

Creative and Effective Land-Use Projects

Amsterdam's Borneo Sporenburg: A unique design with high density and a suburban feel

1. Collaboration

City of Amsterdam + Developer + 100 Architects

2. Revitalization

Two docks converted into 2,500 ground-related units

4. Privacy

Private outdoor space and parking for every unit

5. Efficient Use of Space

Compact plots and limited space dedicated to streets

3. Density

Designed to provide a suburban feel with three times the density of a conventional suburb.

6. Affordable

30% of units government subsidized

New York - New Housing Marketplace Plan

Example: Via Verde² Development in the Bronx

1. Collaboration

Department of Housing Preservation + State Agencies + Johnathan Rose Company (Developer)

4. Guidance

Government Review Committee and developer meet regularly to address obstacles in the development process.

3. Financing

Government Subsidies + Tax Bonds

5. Scale

220 units costed at:
Rent = 30% - 60% of median income
Co-op = 70% - 175% of Median Income

2. Efficient Land-Use

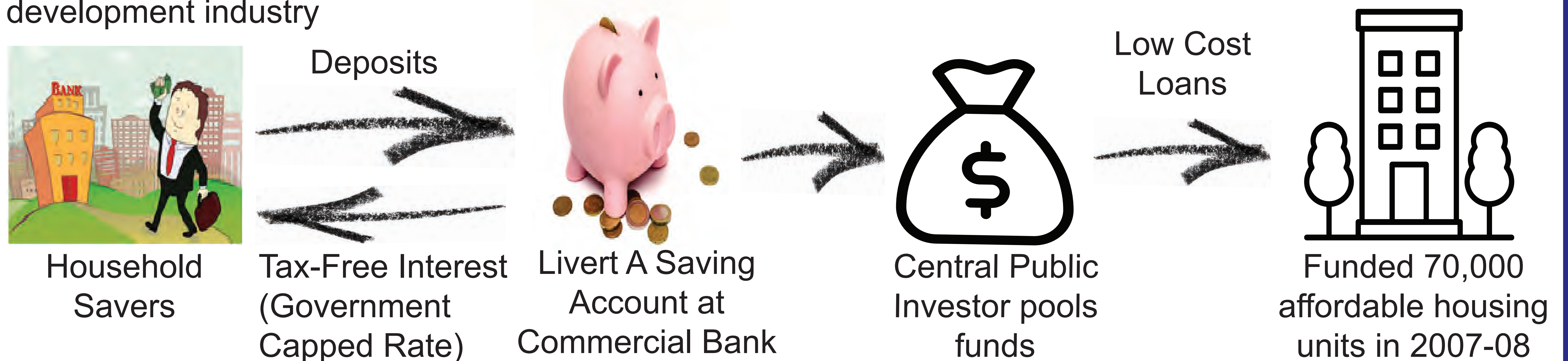
Underused lots were provided by the Department of Housing Preservation

"Without forceful, sustained government intervention, it's fair to say that the South Bronx would still be a smoldering ruin."
— HDC President Marc Jahr

Innovative Financing for Affordable Housing

Livret A (France)

Livret A is similar to a Canadian Tax Free Savings Account with the deposits used to provide loans for affordable housing projects. It requires collaboration between savers, governments, banks and the development industry



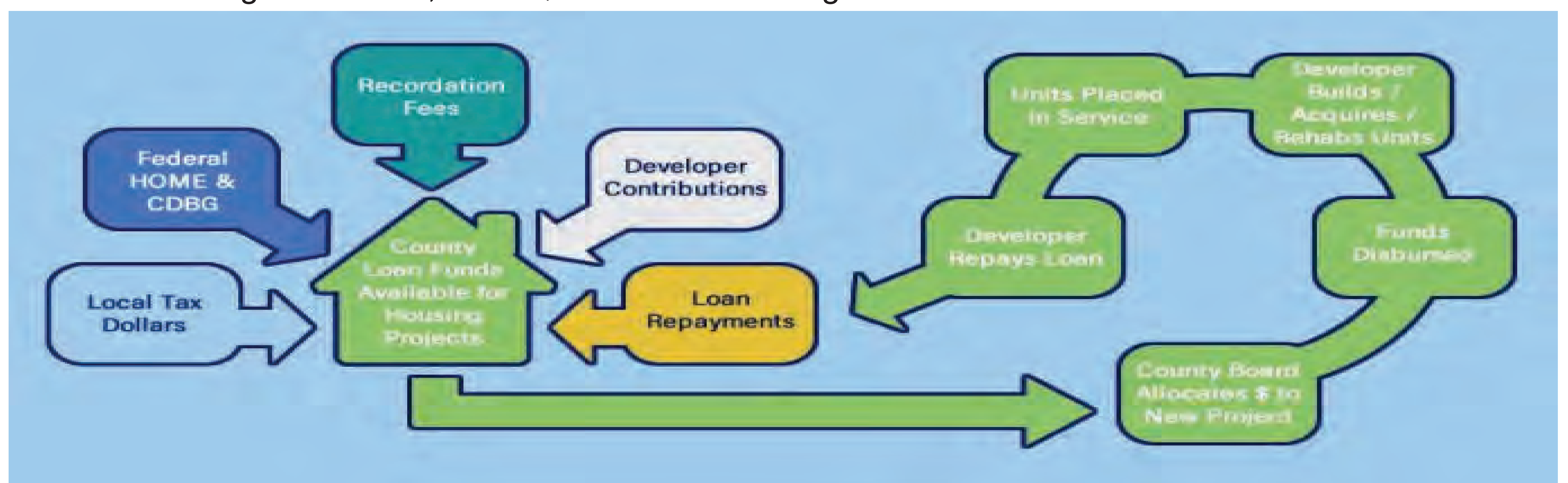
Real Lettings Property Fund

This fund is a London-based private investment in transition housing. It is a partnership between a property fund and a non-profit housing provider that raises money from investors. It functions by purchasing property to be leased out to the non-profit to house those vulnerable to homelessness.



Revolving Affordable Housing Fund

These types of funds support affordable housing initiatives through low cost loans. Funding comes from federal government programs, designated tax dollars and interest on the loans made by the fund. Examples include the Arlington, VA Affordable Housing Investment Fund (diagram below), Santa Barbara Housing Trust Fund, and a \$10 million revolving loan fund in Denver.



Source: Investing in Our Community, Affordable Housing Master Plan 2017 Report, Arlington County

Built Form

MODULAR



ZETA Design + Build, Oakland, California

- A 4 story, 23 unit building was completed in 4 days
- Process saves 15-20% in building costs compared to conventional construction
- Over 350 housing units produced since 2010

Evolve Housing, Sydney, Australia

- A 4 storey, 23 unit building was constructed in 2 days resulting in significant time cost savings



3D PRINTED



Icon, Austin, Texas

- Icon's first printed home took about 48 hours to build and cost US\$10,000
- Expected future costs: US\$4,000 and about 24 hours to build

The University of Nantes, France

- 4-bedroom home took 54 hours to print and cost £176,000, 20% less than traditional construction
- Expected future costs: 25% - 40% cheaper and 33 hours to build



Accessory Units: Can Be More than Just Laneway Homes



Portland / Seattle - Detached Accessory Dwelling Unit



Regions all over the world are relaxing zoning rules to make building accessory units cheaper and easier.

Sydney, Australia calls them Fonzie Suites and approves them in 20 days with exclusions to development charges

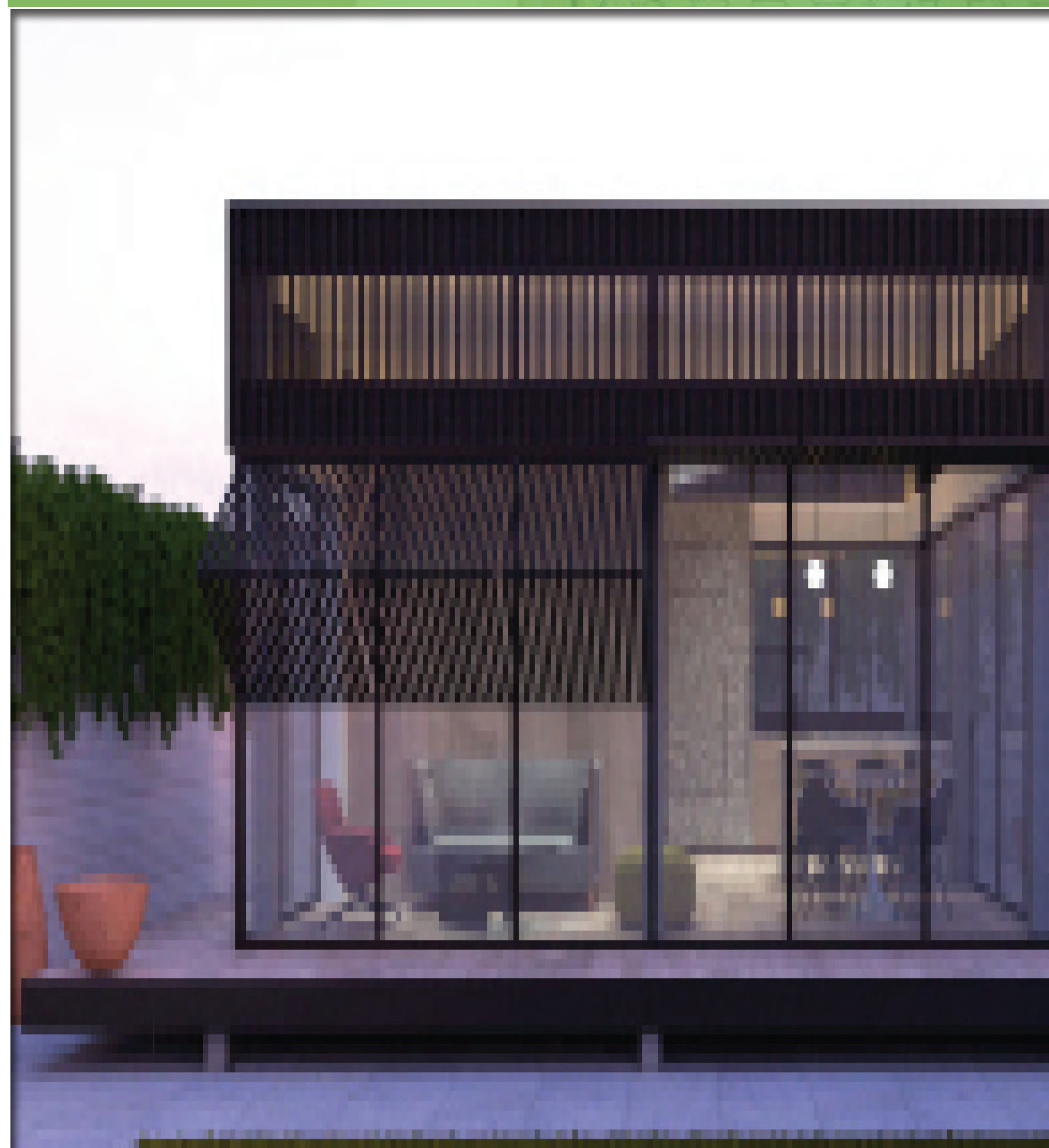
Portland allows for granny suites, mother-in-law apartments or studio apartments, which can be created as a conversion of a portion of an existing house, addition to an existing house, conversion of an existing garage or the construction of an entirely new building. Rules were relaxed in 2010 to remove development charges for units that will not be rented out through Airbnb and short-term rental platforms. The allowable size is 75% of the primary living residence, up to a maximum of 800 square feet. The number of units being built went up from 30 per year to 200 per year



Sydney - Fonzie Suites



Seattle allows a legally permitted unit on the property (but not within the home), called a backyard cottage or detached accessory dwelling unit (DADU). The property owner must live in either the house or the attached or detached accessory dwelling unit. An attached ADU is limited to 1,000 square feet in a single-family structure and up to 650 square feet in a rowhouse or townhouse. A DADU is limited to 800 square feet of gross floor area, including garage and storage areas, in single-family zones and 650 square feet in a low rise zone



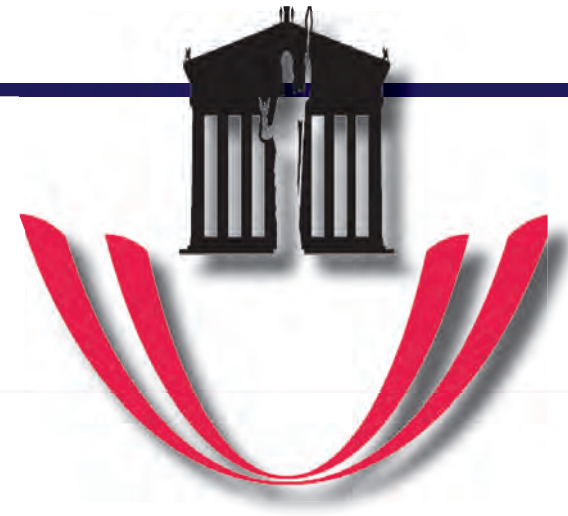
Prefab ADU's- Fuseproject/Plant



Design firms Fuseproject and LivingHomes developed a prefabricated customizable accessory dwelling unit intended to serve as a stand-alone residence in just about any backyard

Vienna, Austria: A Poster Child for Government Support and Private-Public Collaboration

Government Support



Federal Government dedicates revenues to the tune of 0.5% of GDP to housing, which gets passed on to the municipalities.



The City Government of Vienna received €450 million in federal funding in 2017 and contributed another €467 million. The region contributed this money to the Department of Urban Renewal and to accumulating an inventory of affordable land to be used for housing.



2017 Spending: €276 million on new construction, €191 million on subsidized renovation and €110 million on rent subsidies to individuals.

Collaboration

Architect Planner Sociologist



The City Government of Vienna tenders for mixed-density/mix-used projects. The private sector (for-profit and limited profit) competes for projects. A Multidisciplinary Advisory Board selects “winners”.



Supply Oriented Development

Vienna provides subsidies to the private sector to build market and non-market housing!



Limited Profit Housing Associations (LPHA)

Private developers produce housing for profit. Just 2% of their profit can be distributed to owners and shareholders. The rest must be re-invested in the purchase of land, refurbishment of properties or new construction. In exchange, they receive preferred access to subsidies or tax incentives. LPHAs offer below market rentals and right-to-buy options.



Wohnbaubanken (low risk housing bank):

A collaboration in finance between investors, banks, government and developers

The bank sells Housing Construction Convertible Bonds to investors. Investors receive tax relief of 4% of returns and investment is considered an expense on tax returns (lowers taxable income). The housing bank uses the funds to provide low cost funding for new construction

Outcomes

Vienna has Europe's largest housing renewal program

1 in 4 households have access to municipal housing; 80% of new construction is subsidized through the city

80% of the population has access to rental housing that costs less than 30% of their monthly income

Supply responds to demand, which helps keep price growth in check

99 Year Leases, and a House is One

Shared Ownership in the United Kingdom

Those that can't afford to buy outright can purchase between 25% and 75% of a home from a housing association. The new owner pays rent on the portion they do not own. These properties are on 99-year leases, so the housing association retains the land, while the "owner" owns part of the leasehold. If the owner wishes to, they can purchase up to 100% of the leasehold at any time.



Image Source: Settled.co.uk

Edmonton's Grow-in-Place Model for Affordable Housing

Londonderry is a 240-unit social housing redevelopment in Edmonton. This project is unique because if a resident's financial situation changes, they can stay as they move towards paying market rent. This model gives more stability to tenants than typical social housing. The model is being tested on a smaller 70-unit site as well.



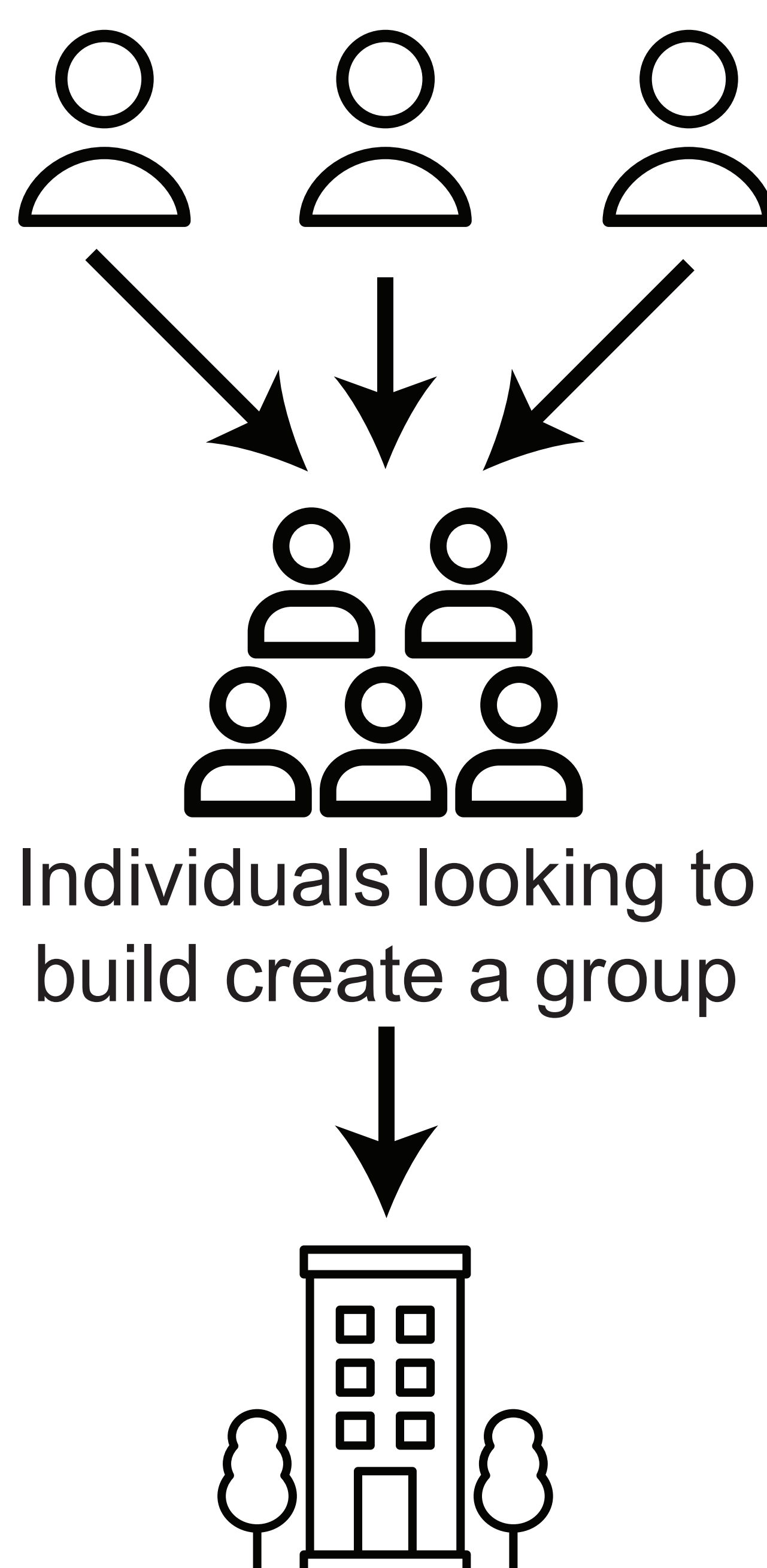
Image Source: Globe and Mail

Leaseholds (Used in US, UK, Singapore)

Long-term leaseholds offered through government agencies or non-profits can provide a more affordable option for home ownership than traditional land ownership. The government hangs on to its land, while the home "owner" buys the home. For example, Homestead Community Land Trust in Seattle offers low-income first time home buyers the opportunity to purchase a 99-year leasehold at up to 30% less than market rate. While the buyer owns the lease and not the land, Homestead will renew leases when they expire and allow them to be inherited by family members.

Baugruppen: Co-housing development in Berlin

In Berlin, a group of individuals/households can come together to co-create a development both financially and as a community. The families buy into the project and collectively design the multi-family project. The final product is built to be suited to the housing needs of the group that create it. This highly participative process accounts for as much as 10% of new builds in Berlin. This model cuts costs by removing developer speculation and profit, marketing, and other costs related to sale.



Final product is more affordable than traditional new builds



R50 Project (Kreuzberg, Berlin) is a seven storey development by a group of 19 households. The architectural quality was deliberately less polished to save costs. The model is also workable with smaller groups. (Image Source: ArchDaily)

Tapping Philanthropy

Housing Partnership Equity Trust (Non-Profit REIT)

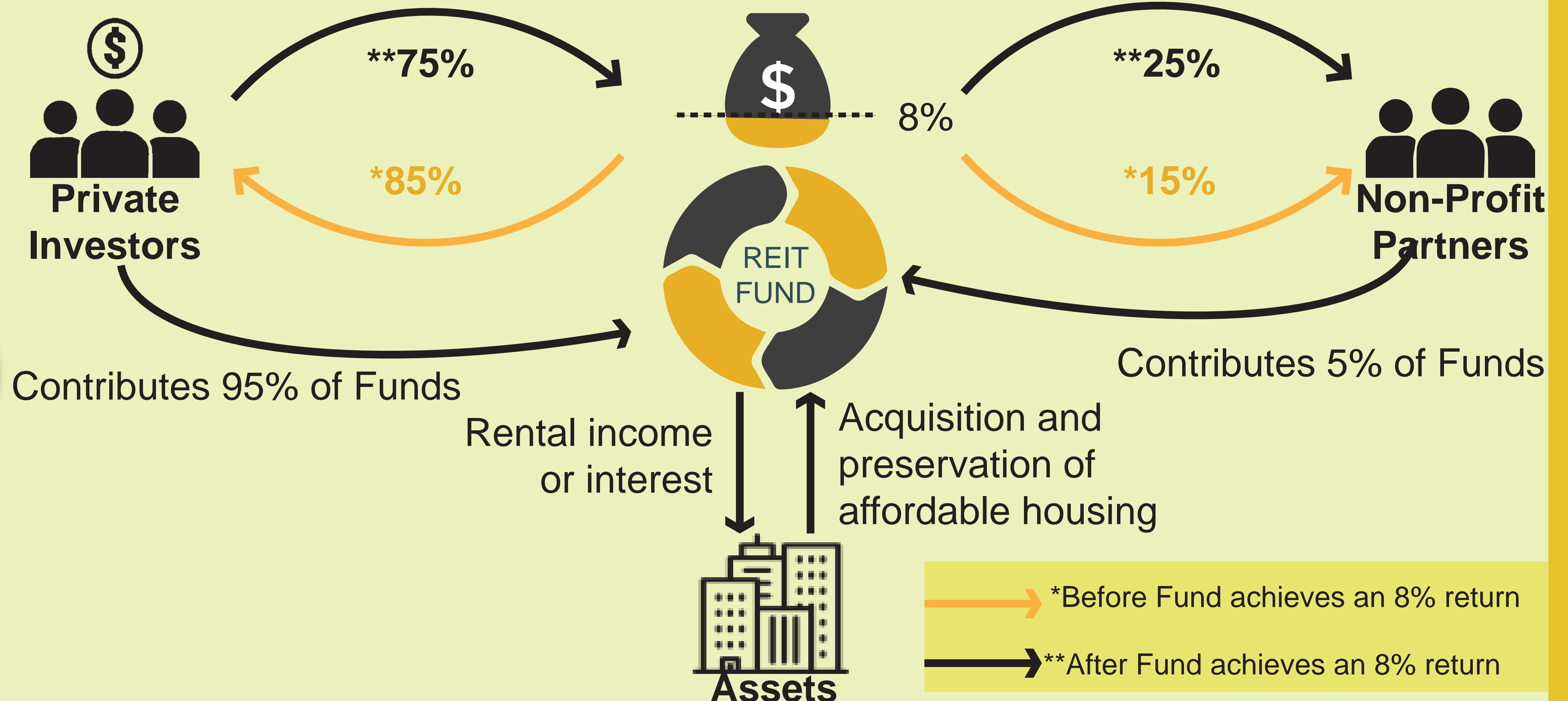
Funded by private investors, run by non-profit partners to increase the supply of affordable housing.

OUTCOMES

1st Non-Profit REIT in U.S.

2,900 Affordable Units

\$100M Initial Investment



London Homelessness Social Impact Bond (SIB)



City of London

Issued £5M in SIBs

+



Private Investors

Take a risk by investing in social outcomes

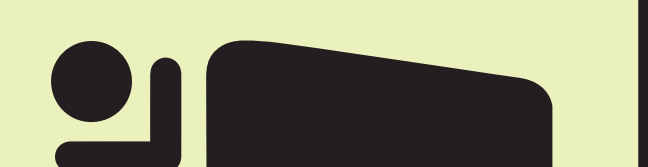
Purchase SIBs and receive a return based on results

+



Service Providers

Receive funds from SIB and invest in programs



The city saves money from reduced homelessness
The city shares those savings with investors and service providers
Thus, investors earn a return from reduced homelessness



OUTCOMES

8,900 Homeless Nights Avoided

241 Individuals Housed

£5M SIB, Leveraging Over £1.2M

Crowdfunding for Affordable Housing in Winnipeg

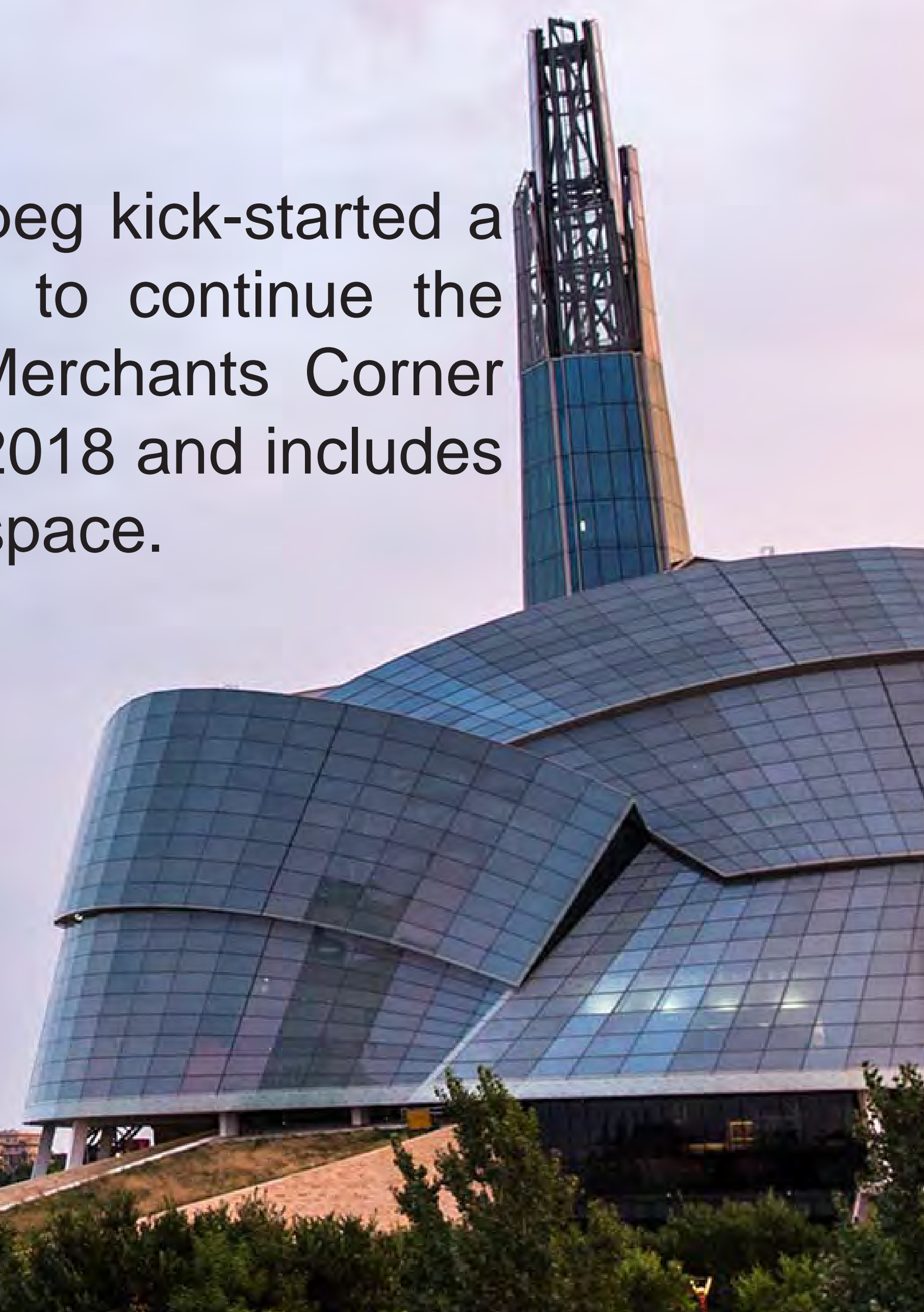


BEFORE



AFTER

The University of Winnipeg kick-started a crowdfunding campaign to continue the redevelopment of the Merchants Corner Hotel, which opened in 2018 and includes both housing and class space.



OUTCOMES

\$2.7M Raised (\$1M above target)

30 Affordable Units Created

15,000 sq. ft. of Class Space