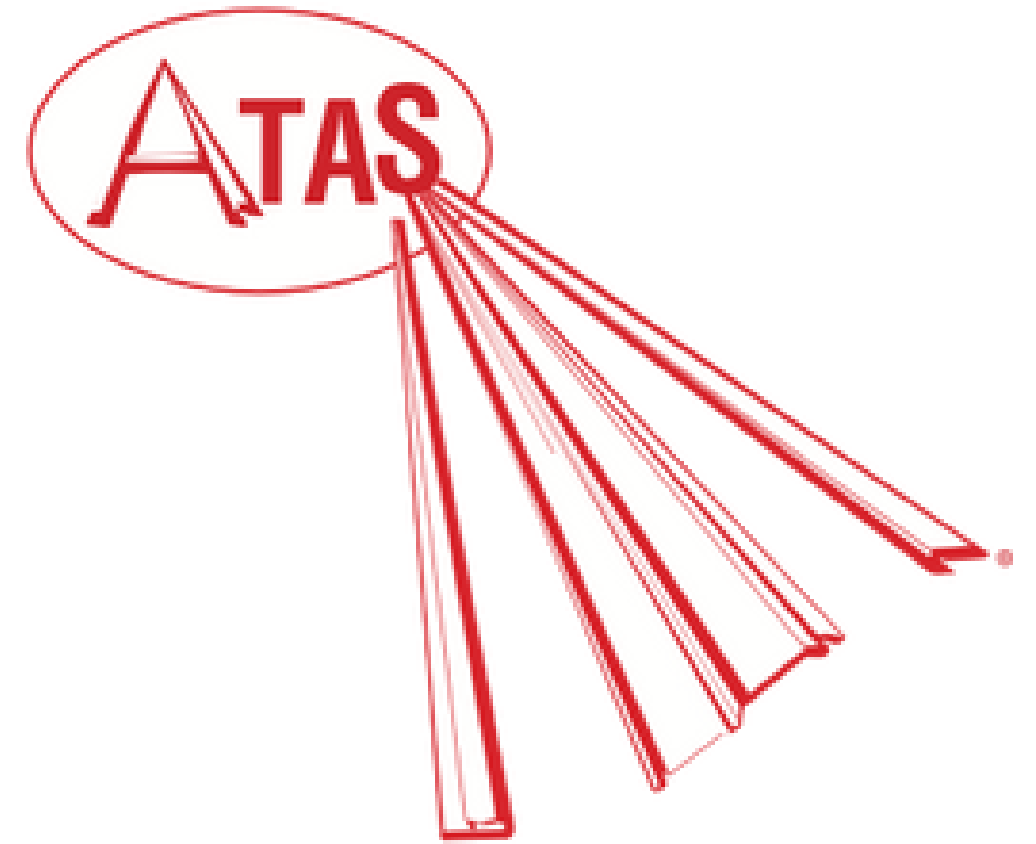


# Affordable Housing **for All.**



Thank you to  
our sponsors!



4/4  
ARCHITECTURE



Northampton  
Community College

# FAITH-BASED DEVELOPMENT CASE STUDIES

Churches & Affordable Housing Development

# Fairfax Presbyterian Church



- Fairfax, VA
  - < 15 miles from Arlington
- Partners
  - Habitat for Humanity of Northern Virginia
    - Building expertise
  - Homestretch
    - Property Management
  - HomeAid
    - Building materials and trades expertise at reduced prices
- Project
  - 10 x 3-bedroom townhomes
- Deal Structure
  - Renewable 75-year lease of a portion of the northeast corner of the church's property (parking lot) to provide affordable land for eight family-owned homes and two transitional homes.

# Glebe View @ Fairfax Presbyterian Church

- Project Highlights
  - Appropriate architectural infill
    - Jeffersonian (to match church)
  - 54% open space
    - Shared green area front yard with pergola, solar pathway lights, benches, and landscaping
  - A walking path around church's 8.25 acre property
  - Two new stormwater management facilities
  - Recreation facilities
  - Energy efficient construction & solar panels



**Site plan illustrating the locations of the new townhouses and church parking lot.**



# Arlington Presbyterian Church



- Arlington, VA
- Partners
  - Enterprise Community Partners
    - \$10,000 early pre-development grant
    - Technical assistance and training
  - Arlington Partnership for Affordable Housing (APAH)
- Project
  - 1.23 acres; 173 units (all accessible)
    - 15 Type-A accessible w/roll in showers
  - Studio, 1, 2, and 3 bedroom
    - All affordable; 40-60% AMI limit
  - Ground floor retail/commercial and civic space
- Deal Structure
  - Land sold to APAH
  - Existing church building torn down
  - APC now worships in ground floor community/civic space
- Funding
  - \$31 million federal Low Income Housing Tax Credit (LIHTC)

# Gilliam Place @ Arlington Presbyterian

- Project Highlights
  - 6,400 sqft terrace and interior courtyard
  - 8,500 sqft ground floor retail/civic space
    - La Cocina, a bilingual culinary training center and onsite café
  - Below grade parking
  - 6 floors
  - Earthcraft Green Building Certification
  - Rain Garden







### Gilliam Place Rental Rate Comparison Chart

Unit Size	No. of Units	Gilliam Place Rent	Maximum LIHTC Rent	Market Rent
Studio	22	\$825-\$1,003	\$850 - \$1,062	\$2,145
1 BR	83	\$825-\$1053	\$910 -\$1,365	\$2,546
2 BR	49	\$949 - \$1,516	\$1,092 - \$1,707	\$3,283
3 BR	19	\$949 - \$1,105	\$1,262	\$4,350
	173			



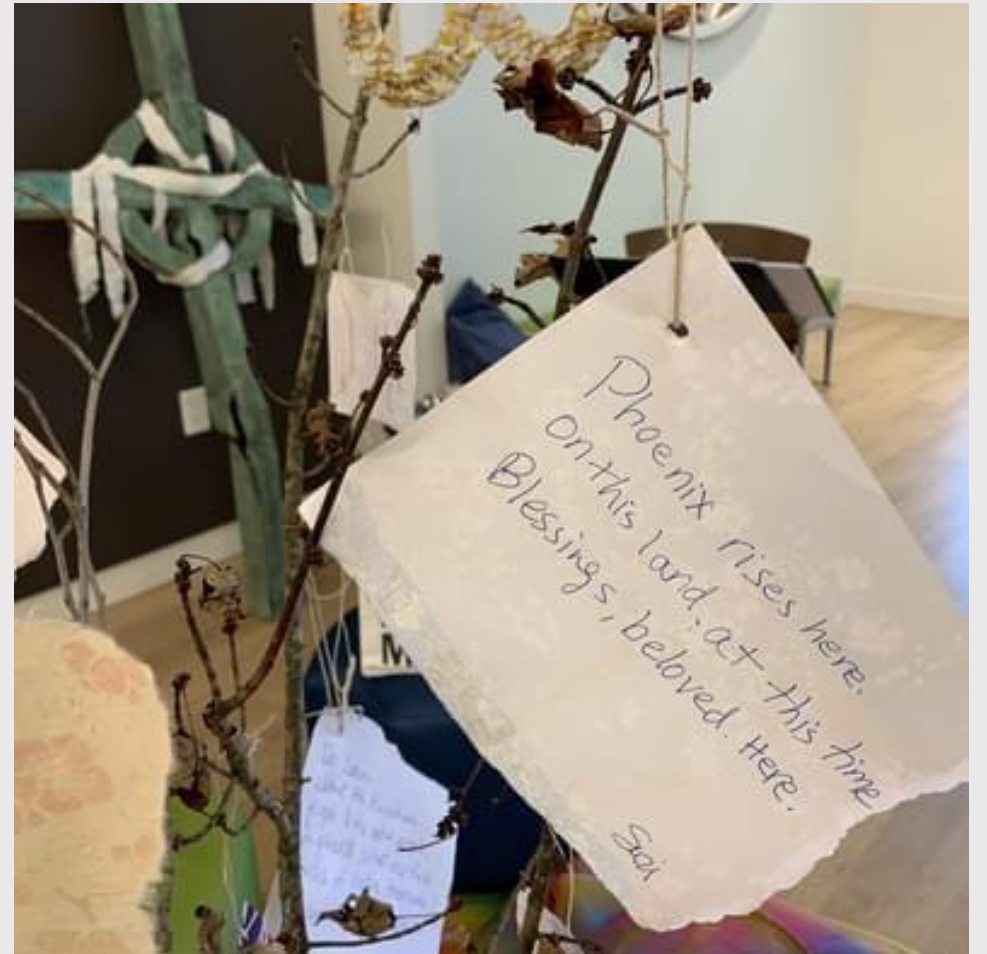
### Gilliam Place Waitlist

Unit Size	Applications	Available Units
Studio	230	22
1 BR	617	83
2 BR	710	49
3BR	391	19
<b>TOTAL</b>	<b>1,948</b>	<b>173</b>



# Impact on Arlington Presbyterian Church

- Clarity of mission/purpose
- Renewed vitality
- Growth (spiritual and numeric)



# Shiloh Commons @ Greater Shiloh Church

- Easton, PA
- Partners
  - City of Easton (\$500k)
  - Northampton County (\$200K)
  - PIHRL; Conifer
- Project
  - 2 acres
  - 60 affordable units (30% AMI)
    - 12 x 1 bedroom
    - 32 x 2 bedroom
    - 16 x 3 bedroom
  - Construction slated Q3 2023



- Deal Structure
  - Joint Venture Partnership w/Developer
  - Greater Community Development Corporation: 25% ownership
    - Church-Controlled Nonreligious Nonprofit

# Shiloh Commons @ Greater Shiloh Church



- Project Highlights

- Community Room
- Off-street parking
- Fitness Room
- Service Coordination

# Legacy of Community Development @ Greater Shiloh Church

- **Shiloh Manor (1993)**
  - Low-income senior housing (58 units)
- **Shiloh Estates (1995)**
  - Neighborhood of single family homes for first-time homebuyers
- **Nehemiah House**
  - Transitional housing for recovering addicts
- **Shiloh Restoration Center (2023)**
  - Outpatient restoration long-term structured residence for inmates w/serious mental illness (8 beds)





**LARIMER / EAST LIBERTY CHOICE NEIGHBORHOOD**

# BUILDING ON THE PAST & PREPARING FOR THE FUTURE

► **1998**  
**THE LARIMER COMMUNITY PLAN**  
*Ms. Ora Lee Carroll and East Liberty Concerned Citizens*  
facilitated by Steven Hawking

► **2008**  
**UPDATED LARIMER COMMUNITY PLAN**  
*East Liberty Concerned Citizens and the Kingsley Association*  
funded by the URA  
facilitated by Jackson/Clark Partners

► **2010**  
**LARIMER VISION PLAN**  
*Larimer Consensus Group*  
funded by the URA & CDCP  
facilitated by STRADA

► **2012**  
**LARIMER VISION TO ACTION PLAN**  
includes Choice Neighborhoods Planning funded by the HACP

► **2013 and beyond**  
**IMPLEMENTATION**

**Taking a stand**

**Getting organized for action**

**Setting a shared vision**

**Defining what we want & finding the resources we need**

**Making it happen**







**PHASE 1**  
Understanding  
the issues



**PHASE 2**  
Testing  
some ideas



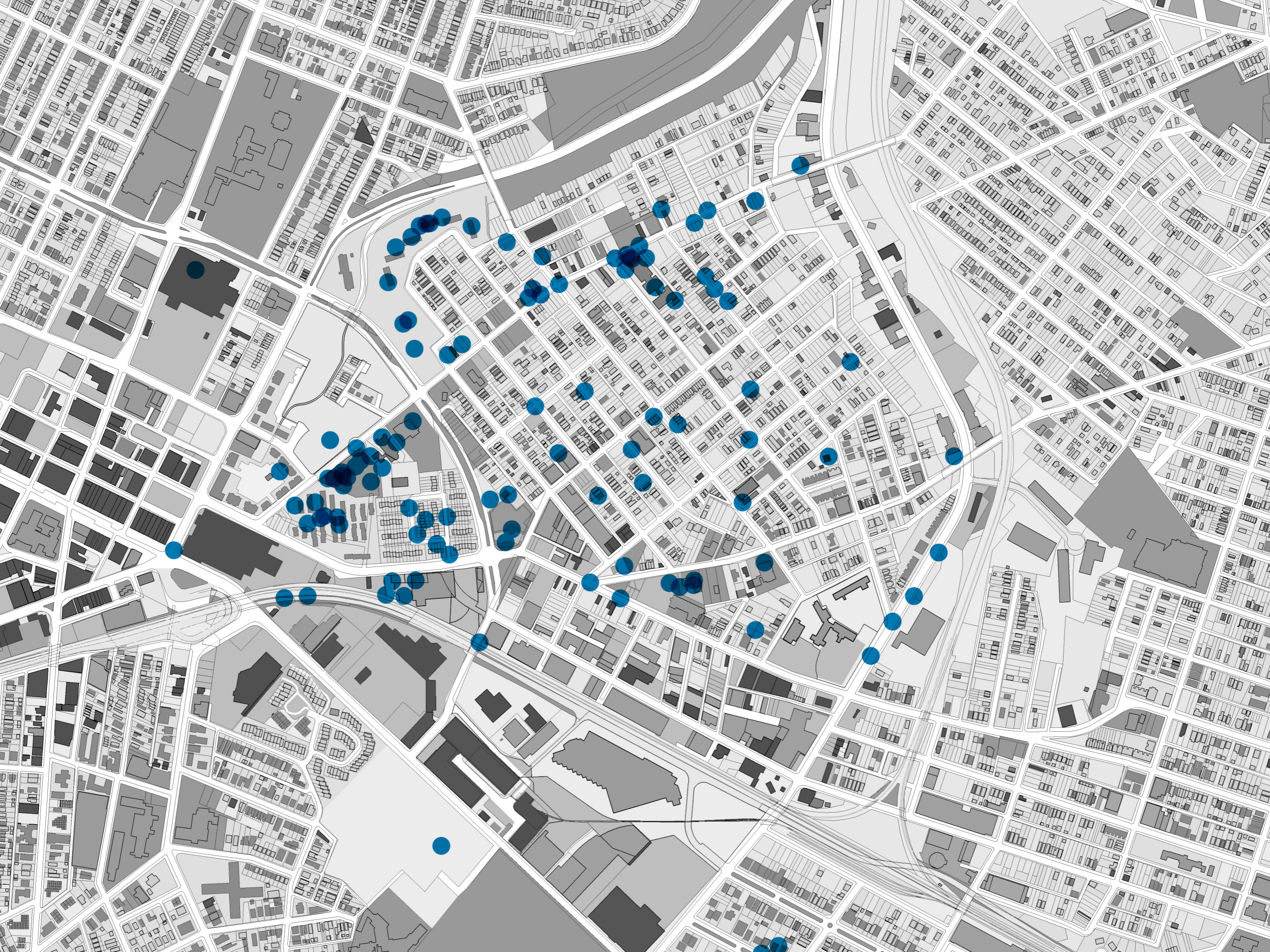
**PHASE 3**  
Deciding on  
a forward path













**New Mixed-  
Income Housing**









Lenora Street

Snattland Street

Winslow Street

Noye Street

Meadow Street

Carver Street

Ashley Street

Paulson Avenue

Lincoln Avenue

Frankstown Avenue

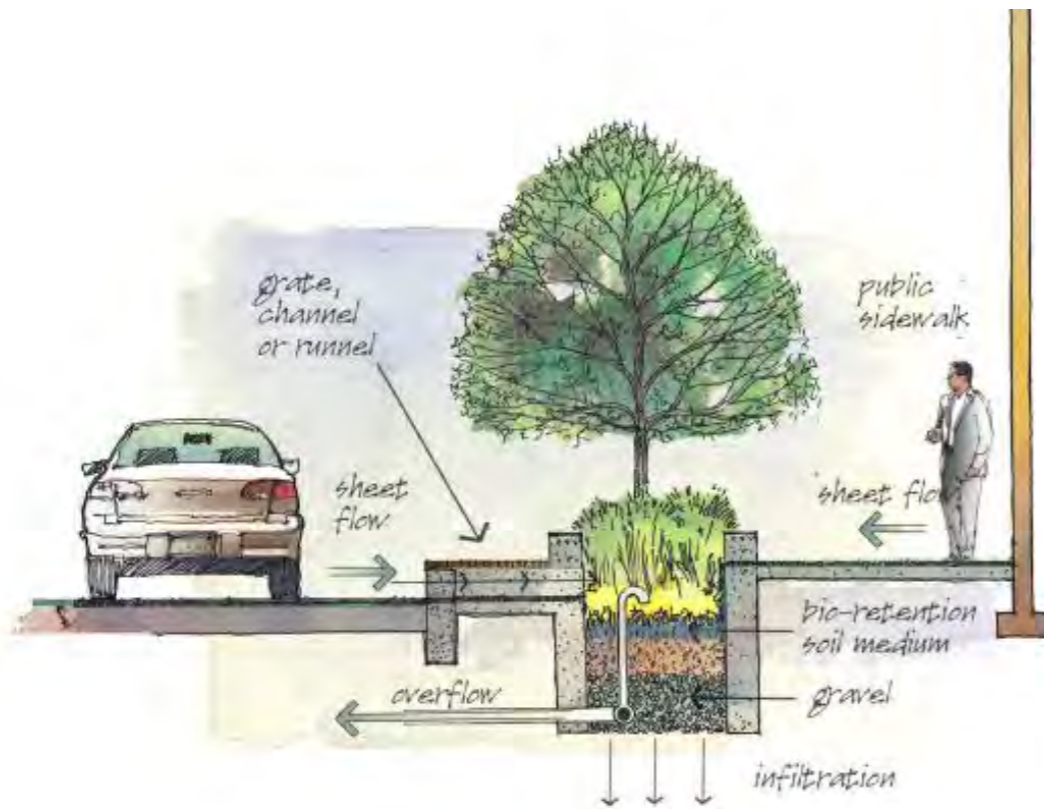
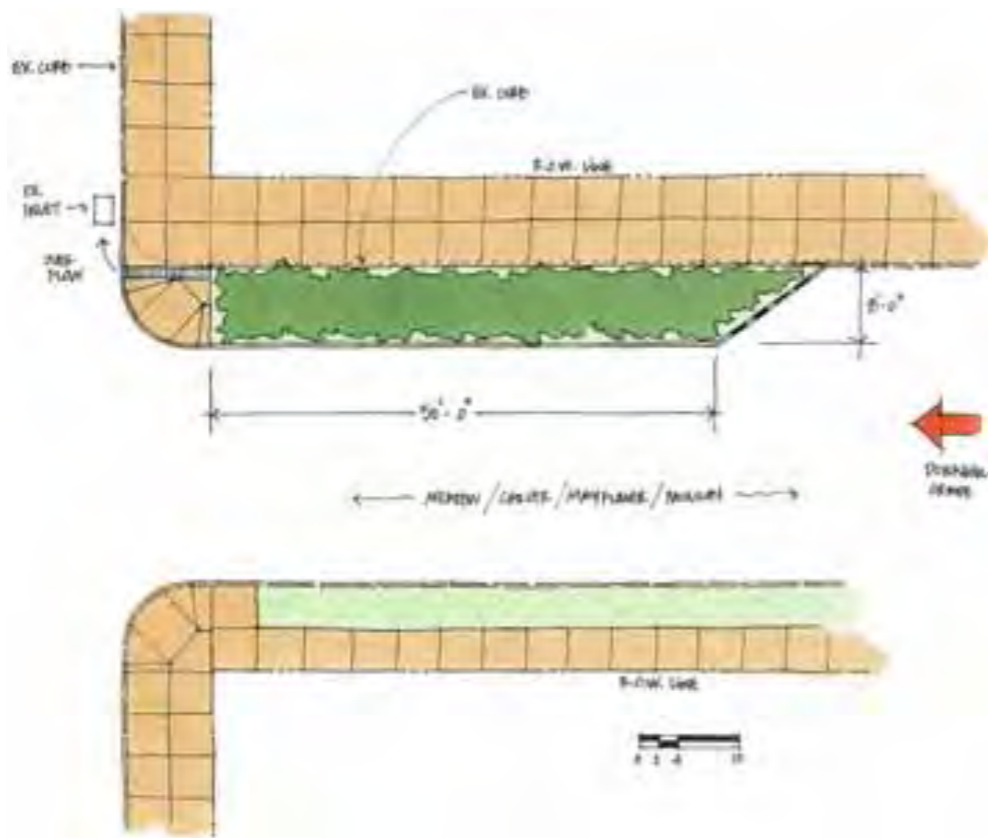
Broad Street

E Liberty Blvd

Auburn Street

Mayflower Street

Larimer Avenue



# Stormwater Management – Green Infrastructure

# What we heard at the Jan. 9th meeting...



## WHAT PEOPLE LIKED

Keeping the ballfields

New park edge along  
Negley Run with housing  
facing it

Proposed urban farm with  
housing facing it

## WHAT PEOPLE DIDN'T LIKE

Need improvements to East  
Liberty Boulevard  
underpass

Target houses that need to  
be demolished

Improve quality of housing  
built in the neighborhood

Proposed housing across  
from community garden

## AREAS TO FOCUS ON

Support existing  
homeowners

Mix of housing types and  
locations

More single-family and  
senior housing

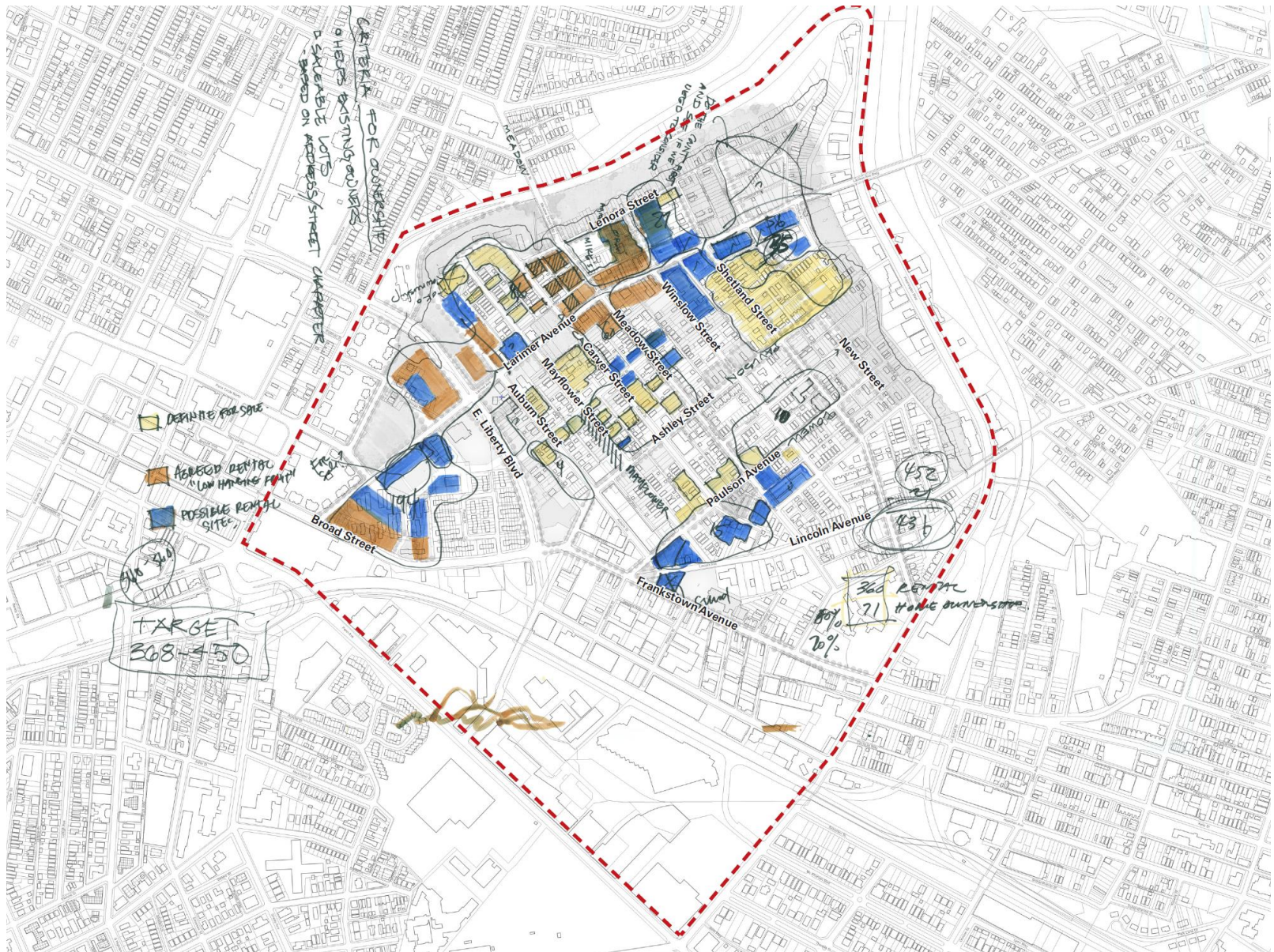
Improve intersection of  
Larimer Ave. and  
Meadow Street



**Plan Evolution: What is HOUSING and what is MIXED-USE?**



**Plan Evolution: Where is the PUBLICLY-OWNED land?**



## Plan Evolution: Where do rental and for-sale housing go?



# Plan Evolution: Framework for Mixed-Income Rental and For Sale

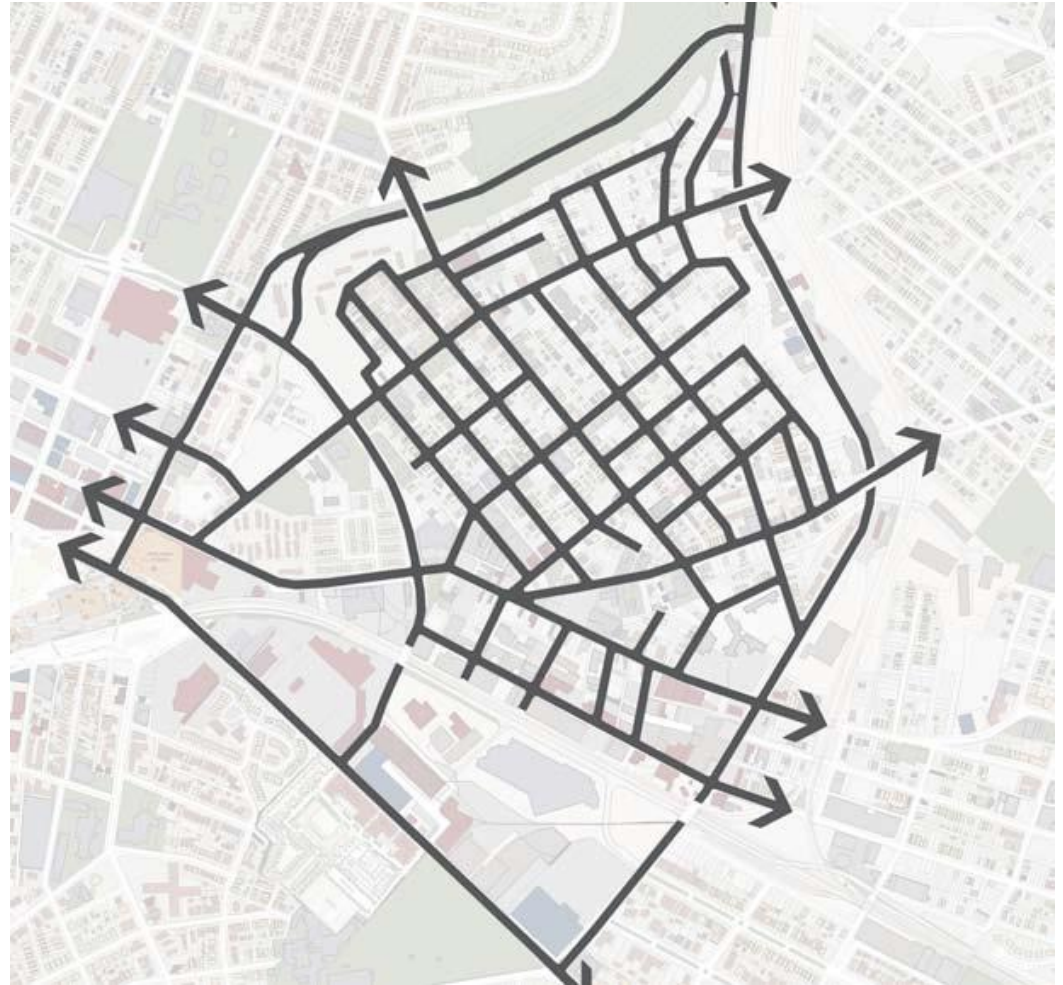




## Vision-to-Action: The Illustrative Master Plan

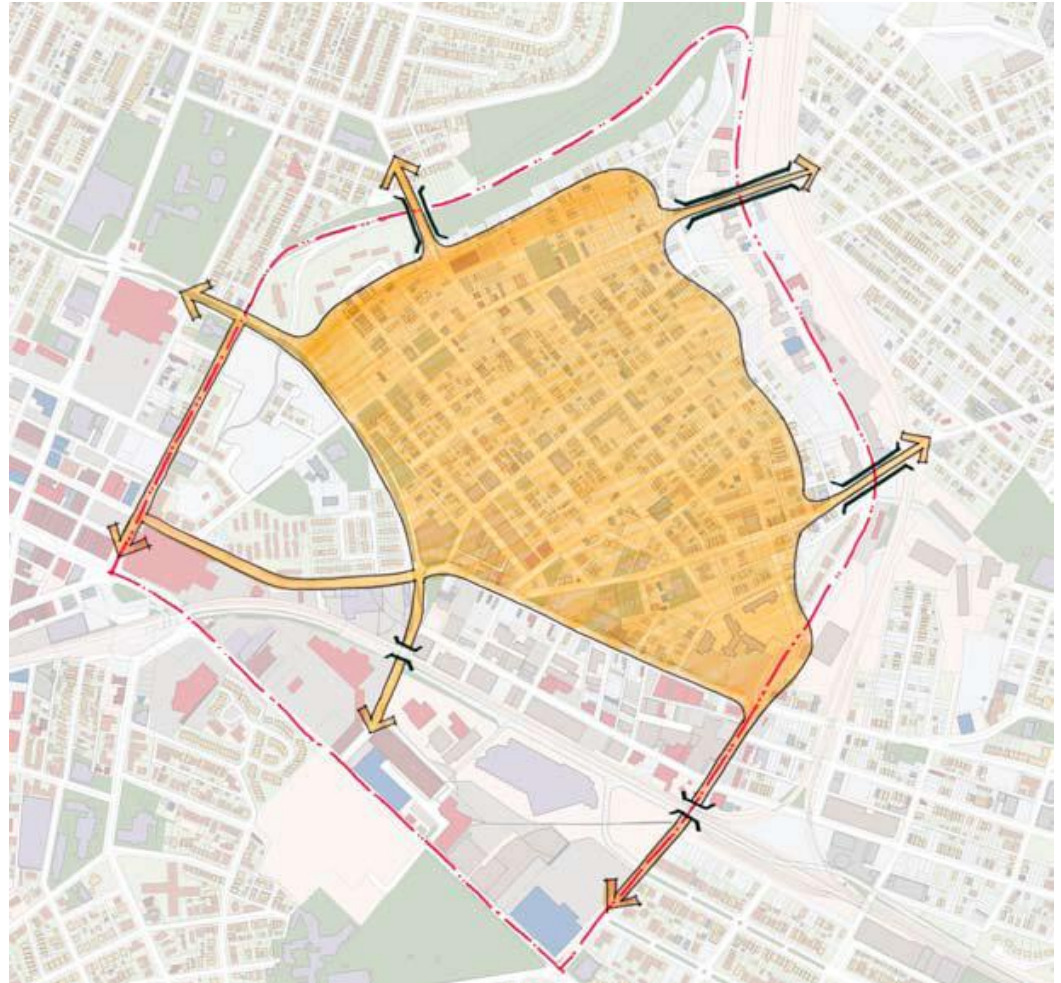
## Streets

- *Strong, intact street and block network in the center of the neighborhood*
- *Fragmented edges along the steep slopes*
- *Few connections to East Liberty and Penn Avenue*



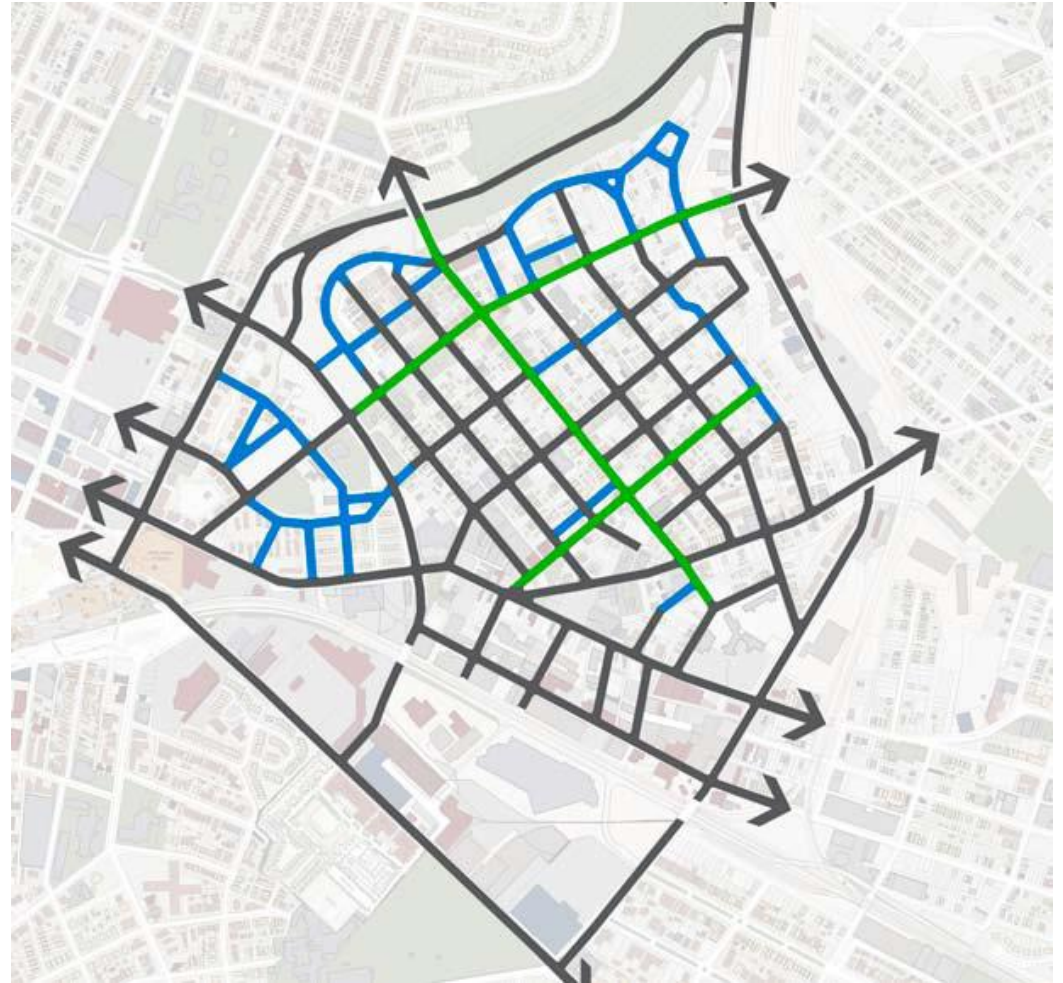
## Streets

- *Most entrances into the neighborhood are over bridges or under under-passes*



## Streets

- *Identify key connectors to improve as 'Green Streets' in the neighborhood*
- *Break down mega-blocks with neighborhood scale streets that knit back into the existing pattern of streets*
- *Create a park edge street with development facing the green edge, similar to Stanton Avenue in Highland Park*



## Commercial Districts

- *Neighborhood Serving Retail and Services*

- *Economic Development Incubator spaces*

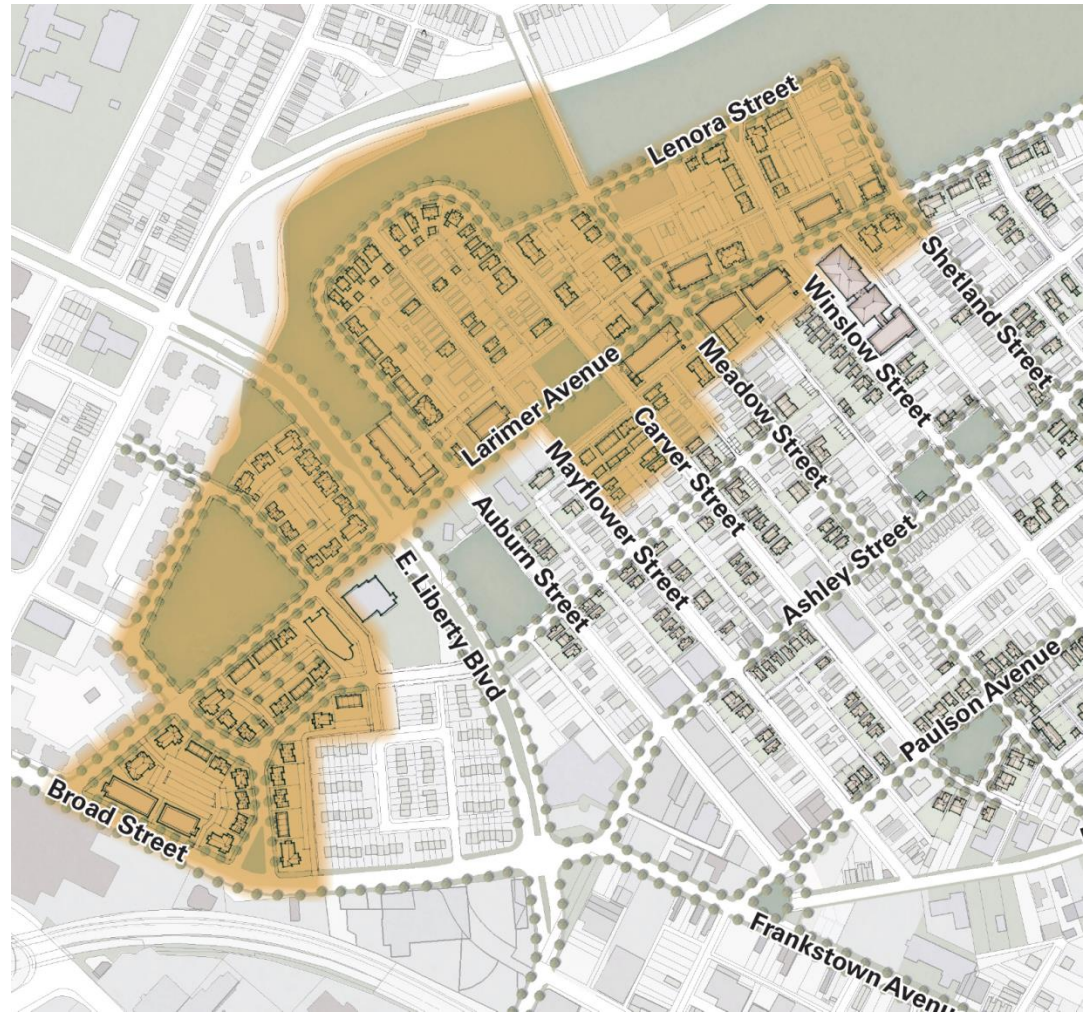
- *Job creation*

- *Building on the market*



## Critical Facts

- *Building new housing allows for amenities to be built (parks and streets)*
- *155 HUD-assisted apartments need to be replaced within a mix of incomes (HUD-assisted, workforce, and market rate).*
- *Financing requires contiguous sites and site-control*



# Mixed-Income Rental Strategy

---

155 units

Replacement of HUD-Assisted

~100 units

Tax Credit (60% AMI)

~105 units

Market Rate

---

360 mixed-income rental apartments



*Within the range of building types, a mix of Housing Authority units, affordable subsidized units, and market rate units*

## **Housing Strategy: Mixed-Income Redevelopment**

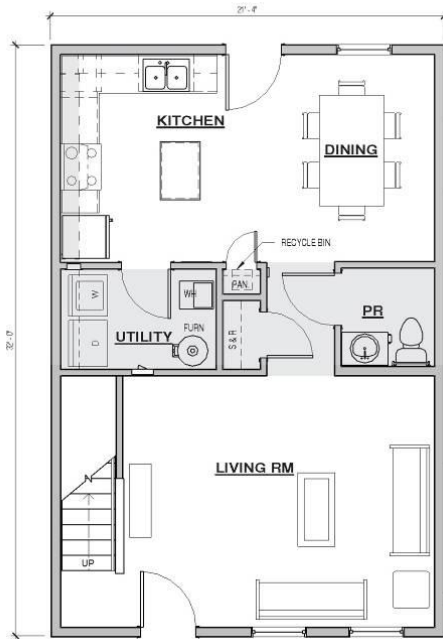




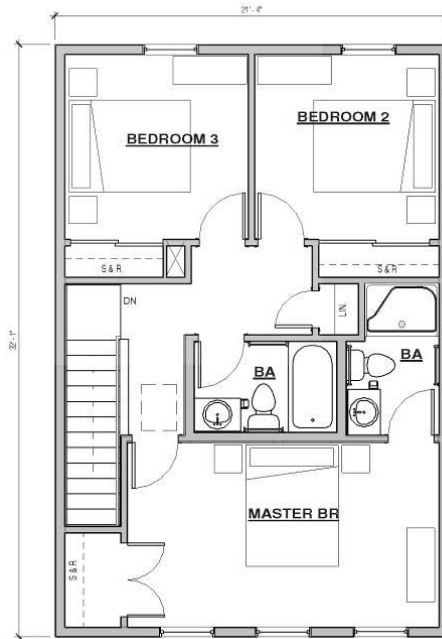
*A critical mass of new mixed-income development allows for amenities like new streets and parks to be built*

## **Housing Strategy: Mixed-Income Redevelopment**

# Housing Types: Townhouses



3br Townhouse - 1st FLOOR  
SCALE:1/8" = 1'-0"



3br Townhouse - 2nd FLOOR  
SCALE:1/8" = 1'-0"



# Housing Types: Garden Apartments

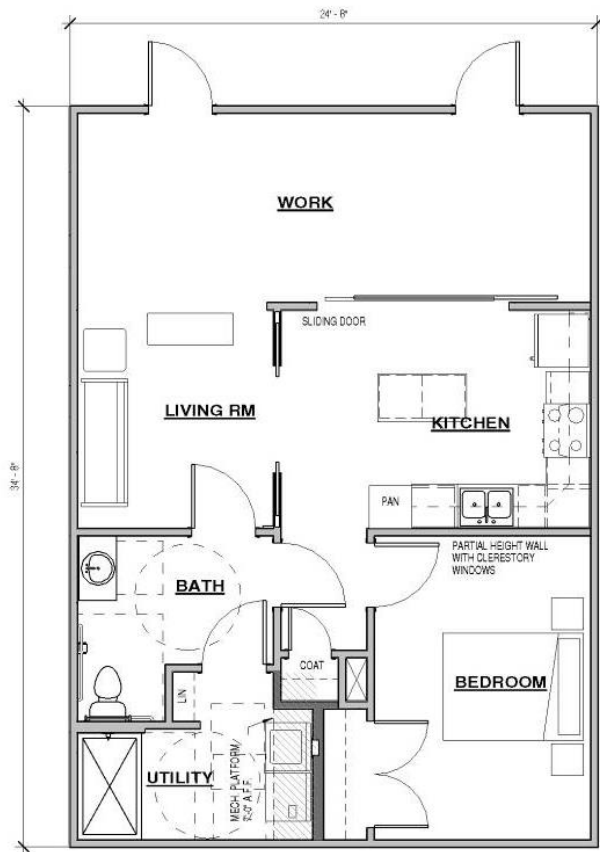


2br Garden  
SCALE: 1/8" = 1'-0"



Housing Strategy: Mixed-Income Redevelopment

# Housing Types: Corridor / Mixed-Use

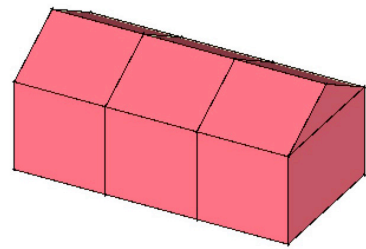


1br Live/Work (Accessible)  
SCALE: 1/8" = 1'-0"



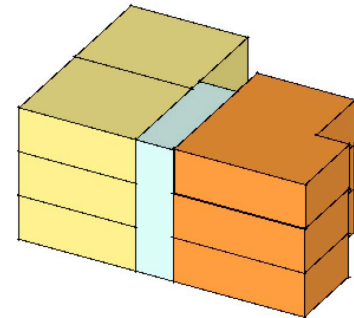
Housing Strategy: Mixed-Income Redevelopment

# BUILDING TYPES



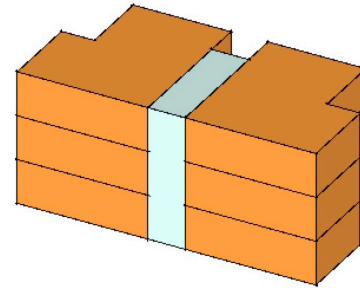
**TYPE TH-a**

Stories	Unit Types			# Units in Bldg
	1-Bdrm	2-Bdrm	3-Bdrm	
2	-	-	3	3



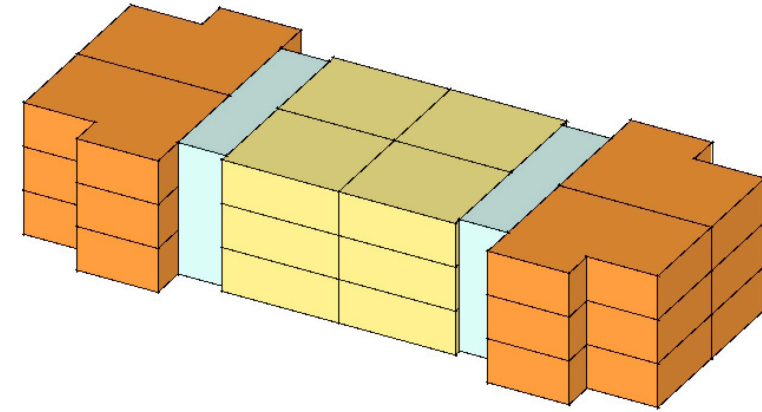
**TYPE G-a**

Stories	Unit Types			# Units in Bldg
	1-Bdrm	2-Bdrm	3-Bdrm	
3	6	3	-	9



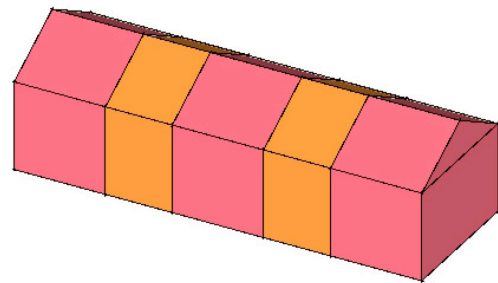
**TYPE G-c**

Stories	Unit Types			# Units in Bldg
	1-Bdrm	2-Bdrm	3-Bdrm	
3	-	6	-	6



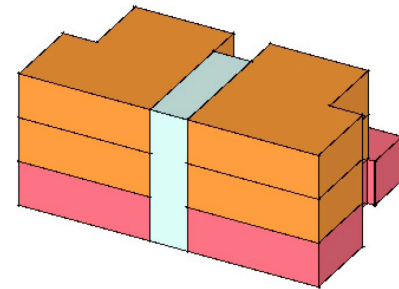
**TYPE WU-a**

Stories	Unit Types			# Units in Bldg
	1-Bdrm	2-Bdrm	3-Bdrm	
3	12	12	-	24



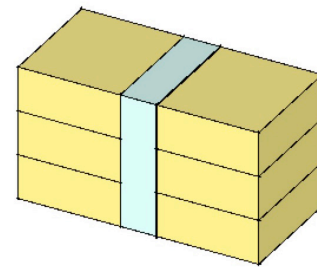
**TYPE TH-b**

Stories	Unit Types			# Units in Bldg
	1-Bdrm	2-Bdrm	3-Bdrm	
2	-	2	3	5



**TYPE G-b**

Stories	Unit Types			# Units in Bldg
	1-Bdrm	2-Bdrm	3-Bdrm	
3	-	4	2	6



**TYPE G-d**

Stories	Unit Types			# Units in Bldg
	1-Bdrm	2-Bdrm	3-Bdrm	
3	6	-	-	6

TABLE 1—BUILDING TYPES

Building	Stories	Unit Types			# of Units in Building
		1-Bdrm Unit	2-Bdrm Unit	3-Bdrm Unit	
Type TH-a	2	-	-	3	3
Type TH-b	2	-	2	3	5
Type G-a	3	6	3	-	9
Type G-b	3	-	4	2	6
Type G-c	3	-	6	-	6
Type G-d	3	6	-	-	6
Type WU-a	3	12	12	-	24
<b>Total</b>	-	-	-	-	-



# CNI Transformation Plan











Larimer/East Liberty Housing – Phase I



LARIMER / EAST LIBERTY

PHASE I



185

PHASE I



PHASE I







LARIMER / EAST LIBERTY

PHASE II



LARIMER / EAST LIBERTY

PHASE II





PHASE II



LARIMER / EAST LIBERTY

PHASE II



PHASE II



PHASE II



PHASE II



PHASE II



PHASE II



PHASE II





PHASE II



PHASE II



PHASE II



**CORNERSTONE VILLAGE PHASE 2**



**CORNERSTONE VILLAGE PHASE 2**



**CORNERSTONE VILLAGE PHASE 2**



**CORNERSTONE VILLAGE PHASE 2**



PHASE III & IV



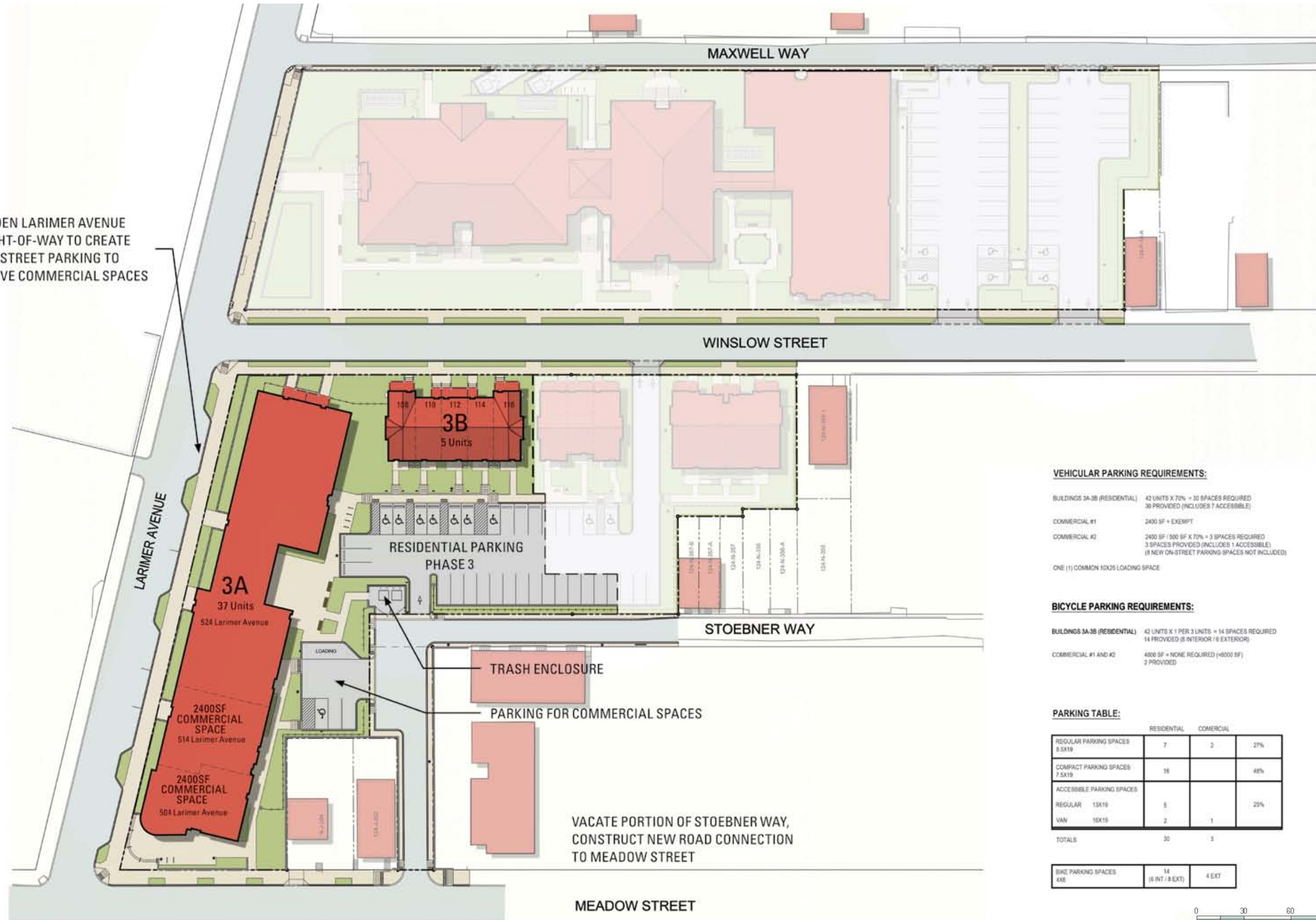


PHASE III & IV



PHASE III & IV

WIDEN LARIMER AVENUE  
RIGHT-OF-WAY TO CREATE  
ON-STREET PARKING TO  
SERVE COMMERCIAL SPACES



**VEHICULAR PARKING REQUIREMENTS:**

BUILDINGS 3A-3B (RESIDENTIAL) 42 UNITS X 70% = 30 SPACES REQUIRED  
30 PROVIDED (INCLUDES 7 ACCESSIBLE)

COMMERCIAL #1 2400 SF = EXEMPT

COMMERCIAL #2 2400 SF / 500 SF X 70% = 3 SPACES REQUIRED  
3 SPACES PROVIDED (INCLUDES 1 ACCESSIBLE)  
(8 NEW ON-STREET PARKING SPACES NOT INCLUDED)

ONE (1) COMMON 10X25 LOADING SPACE

**BICYCLE PARKING REQUIREMENTS:**

BUILDINGS 3A-3B (RESIDENTIAL) 42 UNITS X 1 PER 3 UNITS = 14 SPACES REQUIRED  
14 PROVIDED (8 INTERIOR / 6 EXTERIOR)

COMMERCIAL #1 AND #2 4800 SF = NONE REQUIRED (<4000 SF)  
2 PROVIDED

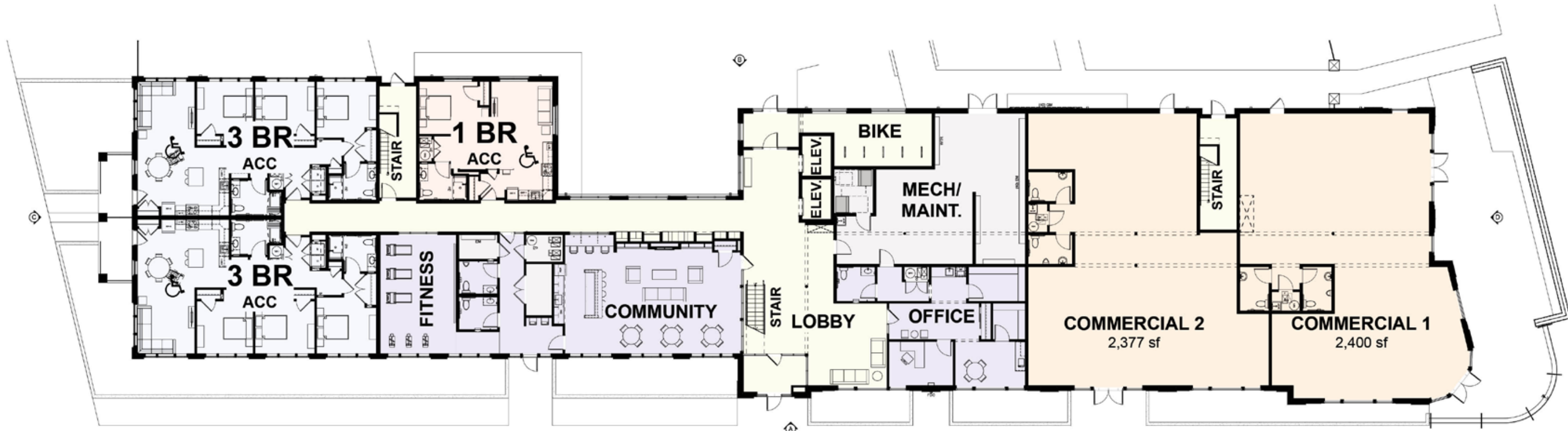
**PARKING TABLE:**

	RESIDENTIAL	COMMERCIAL	
REGULAR PARKING SPACES 8.5X19	7	2	27%
COMPACT PARKING SPACES 7.5X19	18		48%
ACCESSIBLE PARKING SPACES			
REGULAR 13X19	5		25%
VAN 16X19	2	1	
TOTALS	30	3	

BIKE PARKING SPACES 4X8	14 (8 INT / 6 EXT)	4 EXT
----------------------------	-----------------------	-------



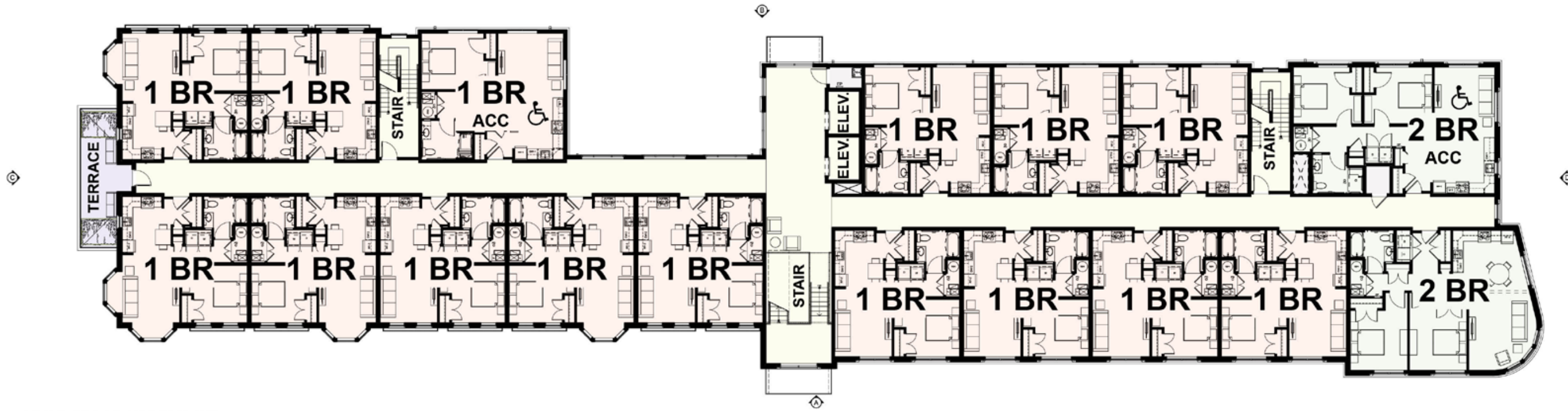
**PHASE III**



FIRST FLOOR PLAN



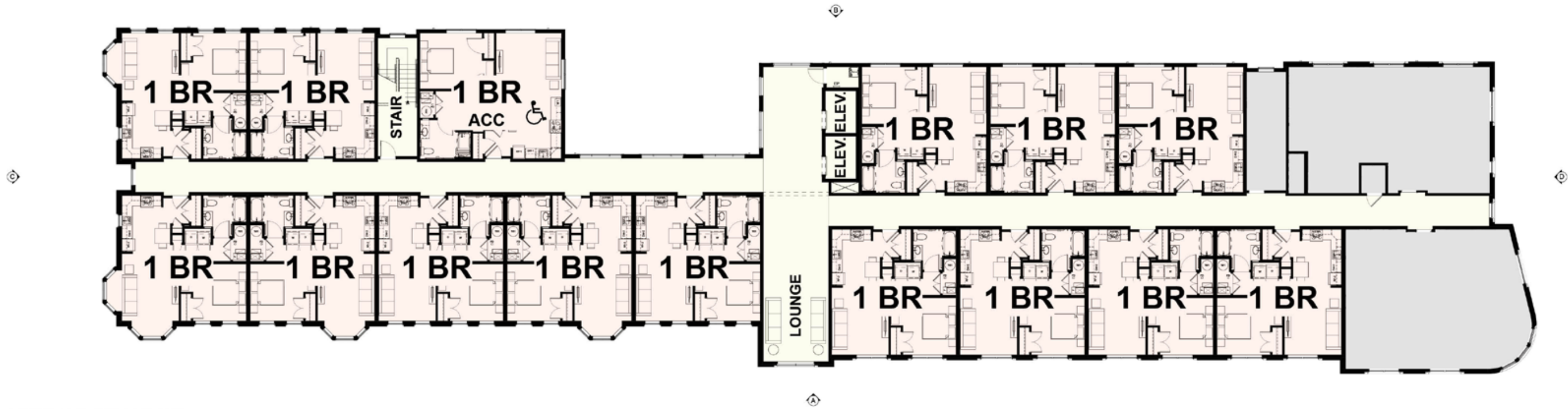
A. FRONT ELEVATION (LARIMER AVENUE)



SECOND FLOOR PLAN



B. REAR ELEVATION



THIRD FLOOR PLAN



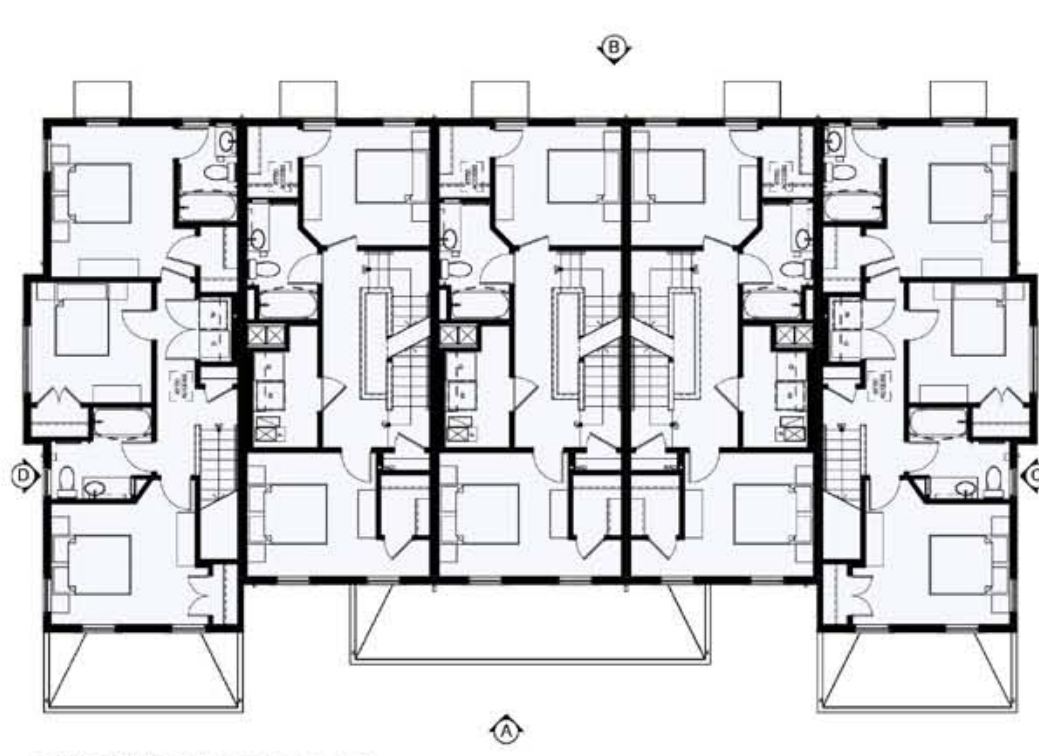
C. LEFT ELEVATION (WINSLOW STREET)



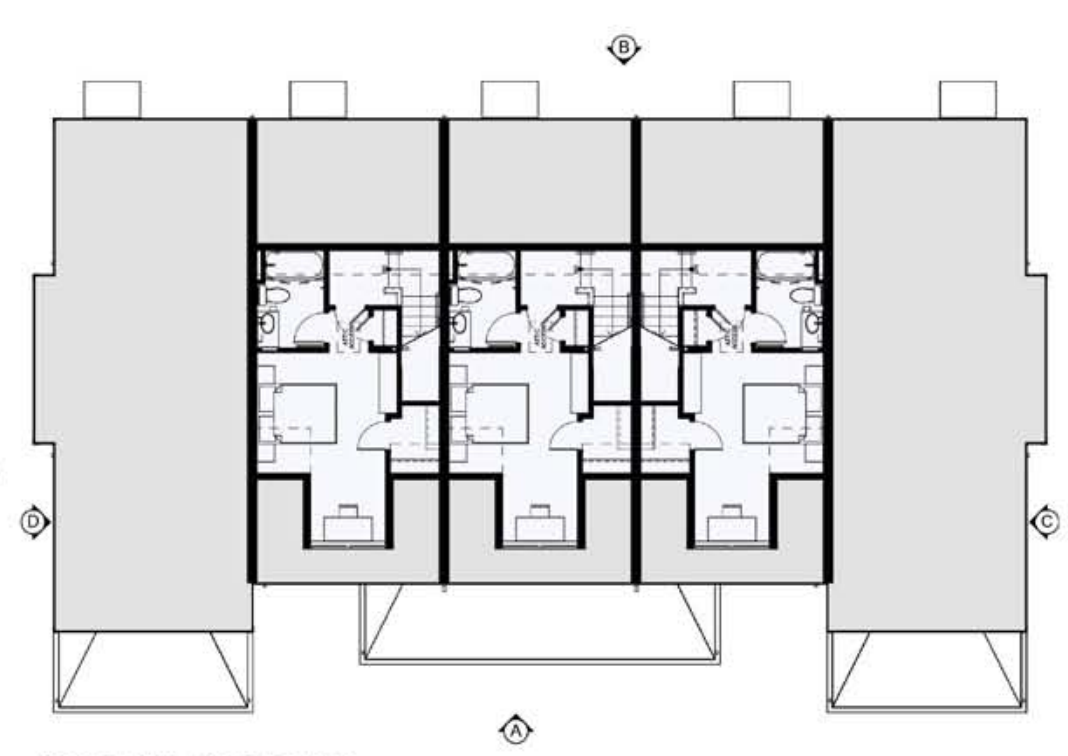
D. RIGHT ELEVATION (MEADOW STREET)



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



B. REAR ELEVATION



D. LEFT ELEVATION



A. FRONT ELEVATION



C. RIGHT ELEVATION



FRONT PERSPECTIVE





CORNERSTONE  
VILLAGE

SIGNPRO



**CORNERSTONE**  
VILLAGE

504

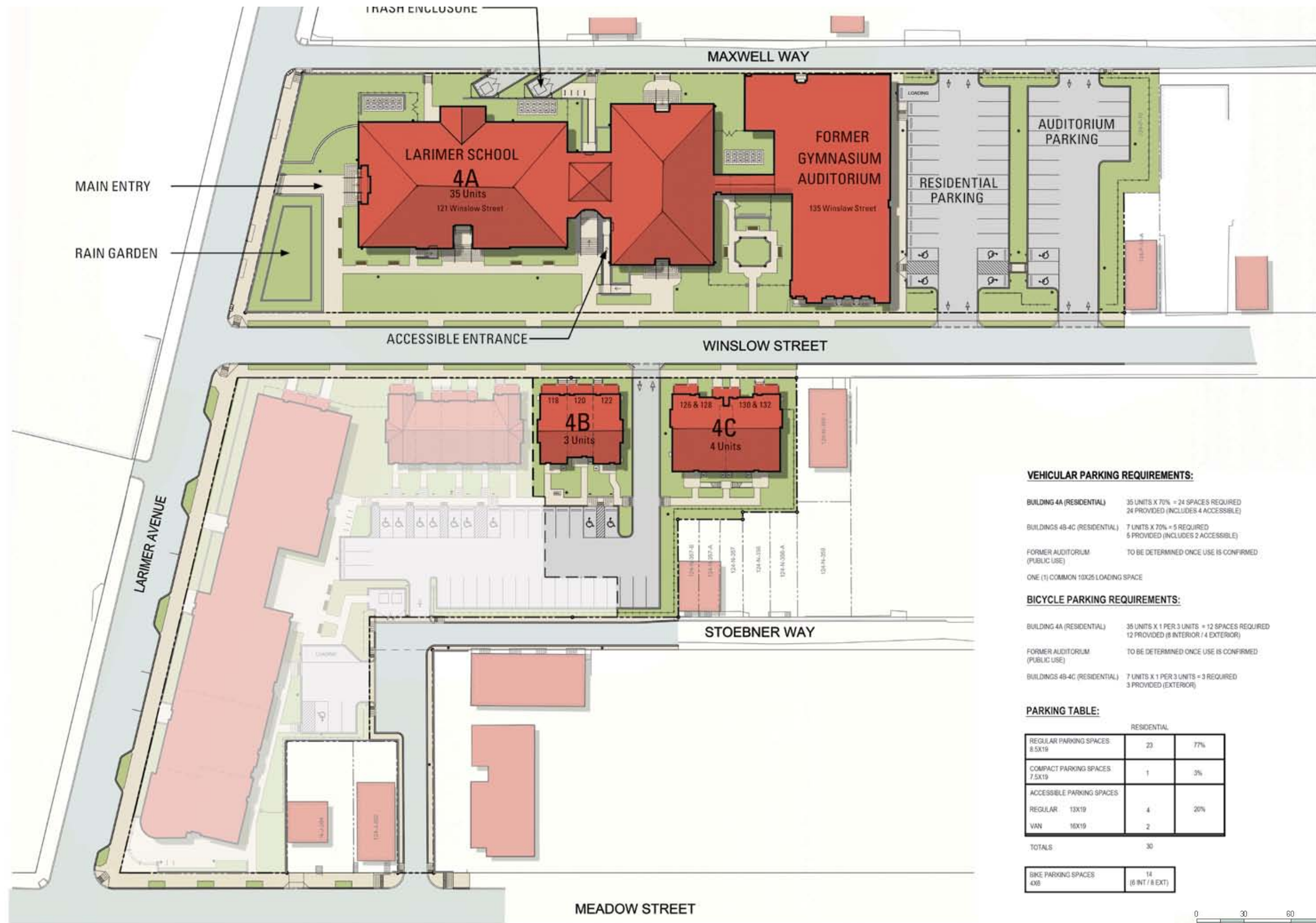












**VEHICULAR PARKING REQUIREMENTS:**

- BUILDING 4A (RESIDENTIAL) 35 UNITS X 70% = 24 SPACES REQUIRED  
24 PROVIDED (INCLUDES 4 ACCESSIBLE)
- BUILDINGS 4B-4C (RESIDENTIAL) 7 UNITS X 70% = 5 REQUIRED  
5 PROVIDED (INCLUDES 2 ACCESSIBLE)
- FORMER AUDITORIUM (PUBLIC USE) TO BE DETERMINED ONCE USE IS CONFIRMED
- ONE (1) COMMON 10X25 LOADING SPACE

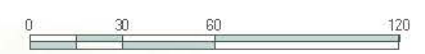
**BICYCLE PARKING REQUIREMENTS:**

- BUILDING 4A (RESIDENTIAL) 35 UNITS X 1 PER 3 UNITS = 12 SPACES REQUIRED  
12 PROVIDED (8 INTERIOR / 4 EXTERIOR)
- FORMER AUDITORIUM (PUBLIC USE) TO BE DETERMINED ONCE USE IS CONFIRMED
- BUILDINGS 4B-4C (RESIDENTIAL) 7 UNITS X 1 PER 3 UNITS = 3 REQUIRED  
3 PROVIDED (EXTERIOR)

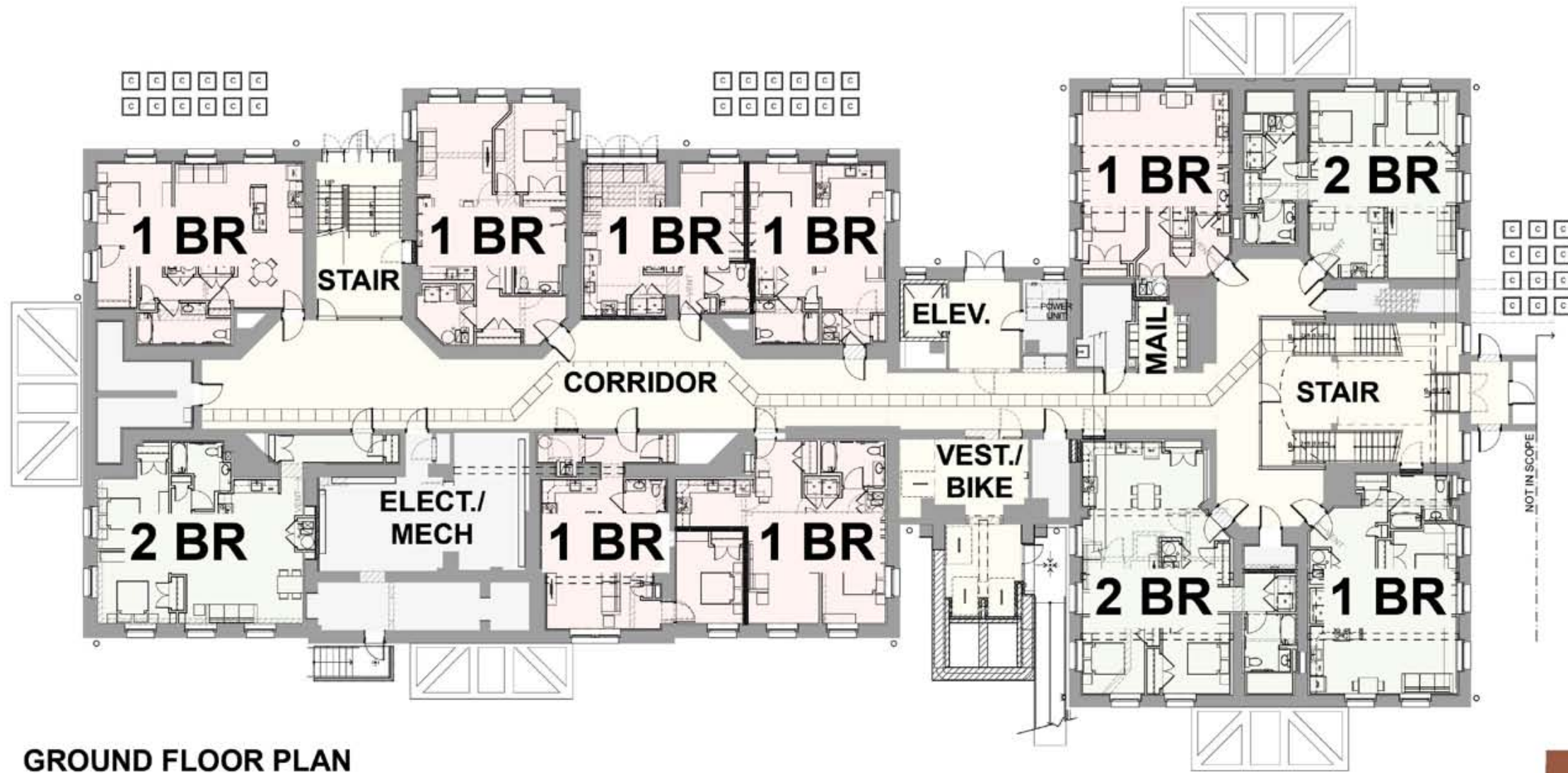
**PARKING TABLE:**

RESIDENTIAL		
REGULAR PARKING SPACES 8.5X19	23	77%
COMPACT PARKING SPACES 7.5X19	1	3%
ACCESSIBLE PARKING SPACES		
REGULAR 13X19	4	20%
VAN 16X19	2	
TOTALS	30	

BIKE PARKING SPACES 4XB	14 (6 INT / 8 EXT)
----------------------------	-----------------------



**PHASE IV**



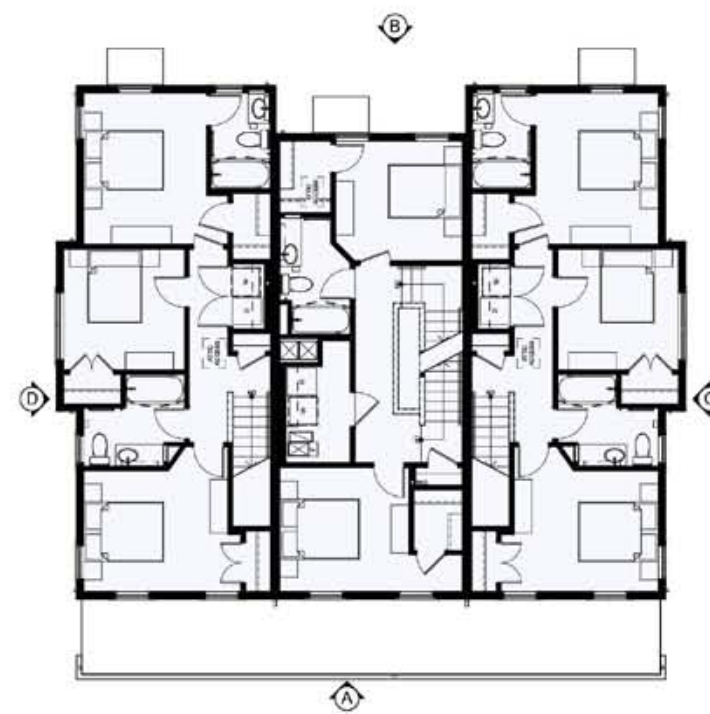
**GROUND FLOOR PLAN**



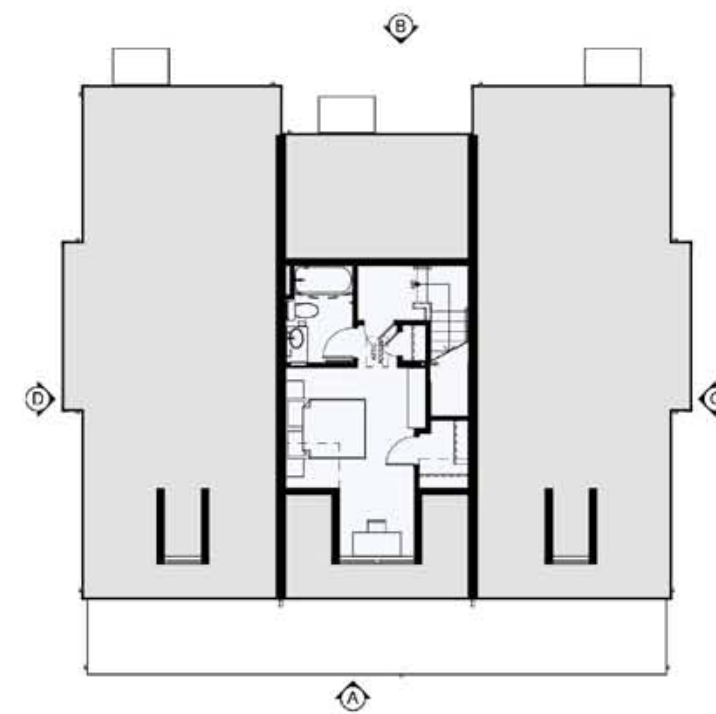
**WINSLOW STREET ELEVATION**



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



B. REAR ELEVATION



D. LEFT ELEVATION



A. FRONT ELEVATION



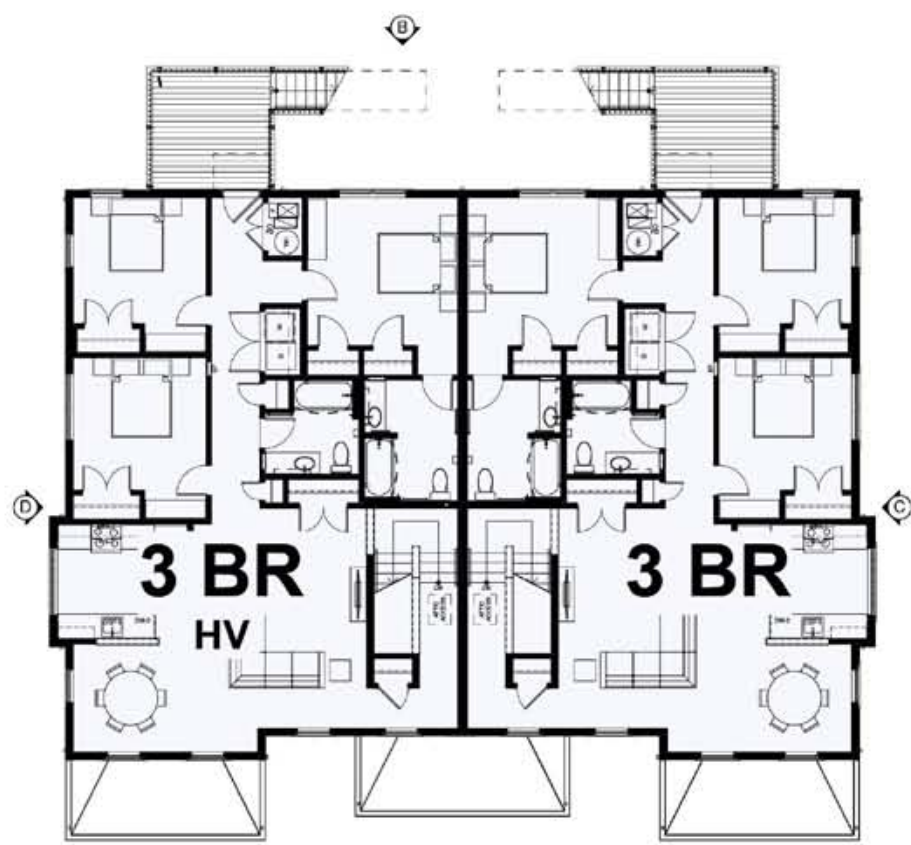
C. RIGHT ELEVATION



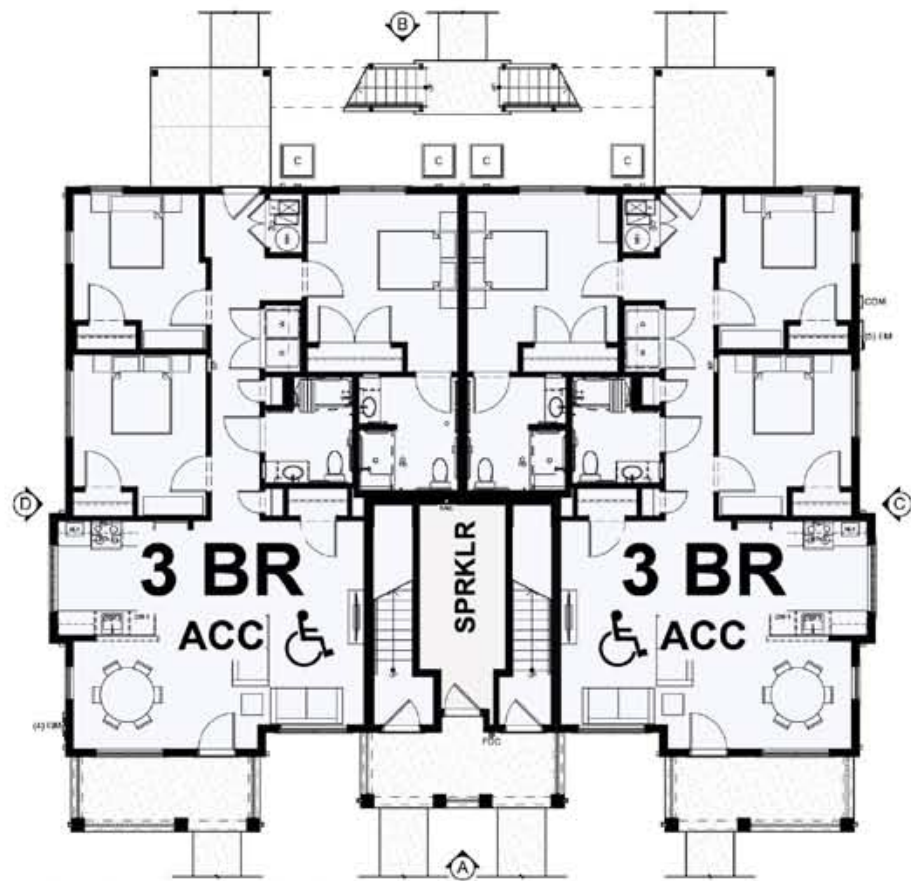
FRONT PERSPECTIVE







SECOND FLOOR PLAN



FIRST FLOOR PLAN



FRONT PERSPECTIVE



B. REAR ELEVATION



D. LEFT ELEVATION



A. FRONT ELEVATION



C. RIGHT ELEVATION





**LARIMER SCHOOL BEFORE**



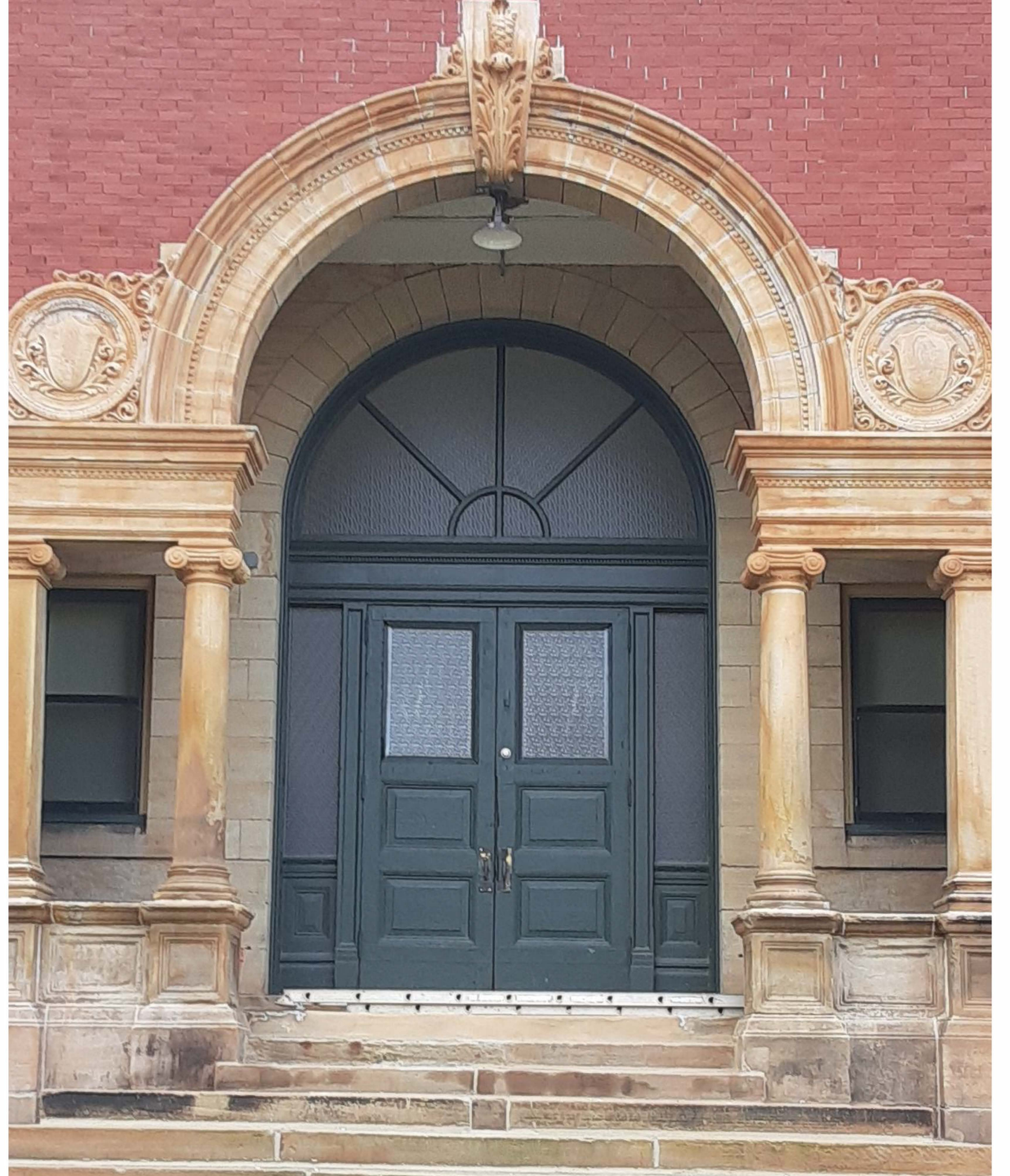
LARIMER SCHOOL BEFORE



LARIMER SCHOOL DURING

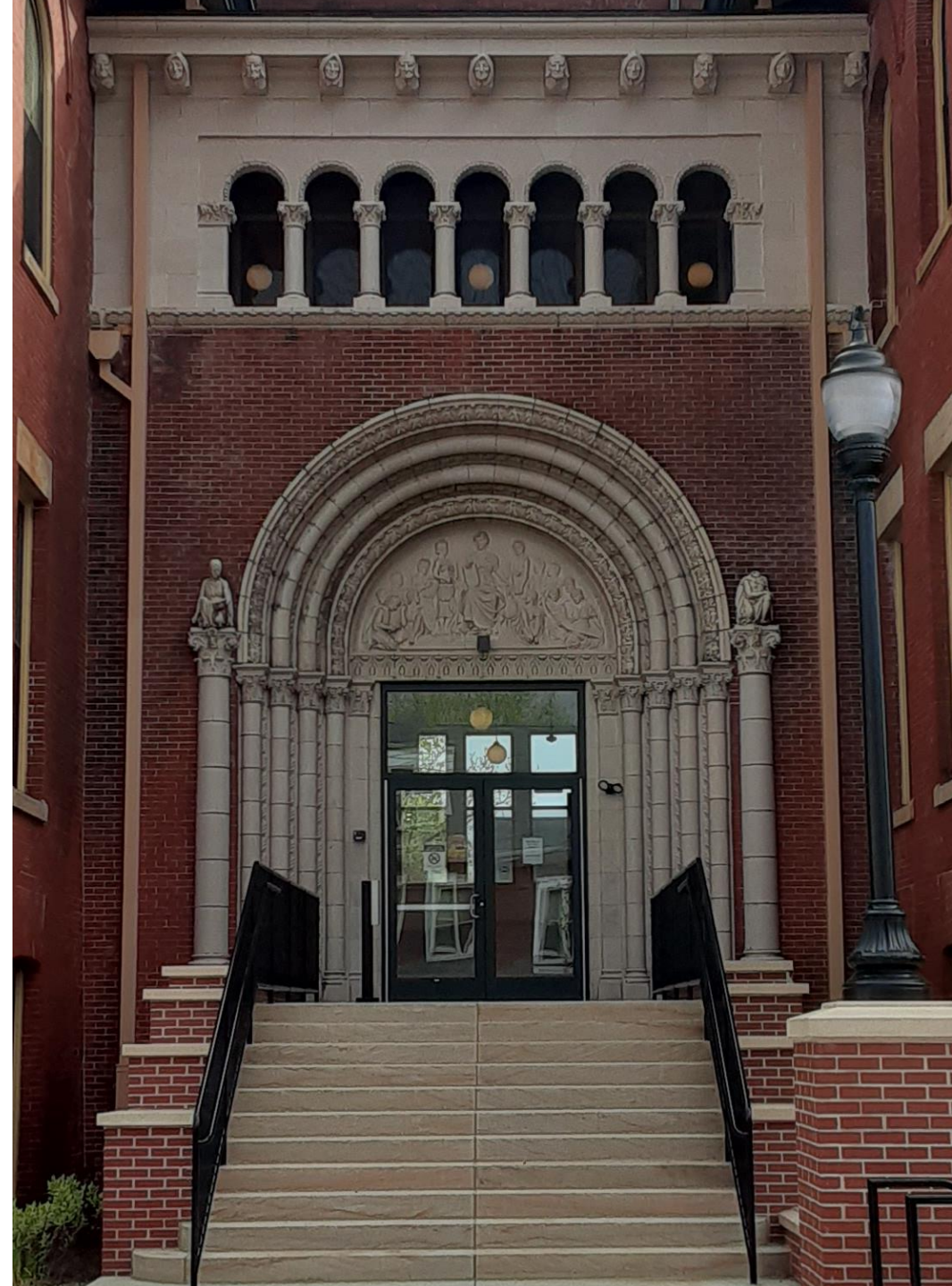
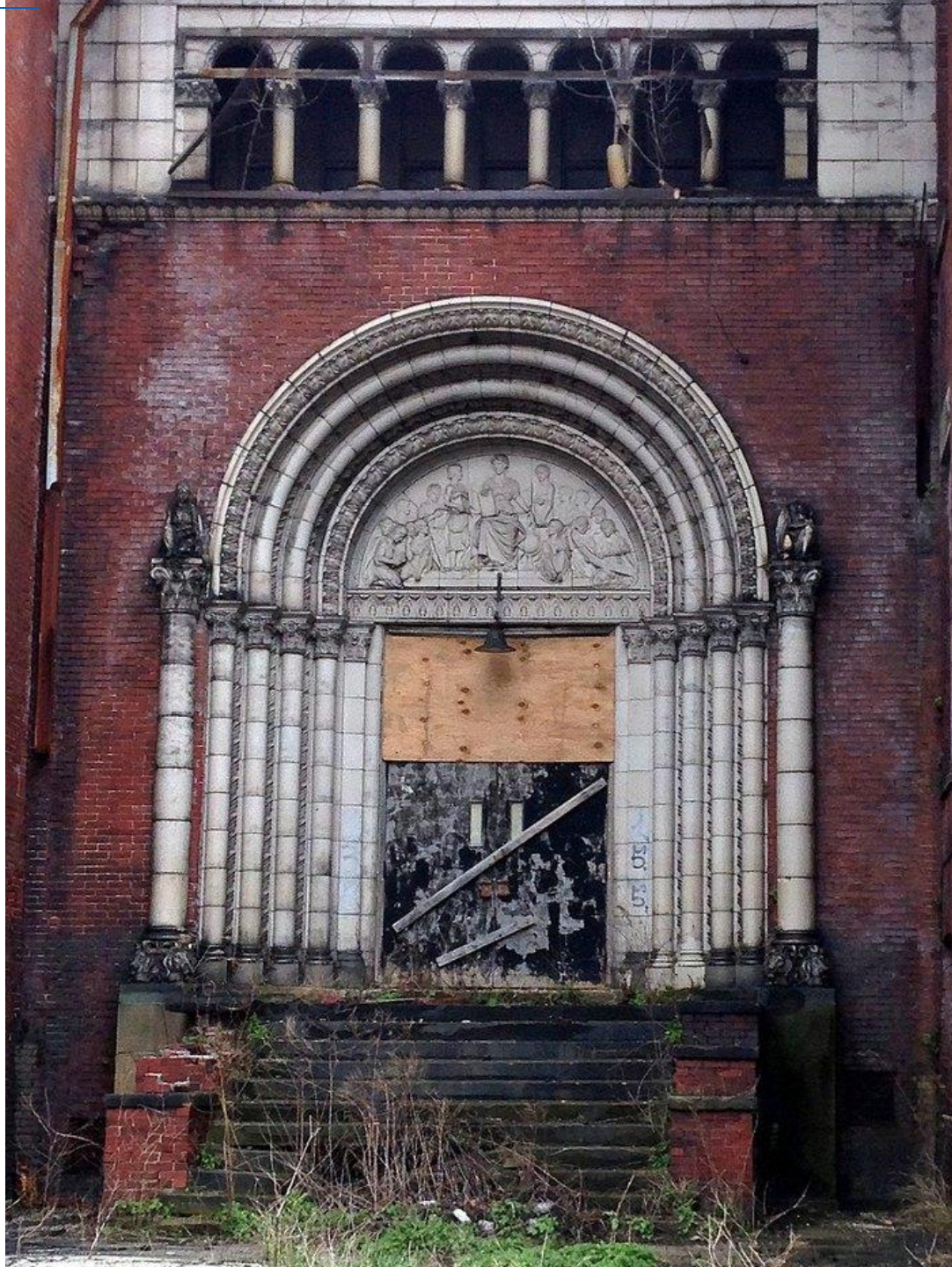


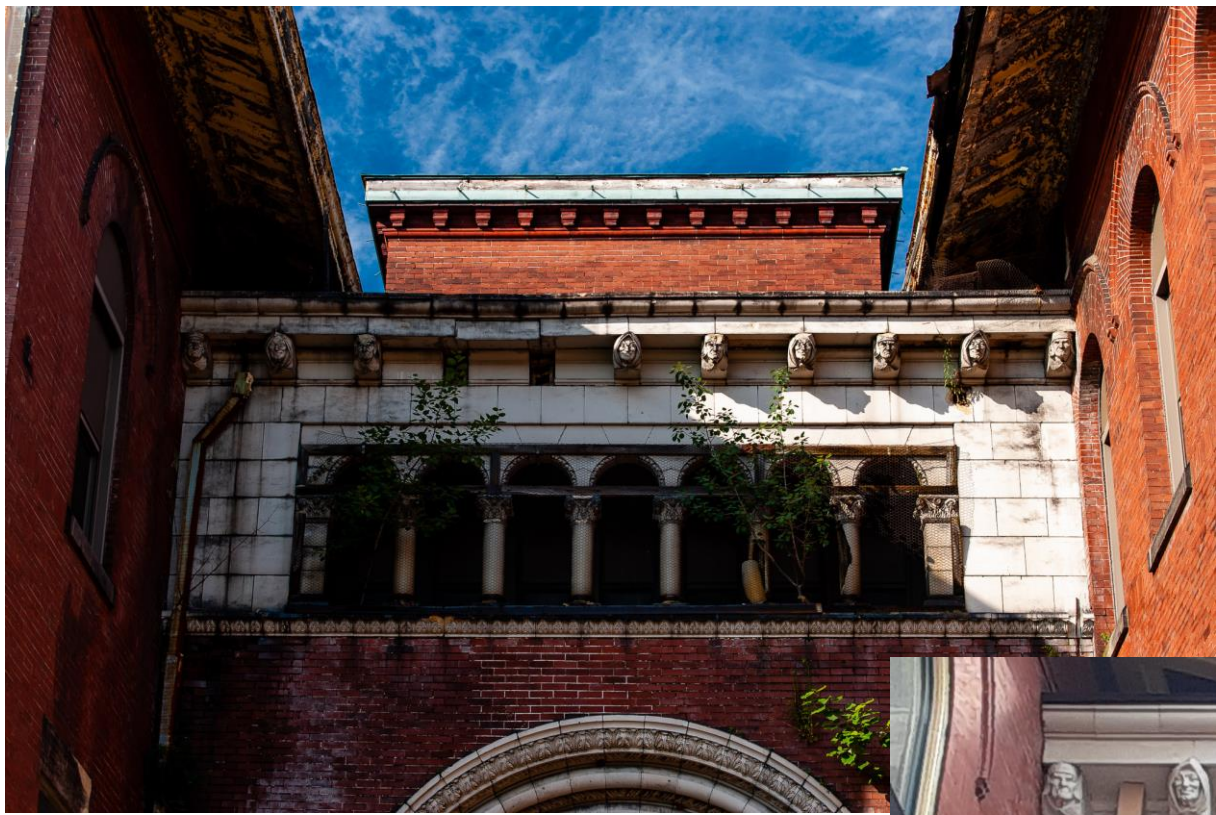








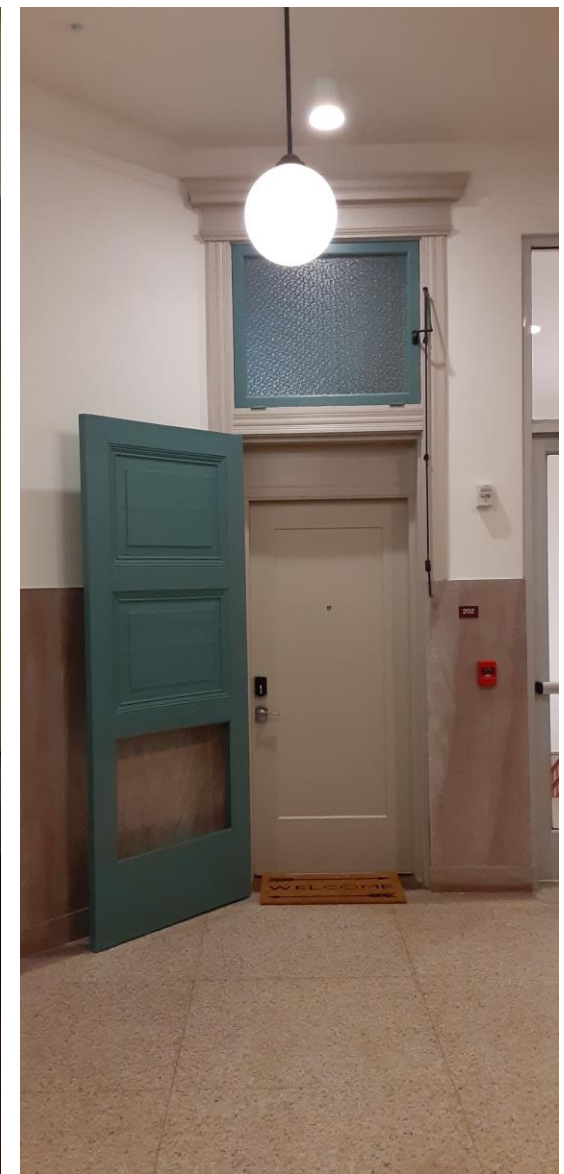
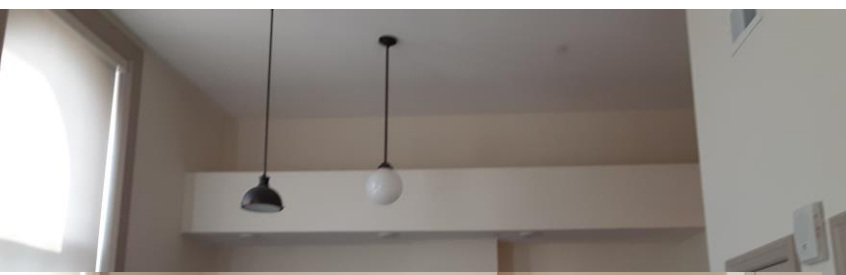








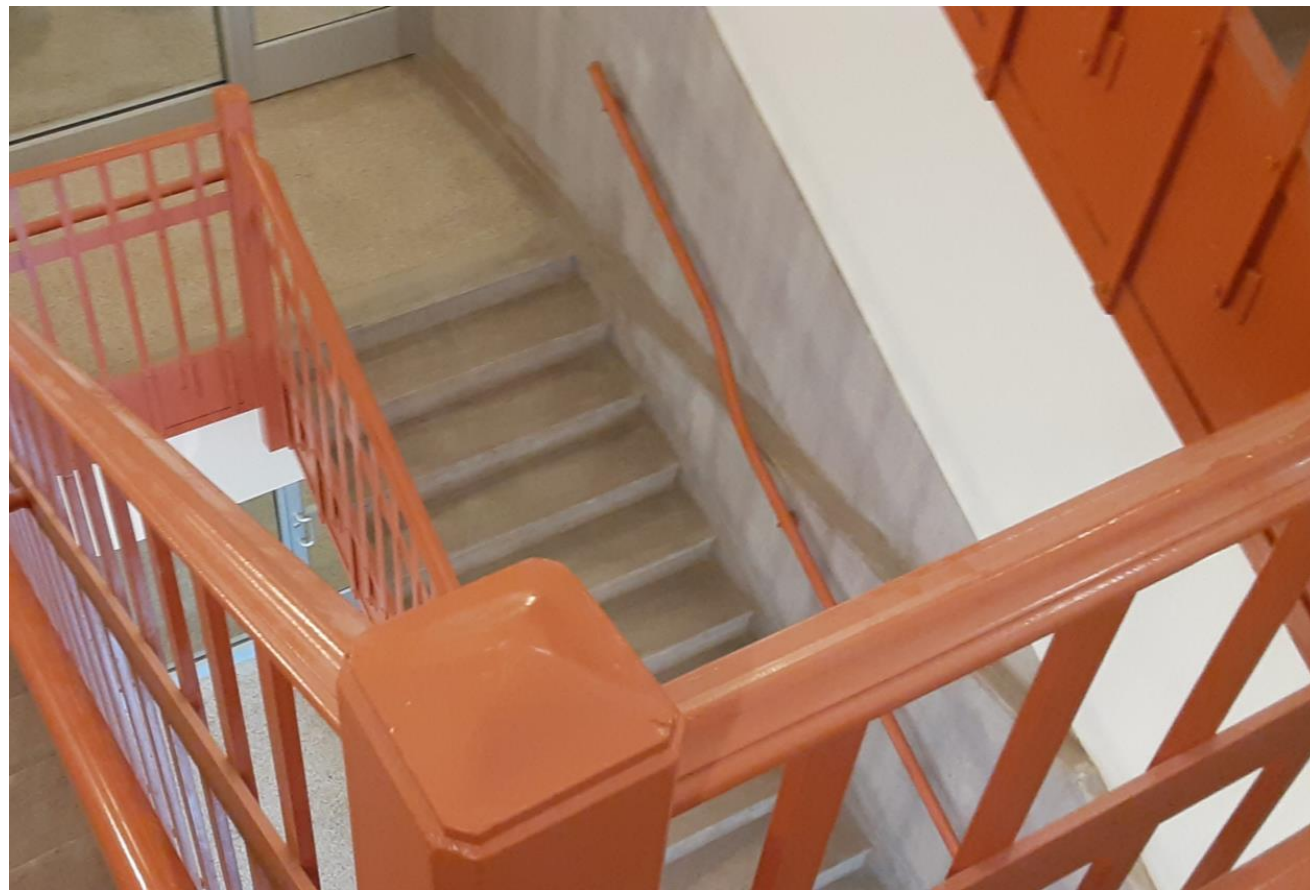














135 Wine



# Cornerstone Village CNI

Pittsburgh, PA



## Project Info:

- 334 Total Homes
- 132 MM Total Development Costs
- Construction Start: 2015, Completion 2022

## Income Mix:

- 29% Market Rate
- 25% Low-Income / Workforce
- 46% Very Low Income / Public Housing Units

## Results To Date:

- 30% Increase in High Quality Early Childhood Education Programs
- 44% Decrease in Residents Reporting Psychological Distress
- 24% Increase in Employed Working-Age, Able-Bodied Adults

**FIRST MORTGAGE: \$ 10,700,000**

**FEDERAL: \$ 21,000,000**

**TAX CREDIT EQUITY: \$ 50,000,000**

**CITY AND STATE AND OTHER:  
\$ 50,000,000**

**FUNDING SOURCES**



MCCORMACK BARON SALAZAR

# Affordable Housing **for All.**

