeman, County Administrator. Wiedeman handled the details of the Demonstration for the county.</p> <p>Mesa County already had an excellent track record for efficient and rapid processing and approval of housing developments. It was possible to get county approval in as little as 30 days, even before the Affordable Housing Demonstration began. Ladd & Company took full advantage of this and went a step further to streamline the zoning processes even more.</p>
PROJECT DESCRIPTION	<ul style="list-style-type: none">- 2.87 acre site- 50 units- A community center with a hot tub, exercise room, large screen TV and wet bar- Streets privately owned and maintained by a deminimus Home Owners Association- All units fee simple- Density: 17.4 per gross acre
THE HOUSES	The units are 6-plex and 4-plex townhouses. There are two floor plans; 396 sq. ft. or 1,028 sq. ft.; ranging in price from \$39,000 to \$50,035. Both units have many amenities and options. No garages are provided. Each unit is given 2 parking spaces.
HIGHLIGHTS: Planning	Ladd & Company has seen <u>great</u> results from working closely with the county commission in the <u>early</u> stages of their projects. They take full advantage of the flexible Planned Development (PD) concept. They "do their homework" thoroughly to avoid any misunderstandings or rework on projects.
Construction	Roger Ladd personally calculates labor and material costs. He is adamant about firm bids from subcontractors and never accepts a cost overrun. He has "value engineered" his houses down to the last stud and knows the cost of <u>every</u> item. He knows what that item adds to the total cost to the home buyer. Ladd has 14 carpenters on his staff who do all framing, sheathing and siding. Everything else is subbed out.

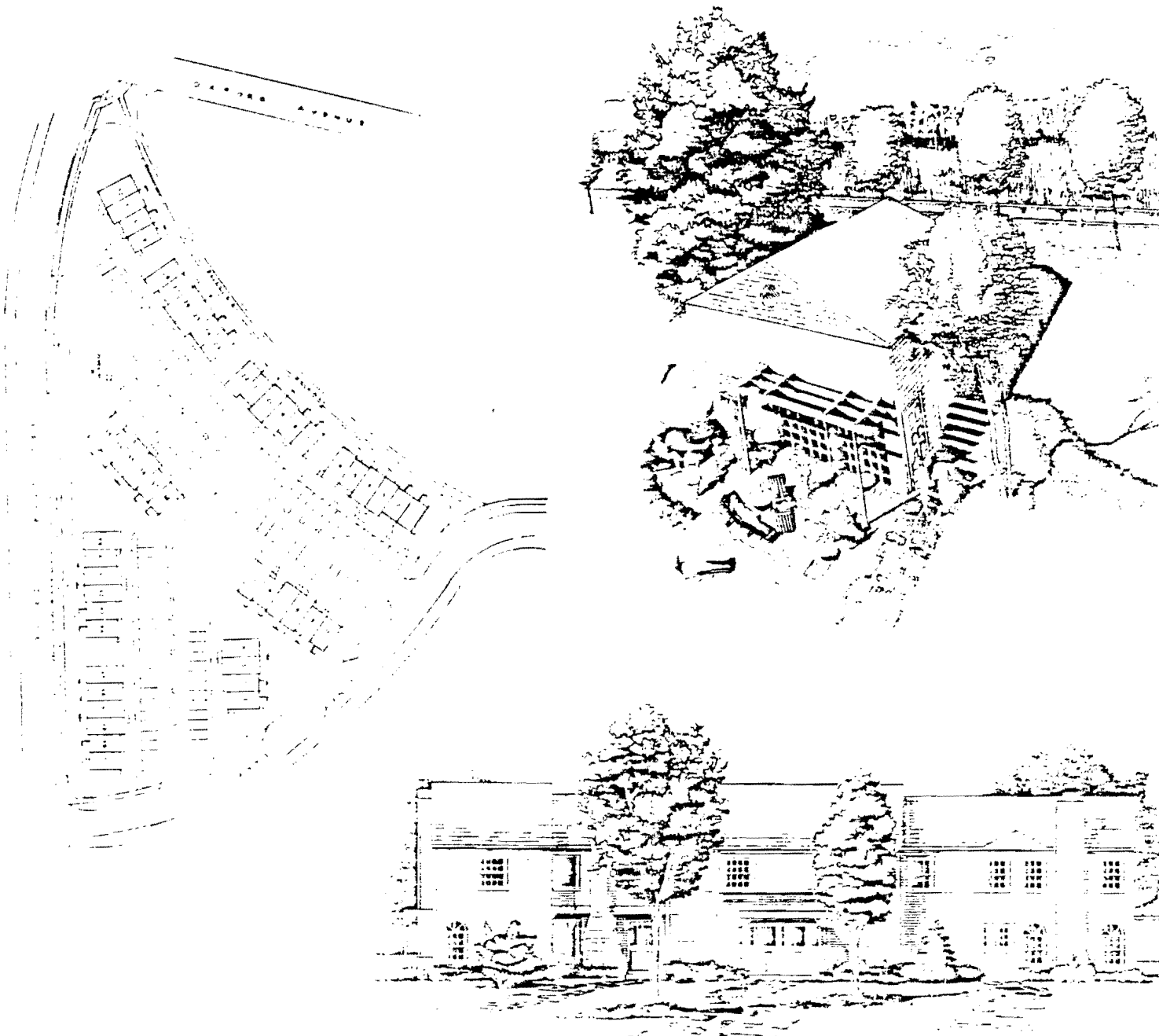
Development

Bob Gardner negotiated an exception for the Coventry Club Demonstration. He got a 20% discount per unit on the sewer and water tap fees. By working with the local special district, he showed them the high density of the project would require less piping and less maintenance. He was able to save \$560 per unit on the water tap fee (or 20%) and \$210 per unit on the sewer plant expansion fee (or 28%) which was passed on to the home buyers.

Ladd & Company uses plastic pipe and common trenching techniques.

STATUS

The Grand Opening ceremony was held on September 4, 1982. Coventry Club has sold 26 units as of January 1983.



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PHOENIX, ARIZONA



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DEVELOPER	<p>Knoell Homes was selected in January 1982 as the developer of the Phoenix Affordable Housing Demonstration site. Richard Eneim, Vice President of Production, was selected as the primary contact on the project.</p> <p>Combining quality, affordability and variety, the demonstration houses are targeted to buyers with \$17,000 plus incomes.</p> <p>Quoting a Knoell press release:</p> <p>"With the contribution of literally scores of housing professionals and the cooperation of the City of Phoenix and HUD, we feel confident that we have created an affordable product which will have an immediate and far reaching effect on the Arizona marketplace."</p>
LOCAL GOVERNMENT	<p>Phoenix, Arizona (population 781,443 1980 Census) operates under a mayor-council form of government. An extremely active and well informed Planning Department, headed by Richard Counts, was instrumental in streamlining subdivision regulations and zoning ordinances in the fall of 1981. These actions have encouraged higher densities, mixed housing types, core development concepts and substantially reduced processing time and requirements.</p> <p>The Affordable Housing Demonstration was a logical extension of these actions and allowed Knoell to show actual cost savings which could be passed on to the home buyers.</p>
PROJECT DESCRIPTION	<ul style="list-style-type: none">- 57 acre, crescent-shaped parcel- Name: Cimarron- Units are a combination of single-family detached and single-family attached- 329 units built in two construction phases- Proposed under a Planned Residential Development (PRD)- Density: 6.6 units per gross acre (this excludes acreage for a major utility easement)- 12% open space- Average lot size is 4,000 sq. ft. for the single-family detached units and 2,500 sq. ft. for the single-family attached units- A full Home Owners Association (which is unusual for single family, fee simple subdivisions)- 8,000 sq. ft. "play area"- Jogging/bike path
THE HOUSES	<ul style="list-style-type: none">- Single-family detached (Zero lot line) 948 sq. ft. - 1,295 sq. ft. Proposed price range: mid 40's - mid 50's Two and three bedroom; one and two-story

THE HOUSES
(Continued)

- Single-family attached
770 sq. ft. - 912 sq. ft.
Proposed price range: mid 30's - mid 40's
Two bedroom units
Attached, covered parking
- Six models will be offered
- All homes will be sold FHA/VA

HIGHLIGHTS:
Planning

In planning their demonstration project, Hugh Knoell, the project architect, developed a "wish list". This was a series of items he felt the city should consider changing to ultimately reduce the cost of the homes. It is interesting to note that several of the items requested were already acceptable under the PRD.

The concept of developers presenting a written wish list to city officials became standard procedure for all the other Affordable Housing Demonstration participants.

Because of soil conditions and the location of the project, a large amount of land had to be dedicated for flood and drainage control. A landscape architecture firm was able to turn this "requirement" into an advantage. A spacious entrance to Cimarron has been created (see the site plan) complete with turf, mature trees, a "dry" river bed and a bridge.

Development

Major cost savings resulted from land development items such as, reducing lot size and using density bonuses provided by the PRD. Other items include: reduced ROW on collectors; narrower sidewalks, on one side only in places; use of PVC instead of clay sewer pipes.

Construction

Each unit design has been "value engineered" to take advantage of all possible savings. All cost saving features have been carefully scrutinized to the end of reducing construction costs without sacrificing quality; a hard cost savings of almost 10% will be passed directly to the buyers. Polybutylene supply piping will be used in all units.

MARKETING

The largest townhouse is being marketed as a "gemini" or split master bedroom plan to respond to the growing trend of co-buying.

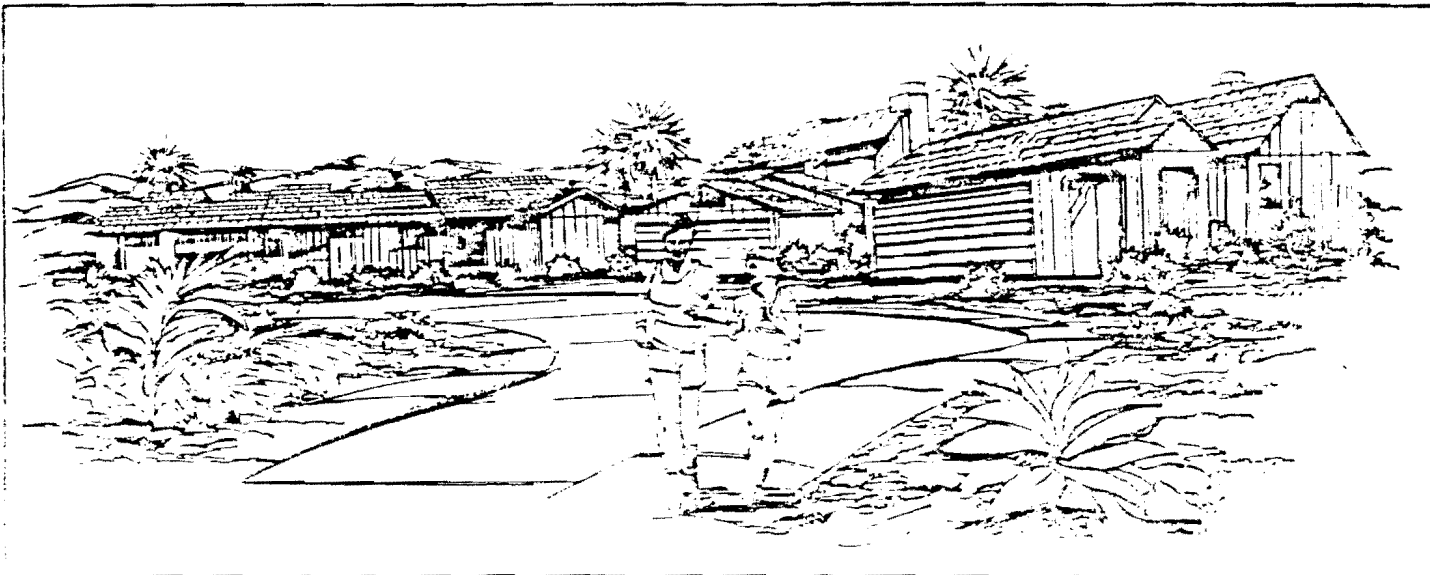
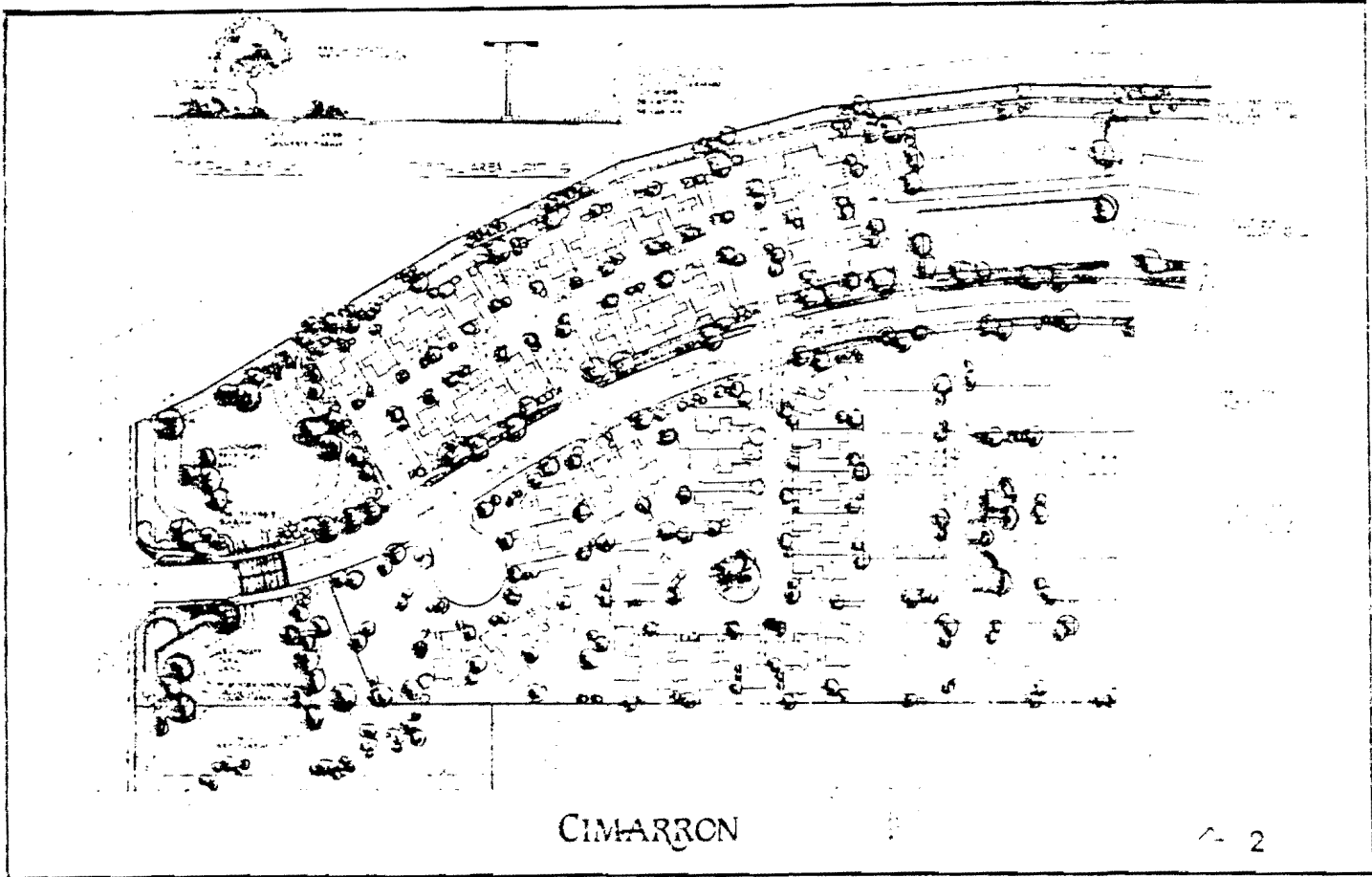
STATUS

The project Grand Opening was scheduled for January 13, 1983. Pre-opening sales and preliminary lot sales began in October.

As of December 20, 1982, 40 homes were sold and 75 total units were under construction.

PHOENIX, ARIZONA (Continued)

SITE
PLAN



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RIVERSIDE, CALIFORNIA



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DEVELOPER	The Cashman Group, Inc., was selected in January 1982 as the developer of the Riverside Affordable Housing Demonstration site. James Cashman, Sr., is the coordinator of the project. He has been developing and building in the area since 1969.
LOCAL GOVERNMENT	<p>Riverside operates under a Mayor-Council form of government.</p> <p>City growth and land development are controversial subjects for local officials and the general public. A limited number of sewer taps have been made available for the past three years, which effectively controls the amount of building in Riverside. The project is on hold until the sewer moratorium is lifted.</p>
PROJECT DESCRIPTION	<ul style="list-style-type: none">- 4.5 acres- 134 units proposed- 350-350 sq. ft. units- \$26,500-\$64,500 proposed price- Duplexes, townhouses and multifamily low-rise units (for condominiums)- Density 29.5 <p>The high density is compatible with the surrounding neighborhood. The proposed price range is considered "affordable" in this area.</p>
STATUS	No formal submissions have gone to the city. Until sewer taps are obtained by the developer (as early as January 1, 1983), no processing can take place.

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SANTA FE, NEW MEXICO

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DEVELOPER	Walton Chapman Company was selected in November 1982 as the developer and builder of the Santa Fe Affordable Housing Demonstration site. Long a quality builder in the area, Chapman and his son, Mike Chapman, are considering the demonstration a real opportunity to help streamline approvals and processing for <u>all</u> local builders.
LOCAL GOVERNMENT	Santa Fe operates under a Mayor-Council form of government. This demonstration will be unique because it is regulated by the city of Santa Fe, the county of Santa Fe, an Extra-Territorial Zone and has state controlled building inspections.
STATUS	<p>This project has been in the planning and approval stage for over 18 months when it was included as part of the demonstration. It is hoped that suggested improvements from the Technical Assistance Package, from HUD and NAHB Research Foundation staff will produce major savings.</p> <p>Issues of density, decreased front setbacks, reduced lot size and square footage in the houses are the anticipated changes.</p>

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SIOUX FALLS, SOUTH DAKOTA



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DEVELOPER	<p>Ronning Enterprises was selected in November 1982 as the developer of the Sioux Falls Affordable Housing Demonstration site. Known as a quality home builder in the area for over 23 years, Ronning Enterprises is anxious to participate in the demonstration. Al Stone has been selected to manage the project.</p> <p>The demonstration homes will be constructed with floor trusses, roof trusses and window-wall sections made in a plant adjacent to Ronning's offices. Careful attention to cost control, design, scheduling and construction innovations help keep their final house prices very affordable in this area.</p>
LOCAL GOVERNMENT	<p>Sioux Falls operates under a Mayor-Council form of government. The three member council, Steve Metli, Director of Planning, Zoning and Building Inspection, have all been extremely helpful and willing to look at all possible cost savings in development and building techniques.</p>
PROJECT DESCRIPTION	<ul style="list-style-type: none">- Name: Ascot Park- 50 acres- 300-350 units- Single-family detached, single-family attached and multifamily low-rise (for rental apartments)
STATUS	<p>Ground breaking on the single-family detached units was held in early January, to be ready for the May 1983 Parade of Homes.</p> <p>Site planning and house plan design are still in process for the total development.</p> <p>Special attention will be paid to street widths and cross-section, curb and gutter requirements and marketing techniques.</p>

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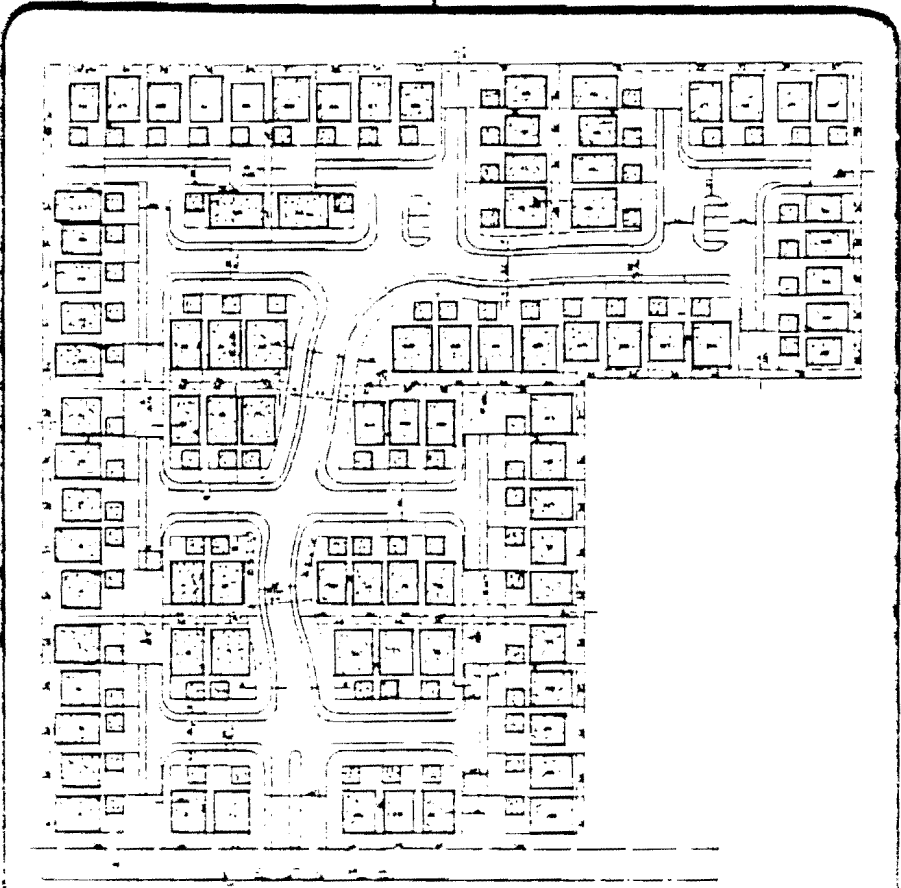
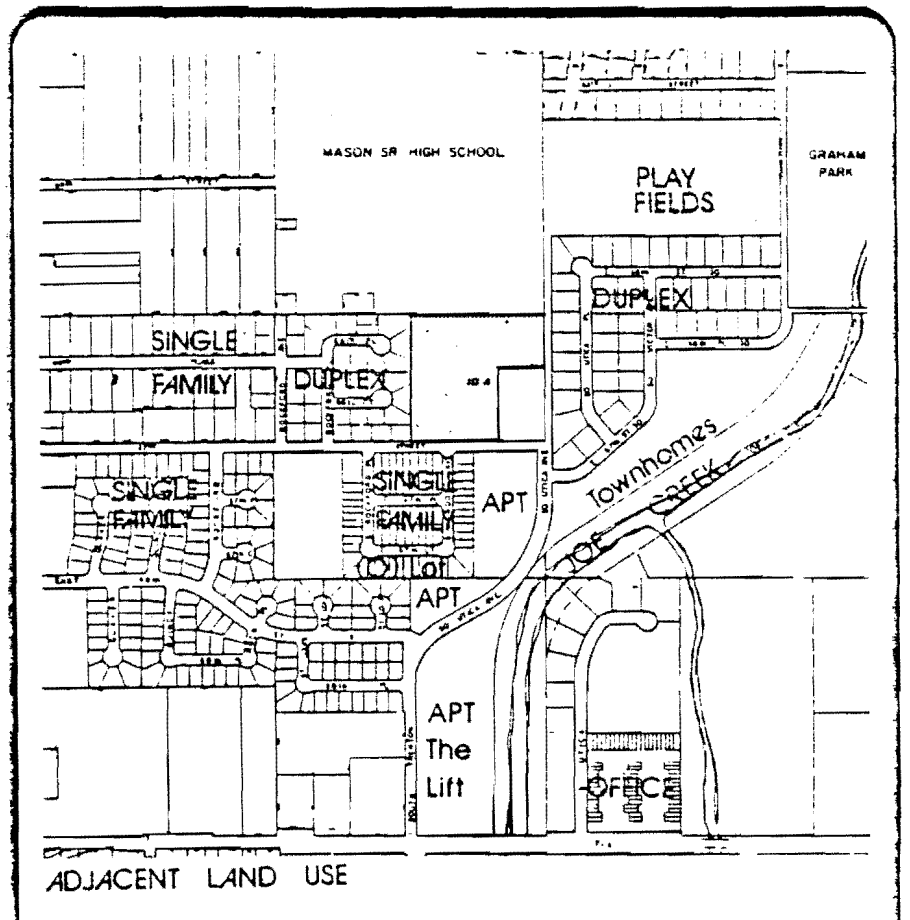
TULSA, OKLAHCMA



17

DEVELOPER	D. Wayne Hood, President of Hood Properties, acted as the builder and developer of the Affordable Housing Demonstration site called "Innovare Park" (Innovare is the French word for innovation). Hood has been constructing quality homes in the Tulsa area for over 30 years.
LOCAL GOVERNMENT	<p>The city of Tula (population 361,500 in 1980) has a Mayor-Council form of government. Mayor James Inhofe appointed Ron Mize, Manager of the Development Planning Division, to oversee the demonstration.</p> <p>The Indian Nations Council of Governments (INCOG) is a voluntary association of northeast Oklahoma governments in and around Tulsa, Creek and Osage Counties and reviews the zoning and planning documents.</p> <p>Both the city of Tulsa and INCOG welcomed the flexibility of the Planned Unit Development (PUD) which was used on this project.</p>
PROJECT DESCRIPTION	<ul style="list-style-type: none">- 7.98 acre site- 86 units- All units are fee simple
UNIT DESCRIPTION	All the units are single-family detached and vary from 900 to 1,150 square feet. The development is a mixture of one, two and three bedroom homes. Some of the units are expandable. Prices are expected to range from \$40,000 to \$50,000.
HIGHLIGHTS: Planning	The Builders Association of Metro Tulsa established two Technical Advisory Committees to provide input to Hood and his design team. There was a Land Development Committee and a Housing Design and Construction Committee. The input of these committees was helpful in decreasing setbacks and roadway widths.
STATUS	There was a formal <u>ground breaking</u> on November 18, 1982. Construction is expected to be completed in April or May 1983 depending on the weather. Twenty of the 86 units are under construction.

TULSA,
OKLAHOMA
(Continued)



SITE PLAN



BLAIR & TURNER & ASSOCIATES, INC.
ARCHITECTS AND PLANNERS

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DEMONSTRATION
UPDATE

VALDOSTA, GEORGIA



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DEVELOPER	Mr. Gary Minchew of Minchew Homes Corporation is the builder and primary contact for the Affordable Housing Demonstration program in Valdosta. Mr. Minchew is regarded as one of the most innovative builders in the country. His firm won an award in HUD's Building Value Into Housing program in 1980.
LOCAL GOVERNMENT	Valdosta Mayor, Ernest Nijem, and Building Inspector, Chuck Northcutt, have expressed their personal support for the Affordable Housing Demonstration. Mr. Northcutt has had an opportunity in the past to work with Minchew Homes and has accepted their innovation in building design and construction.
STATUS	Site planning and house design have just begun. Plans are to construct the homes in a portion of the "Forest Wood II" subdivision in Valdosta. About 40 units are planned which will be placed on lots averaging 40x120 feet. The homes will likely range between 800 and 1,200 square feet of living space.

AFFORDABLE
HOUSING
DEMONSTRATION
UPDATE

WICHITA, KANSAS



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DEVELOPER

Landmark Communities, Inc., was selected in January 1982 as the developer of the Wichita Affordable Housing Demonstration site. President Bob Fox appointed Vice President of Administration, Carolyn Owen, as the primary contact on the project. She kept a daily diary of events and dates. Elton Parsons, Vice President of Field Operations (a former city manager in Iowa and a former economic development director in Wichita) has been extremely helpful in communicating with the city staff because of his working knowledge of the approval process and its intricacies.

Bob Fox is aiming for the first time buyers in the \$18,000 - \$24,000 income bracket.

LOCAL
GOVERNMENT

Wichita, Kansas (population 279,835 1980 Census) operates under a city manager and a 5 member Board of Commissioners. The mayor is elected from the Board of Commissioners and serves a one-year term.

Robert Lakin, Director of Planning, was appointed by City Manager, Gene Denton, to serve as the Task Force Chairman of the Affordable Housing Demonstration. Lakin views the Demonstration as a one-time experiment, allowing Landmark Communities some flexibility he wouldn't grant to just any developer. He knows their reputation and is sure home owners will get a quality project.

Lakin personally selected the other Task Force members to ensure a successful project. Quoting from a memo: "You (Task Force members) have been picked principally because you have shown a willingness to participate in change in previous projects, and I would anticipate, as a city team, that we will be able to effectively assist in the completion of this project."

PROJECT
DESCRIPTION

- Name: Comotara
- 51 units
- Minimum lot size 4200 sq. ft.
- 6.8 acres
- All units will be fee-simple, single-family detached
- Four possible house plans
- Three of the four units are expandable
- Proposed under a Community Unit Plan (CUP)
- Density: 7.5 DU/AC

THE HOUSES

- 638 sq. ft. - 1,187 sq. ft.
- Proposed price range \$35,000 to \$50,000
- Each home has an attached garage
- Homes will be built with crawl spaces - instead of the more normal full basements

HIGHLIGHTS:
Planning

A full year of careful planning and design has gone into this project to identify all potential cost saving items. The flexibility of the CUP allowed cluster housing, reduced set-backs and a change in the configuration of the houses allowed smaller lots and greater density than normal.

Development

Reduction of the public utility easement, reducing street widths (one-way 16' and two-way 24') and common trenching electric, cable and telephone will account for major cost savings. Eliminating "loops" in the subdivision and using one-way streets and cul-de-sacs instead will help control fast traffic and add a "neighborhood" appeal.

STATUS

The Comotara project at this writing is still in the planning stages. However, informal meetings and communications between the city and the developer are continuing. Ground breaking is scheduled for early 1983.

SITE
PLAN

