WHOLE TEAM APPROACH to PROJECT DESIGN: Save Money & Improve Results

Homes Within Reach 2021
December 2nd

SESSION E5
2:45 PM – 4:00PM
SESSION TOPICS

✓ THE IMPORTANCE OF INCLUDING SERVICE PROVIDERS AND PROPERTY MANAGERS IN PROJECT PLANNING

✓ CONSIDER EACH PROJECT’S STAFFING MODEL OPTIONS

✓ LONG TERM IMPACT OF DESIGN DECISIONS MADE DURING APPLICATION STAGE

✓ KEY DESIGN FEATURES FOR A SUCCESSFUL BUILDING

✓ DESIGNING FOR THE RESIDENTS
CONGRATULATIONS!
Your project has been awarded Low-Income Housing Tax Credits.

Wait, what did we agree to?
DESIGN MEETINGS

WHO SHOULD BE AT THE TABLE:

- Developer
- Property Manager
- Service Provider
- Architect & Consultants
- Energy Consultant
- Civil Engineer
- General Contractor (if contracted)
- Owner’s Representative (if contracted)
STAFFING MODELS

- PHFA Qualified Allocation Plan Requirements
  - Are there set-aside populations?
  - What is the entire resident population?

- In-House vs. Third Party Service Providers
  - Vetting
  - Space Requirements

- 15 Year Tax Credit Compliance Period

- Escrow or Operating

BIG PICTURE PROJECT PLANNING
ZONING APPROVALS – Design starts long before award

**Committing to Max Building Height At Zoning**

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<td>MODULAR BRICK &quot;RED&quot;</td>
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**Parapet**
- 60'-0"

**Roof Line**
- 56'-8"

**Fifth Floor**
- 46'-0"

**Fourth Floor**
- 36'-4"

**Third Floor**
- 24'-8"

**Second Floor**
- 14'-0"

**Cast Stone Sill**
- MODULAR BRICK BASE 'GREY'

**First Floor**
- 0'-0"
PHFA DESIGN COMMITMENTS FOR LIHTC PROJECTS

SELECTION CRITERIA

Smart Site Selection
National Green Building Program Certification
Energy Efficiency Goals
Accessible Housing / Units
Large Family Units
PHFA DESIGN COMMITMENTS FOR LIHTC PROJECTS

Threshold Criteria

- Energy Requirements
- On-Site Community Room
- On-Site Management Office
- Laundry Facilities
- Dwelling Unit Size
- Room Dimension Requirements
- Accessibility & VisitAbility
- Hearing & Vision Impaired Accommodations
PHFA APPLICATION THROUGH ZONING
KEY DESIGN FEATURES

Design ideas to consider (sooner than later)…
COMMON SPACE – Every building should have a Lobby!
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Property Manager & Case Worker - Separated

Property Manager & Case Worker - In same Office Suite

COMMON SPACE – Location of Service Provider
COMMON SPACE – Warm & Inviting Community Rooms
COMMON SPACE – Integrating Furniture & Artwork
TRASH – How does it get collected & where does it come out?

This is our standard compactor also made with unibody construction. It uses two cross arm ram cylinders to achieve a similar displacement capacity as the 600-CS but with a more compact floor print. It is only 45” long (vs 72” for the 600-CS). With a faster cycle time it provides greater compactor capacity than 600-CS. It also can save about 20 sq ft on average per machine room.

350-CS Compactor

This is the most typically used compactor for tight spaces and when the customer is also using Binner or TriBiner recycling equipment. It is the same as the 400-CS, but has a detachable hopper which allows the compactor to be configured in more complex garbage rooms, where the chute might be hard to reach. Displacement capacity is the same as the 400-CS.
MATERIAL SELECTION – Designing for longevity with cost in mind
MATERIALS IN CONTEXT – Ensuring the building ‘fits’
STORMWATER MANAGEMENT – We all have to do it!
DESIGNING FOR RESIDENTS

What helps make a home?
- Wheelchair Accessible Peephole
- Peephole/Door Scope is mounted at max 44-in above floor so that a seated person can use;
- Door Scope has a viewer that can see outside the door from up to 7-ft away
- Much easier for a person with limited mobility to use; instills confidence

ENTRIES – Chance to personalize someone’s space
DESIGN CHOICES FOR UNITS – So many decisions to be made

**EN-SUITE BATHROOM**
- WALK-IN SHOWER
- L-SHAPED KITCHEN
- BARN DOORS
- HVAC: V-TAC
- HWH: CENTRAL SYSTEM
- MATLS: CARPET / LVT

**SEPARATE BATHROOM**
- BATHTUB
- U-SHAPED KITCHEN
- SWINGING DOORS
- HVAC: CEILING HUNG AHU
- HWH: PER UNIT
- MATLS: LVT
Final Thoughts and Questions
KEY TAKE AWAYS

FINAL THOUGHTS

- Project team needs to enlist **design input from property managers & service providers**
- Decide on a successful staffing model
- Carefully consider zoning & PHFA commitments
- Provide a lobby!
- Keep residents in mind
  - Warm and inviting gathering spaces
  - Design for personalization
- Consider the path of trash
- Selecting materials
  - Longevity
  - Context
- Design for storm water management

ANY QUESTIONS?
THANK YOU FOR ATTENDING OUR SESSION!