RMLUI — Affordable Housing and Transit Oriented Development

March 4, 2011
Jonathan Rose Companies, LLC

Planning

Civic Development

Development

Investment
”It is happening now. We cannot afford to wait for long periods of time for technical solutions.”

David H. Rind, NASA Goddard Institute for Space Studies
October 24, 2003
Jonathan Rose Companies, LLC

Introduction

Single Family Household Type

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Working Families are households with incomes between $20,000 and $50,000.

Transit Oriented Development can reduce transportation costs by ~30%.

Developing affordable housing at TOD sites can save a low-income family approximately 3-6K per/yr year.

LIHTC Affordable Housing generally reduces housing costs by 10-20%.

Source: Center for Neighborhood Technology calculations
Working Families are households with incomes between $20,000 and $50,000.
**HUD’s Sustainable Communities Initiative**
Designed to improve regional planning efforts that integrate housing and transportation decisions, and increase the capacity to improve land use and zoning.

**Sustainable Communities Regional Planning Grant Program**
Will support planning efforts that integrate housing, land use, economic and workforce development, transportation, and infrastructure investments in a manner that empowers jurisdictions to consider the challenges of:

1) Economic Competitiveness and Revitalization
2) Social Equity, Inclusion, and Access to Opportunity
3) Energy Use and Climate Change

The need for this type of regional, corridor and centered based planning is illustrated by recent market driven developments in the SE FasTracks Corridor. In these developments, little affordable housing has been developed, and probably not enough attention has been devoted to the issues of regional social equity, environmental responsibility, public health and regional economic competitiveness.
PROGRAM TABULATIONS

Residential Units
- Townhouses: 77
- Flats: 757
- Live-Work Lofts: 17
Total: 851

Non-Residential Uses
- Community Service: 65,000 sf
- Office: 11,500 sf
- Retail: 26,600 sf
Total: 103,100 sf

Public Amenities
- Open Space: 73,500 sf
- 10th Ave Plaza: 10,000 sf
- Community Garden: 7200 sf
- View Terrace: 9000 sf
- Streetscape improvements (ROW) excluding roadway: 177,440 sf
Total: 277,140 sf

KEY
- DHA Property
- City Property
- Townhouses
- Flats and Live-Work Lofts
- Non-Residential uses (may have flats above)
- Existing trees to be preserved
Conceptual Design

RTD Bus Facility/Apartments & Commercial/ Parking Main Level

RTD Parking/Apartments/Parking Second Level

- First two levels in front, Pearl Parkway and Junction Place
View from lightwell looking northeast across RTD bus facility

Note: This design concept has been developed using three-dimensional software, allowing the concept to be conveyed in the vertical direction with three-dimensional vignettes rather than flat, two-dimensional elevations.
View Looking West along Pearl Parkway
Redeveloped abandoned amusement park.

Created 306 housing units and 75,000 square feet of retail. 15% of the units are affordable to families earning less than 60% AMI.

Project received $5.75 Million in TIF.

Served as catalyst for redevelopment of West Highlands Neighborhood including Tennyson Street retail.

Increased value of single family homes in the neighborhood from $96 per sq ft in 1996 to $242 per sq ft in 2004 (higher percentage sq ft increase than citywide)

Sales taxes in Denver 1% between 2002 and 2004. Sales taxes in the commercial area adjacent to HGV increased 19% from 02-04.
NEW HOUSING NEW YORK

Announcing a request for proposals to design and build INNOVATIVE, SUSTAINABLE, and AFFORDABLE housing in the South Bronx.

New Housing New York

New York City Department of Housing Preservation and Development

American Institute of Architects New York chapter

NYSERDA New York State Energy Research and Development
• Natural cross ventilation

• Roof gardens

• Passive and active recreation areas

• On-site fitness center

• Community-oriented retail space, such as a food co-op

• Use of healthy interior materials

• Bicycle storage areas

• Conversations with the Department of Health to encourage occupant fitness

• Healthy foods

• Health and wellness center