

DR 82-7 - Joint Venture for Affordable Housing - HUD

DR 82-7

Ruby

July 7, 1983

E. H. Denton, City Manager


Robert A. Lakin, Director of Planning

Affordable Housing

Jack Galbraith and I met with Bob Fox and members of his staff on July 1. This was at Fox's request, as they are now ready "to start" their affordable housing project. Originally it was in the Comotara area near Fantasea. They have now moved the project to Chelsea Square. As a result of our meeting I asked them to prepare a number of things so that we would have material with which to work with other City staffs and the utilities. Attached is Fox's response.

I don't see any major problems with the things that we were doing with the exception that we will have a proposal for a different type of concrete paving as recommended by the Ritchie Corporation. I have asked for technical data on it to make sure that we are still buying the same design life type of product. We will also have certain other issues to deal with, including turnarounds for the Fire Department and some common trenching for utilities that have not been used to being together.

I will keep you advised as we progress, particularly as we may hit any snags in problem areas.



Robert A. Lakin
Director of Planning

RAL:rme
Attachment

cc: Don Anderson, Director, Housing & Economic Development
Robert Feldner, Superintendent of Central Inspection
Jack H. Galbraith, Chief Planner, Current Plans Division



Landmark

July 6, 1983

Mr. Bob Lakin
Director of Planning
City of Wichita
455 N. Main
Wichita, Kansas 67202

Dear Bob:

As a follow up on our meeting with you on Friday, July 1, 1983, concerning the land plan for Chelsea Square, we will proceed to furnish you with the following materials:

- 1) Dimensioned Land Use Plan - Bill Yung.
- 2) Utility Location Plan - Ken Bengtson.
- 3) Cross Section of Utility Ditches - Ken Bengtson.
- 4) Technical Data on Envirocrete Paving Surface - Elton Parsons.

All of the above information will be coordinated through my office which should preserve your time, and permit us to progress as rapidly as possible.

We certainly appreciate the time and assistance that both you and Jack Galbraith gave to us. The meeting was very productive and hopefully our housing cost reduction demonstration will become a reality in the next few weeks.

Sincerely,

Robert R. Fox
President

RRF:co

cc: Ken Bengtson
Ron Morony
Elton Parsons
Bill Yung

Landmark Communities, Inc.
3500 N. Rock Road, #100 / Wichita, Kansas 67226 / (316) 686-7451

October 11, 1982

Ruby
DR 82-7
Site Affordable
Housing
HUD

Mr. Bob Lakin
Director of Planning
Metropolitan Area Planning Dept.
10th Floor - City Hall
Wichita, KS 67202

RE: H.U.D. Demonstration Housing

Dear Bob:

As per your request, the plans current for the above referenced project are attached. They have been slightly changed since you last saw our proposal. Whereas I think we are very close to a workable plan, I would still anticipate that some revisions may still occur.

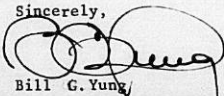
Regarding the variances that this plan would require, the following list contains those of a planning nature but are not necessarily all that will be required.

- *One way street system 16 to 18' in width.
- *10' street, drainage and utility easement on either side of the one-way street system
- *Common trench concept for public utility
- *All utilities in front
- *Reduced setbacks - 20' front, 10' rear and 5' side yard
- *Reduced minimum lot size
- *Reduced minimum frontage
- *Utilization of 24' stub streets to serve 4-pac module
- *Small cul-de-sac on 8-pac module where street length is less than 100'
- *Reduced parking ratio - 3/DU requested
- *Possible reduced paving thickness
- *Eliminate sidewalk on collectors if required

This list may also include some requested variances of an engineering or structural nature. As the plans become more finalized, we will submit a revised list for your consideration.

If you should need any additional information, please feel free to call me at your convenience.

Sincerely,


Bill G. Yung

FOX RIVER

The City of Wichita also has an "affordable housing project" tied to the National Association of Homebuilders through our local builders association. Unlike the first project, this one is located at the urban fringe near a newly developing employment center (NCR and many others) and near a large amount of new housing. However, much of the new housing in this area ranges from middle class to country club settings. This demonstration is directed to the entry level, first time buyer. The intent is to be able to qualify buyers with a \$20,000/year income. Units will be from 638 square foot studio units to two-bedroom and den at 1187 square feet.

Show Slide

Market research still supports the single family detached unit shown here with good detail and appearance.

The location is in an area already zoned for the densities desired and is under a PUD or Planned Unit Development approval. Administrative action by the Planning Director will allow modification in terms of lotting, setbacks and housing style (a change from townhouses to single family detached).

What is different? Mostly it's in the infrastructure standards. Housing codes including the use of wood foundations seem to be no problem. However, streets

10/14/82

and utilities will be different for us. We narrowed street standards 3 or 4 years ago but only when we have as much as four off-street spaces per dwelling unit (2 in garage if there is one and two in the drive).

Show Slide On this project, they propose 16 foot loop streets. We'll counter with 18 to 20 feet. We will have street right-of-way only where the pavement is located. On either side of the pavement, we will have a 10 foot utility and infrastructure easement. Our normal right-of-way is 15 feet from back of curb to handle street furniture and sidewalks, with sewer, electric and telephone utilities in back lot easements. Water and gas is up front along the street. Now this proposes common trench, all up front with four franchised utilities and two City utilities sharing turf. A new challenge for us in cooperation and coordinations.

Show slide We will also look at short stub 24 foot streets serving four lots. This more than likely will change to all private drives with reciprocal easements.

Lot size will be 4200 square feet more or less and a project module of 6.8 acres capable of being replicated.

Density is 7.5 d/u acre. Setbacks on a single family lot will be 20 feet front, 10 rear, 5 side. Not too far from normal. Our minimum lot size and lot frontage will be waived. We will still be getting three off-street parking spaces per dwelling unit. One additional issue will be the development of this in a PUD without open space areas or other common ownership interests that involve a "Homes Association". This is the developers desire to keep costs in control.

As to timing, we met with the developer in the first quarter of the year and pledged our support. Only this month did we get these layouts and their needs list. We will be ready to move as soon as the developer makes a decision to go ahead with the project.

July 6, 1982

E. H. Denton, City Manager

Robert A. Lakin, Director of Planning

DR 82-7 - Joint Ventures for Affordable Housing - HUD

This is to advise you that we are not having any contact or positive response from Bob Fox and his Landmark group on the affordable housing project. The last time that I checked with Elton Parsons was in May when I asked him when we were going to get the list of items from Landmark that they were interested in having us work on relative to changes in standards and procedures. He advised me that their architect hadn't finished their work, and until it was done they couldn't give us anything, but expected something momentarily. We have not heard anything on this and we are certainly well beyond the six month's time frame that Fox indicated earlier that he wanted to have the project approvals done by, so that they could build in the last six months.

I don't think I would make any extra effort to jar them loose, but if you are in a situation in some point in time where you can casually inquire, you may wish to do so.

Robert A. Lakin
Director of Planning

RAL:rme

RECEIVED

APR 29 1982

METROPOLITAN PLANNING
ROUTE _____



Landmark

DE 82-7

RRF
Park-Filer

April 27, 1982

Mr. Bob Lakin
Director of Planning
City of Wichita
455 North Main
Wichita, Ks. 67202

Dear Bob:

Thank you for your letter of April 20 and the copy of the memorandum you directed to the Metropolitan Area Planning Commission.

The list of specific design objectives you mentioned, as related to land use planning and land development, will be primarily a result of the housing styles designed for the project. Steve Critchfield is currently working with an architectural firm to complete the product design as promptly as possible, which will hopefully be within the next two to three weeks.

There is no problem in you contacting Bill Yung and/or Ken Bengtson on a direct basis; however we would like to work with you and your staff in the design of the conceptual land use plan and on the initial placement of the dwelling unit envelope. This may save us all a lot of planning and design time.

In any event, we will call you as soon as we have the initial plans back from the architect.

Sincerely,

Robert R. Fox
President

RRF:co

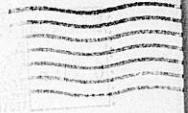
cc: Steve Critchfield
Elton Parsons

Landmark Communities, Inc.

2471 Hathway / Wichita, Kansas 67226 / (316) 686-7451



Mr. Bob Lakin
Director of Planning
City of Wichita
455 North Main
Wichita, Ks. 67202



elic

File
98527

April 19, 1982

Helen C. English
NAHB Research Foundation, Inc.
627 South Lawn Lane
P. O. Box 1627
Rockville, Maryland 20850

Dear Ms. English:

I pulled together some of the information that you were asking for last week. It is being sent to you under separate cover. As a part of that material there are some population sheets, including some data off of our old annual enumerations. We have also included what we are calling Censustats, including two issues. This is material that we are beginning to extract from the 1980 census data for Wichita and Sedgwick County. Some of the data is not directly comparable to the local enumeration because of the methods of counting, particularly in terms of military personnel, etc. Although issue number 2 of Censustats is in draft form, I thought that this might be of some help concerning current age, sex, race information. A couple of other sheets are also forwarded, including the Chamber profile; "Wichita, Statistically Speaking"; and a single sheet untitled, undated, giving comparables between 1970 and 1980 census for a population housing and travel.

Some of the description for physical characteristics of the area, as well as descriptions of the economy are contained in Part 2 - methodology of a report, entitled "Land Use Technical Report, Year 2000 for Wichita-Sedgwick County". Part 2 is in short supply, and I would appreciate it very much if you would return it to our office as soon as you have extracted the necessary material you need. As a part of that series, Part 1, Goals and Objectives; and Part 3, General Development Guide, are also forwarded for your use and information. It is not as important that we have Part 1 and the General Development Guide returned.

Helen C. English
April 19, 1982
Page 2

As to specific housing, we have given you some building permit data for years extending back to 1961, broken out for City of Wichita only. This does not include Sedgwick County, although there is some general information set forth in housing in the mortgage revenue bond feasibility reports prepared by our office.

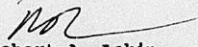
Also included in the package is a copy of the C.U.P. and the minutes of approval before the Metropolitan Area Planning Commission.

I have not had any slides prepared, but as soon as you give me a general description of what you would like, I will either try to have duplicate slides or other format sent to you at your request.

You did inquire as to construction codes, as to whether or not we had made any modifications to standard UBC codes. In talking to Bob Feldner, he indicated that the wind loads for this area, under the UBC, are a standard 25 pounds per square foot. However, in terms of live loading for roofs they have been increased from what is 20 pounds standard for this area in UBC to 30 pounds based on snow loading. If additional information is needed in this area, please let me know or contact Bob Feldner directly.

I enjoyed very much our short visit and also that with Ron Maroney. I'm looking forward to a successful project and hope that you will feel free to contact me or any of the team members for any information that you need to help your work.

Sincerely,


Robert A. Lakin
Director of Planning

RAL:rme

cc: E. H. Denton, City Manager

THE CITY OF WICHITA

OFFICE OF LAW DEPARTMENT

DATE April 23, 1982



TO Robert A. Lakin, Director of Planning

FROM Thomas R. Powell, Senior Assistant City Attorney

SUBJECT Joint Venture for
Affordable Housing -
HUD

I am in agreement with the position you took in your memorandum of April 20, 1982, relating to the enactment of the proposed ordinance which would suspend all zoning ordinances, building codes, subdivision regulations and other applicable codes, that zoning ordinances and subdivision regulations could not be suspended without going through the appropriate statute amendment procedures as set forth in the Kansas Statutes Annotated.

If at some point the thought of suspending ordinances and regulations becomes serious, then it will be necessary to review this proposal from a legal standpoint in more detail. There are several areas of law that would have to be researched to determine whether an ordinance suspending all codes and regulations would be legally possible to enact.

Thomas R. Powell

Thomas R. Powell
Senior Assistant City Attorney

TRP:cdh

RECEIVED

APR 26 1982

METROPOLITAN PLANNING
ROUTE _____

News

Consent Decree Issued in Black Jack

Ending a 12-year exclusionary zoning controversy, the U.S. District Court for the Eastern District of Missouri issued a consent decree on February 23, 1982, in the case of *Parkview Heights Corp. v. City of Black Jack*, Civil Case No. 71-(c)-15(A). The city had incorporated in 1970, after a 108-unit low- and moderate-income housing project called Parkview Heights was proposed in the community, and passed a zoning ordinance barring construction of the project. The U.S. Department of Justice brought suit in 1971 for violations of the Fair Housing Act of 1968 and prevailed in *United States v. City of Black Jack*, 508 F.2d 1179 (8th Cir. 1974), 26 ZD 179; cert. denied, 422 U.S. 1042 (1975), 27 ZD 2. Two suits, one by the project developer and the other by a class of low- and moderate-income persons who were potential residents of the projects, were brought concurrently. The city settled with the developer in 1976, when it agreed to pay the developer damages of \$450,000. The plaintiff class of potential tenants continued their suit, resulting in the consent decree reported here. After the resolution of the federal action and the settlement with the developer, the city allowed a 135-unit housing project, called Kendelwood, to be built in the community.

The consent decree permanently enjoins the city from engaging in discriminatory actions depriving persons of equal access to housing, unless the city can show that its actions are necessary to advance legitimate and compelling public purposes. In issuing the order, the court made several findings, including a finding that the Kendelwood project redressed the plaintiffs' lost housing opportunities that resulted from the city's denial of the original Parkview Heights project.

The court also found that a city resolution welcoming persons of all races, creeds, and colors as residents met the requirements of the appellate court decision and the earlier district court order carrying out that decision. The courts had required the resolution to "dissipate any perception of racial animus that could discourage integrated housing within the city."

The consent decree in *Black Jack* follows on the heels of the recent consent decree settling the *Gautreux* housing

controversy in Chicago, reported in 33 LAND USE LAW, No. 9, at 4 (1981). *Gautreux* dated from 1966. The resolution of these two lawsuits in the last eight months can be looked upon as some sort of fair housing watershed. But the victories reached by fair housing advocates in these cases may prove to be empty ones—the Reagan administration is proposing a cut of some \$17 billion in funds committed to publicly subsidized housing. The result would be a loss of 300,000 units out of the 700,000 units of subsidized housing now planned or under construction. Moreover, the protracted litigation in these cases also points out some of the limitations of past as well as present housing policies. The periodic appearance and reappearance of these cases on court dockets reminds us how fragile our national housing goals and policies really are.

HUD Proposes Affordable Housing Venture

The U.S. Department of Housing and Urban Development has recently announced the expansion of a program to reduce housing costs, called the Joint Venture for Affordable Housing, according to the February 15 issue of *HUD Newsletter*. The Joint Venture project is a cooperative effort between HUD and four public-interest organizations: the National Association of Home Builders, the National Association of Counties, the International City Management Association, and the Council of State Community Affairs Agencies.

The purpose of the program is to demonstrate that housing costs can be reduced by speeding up permit processing time and allowing minor changes in local zoning ordinances, subdivision regulations, and building codes. Eleven communities have been selected to participate in the project. They include Ann Arbor, Michigan; Broward County/Coral Springs, Florida; Birmingham, Alabama; Lincoln, Nebraska; Manchester, New Hampshire; Phoenix, Arizona; Riverside and San Diego, California; Tulsa, Oklahoma; Wichita, Kansas; and Everett, Washington. Ten other cities will be selected later to receive direct technical assistance in modifying their land use regulations and regulatory procedures.

Zorba the Buddha Comes to Antelope

According to an article in the March 12 *New York Times*, the town of Antelope, Oregon, is considering some drastic measures to prevent its takeover by a religious sect run by an Indian guru, Bhagwan Shree Rajneesh. The town, with a population of 40 and with only 31 registered voters, is located about 130 miles southeast of Portland, in Wasco County. Last summer, the Rajneesh sect, located in Montclair, N.J., purchased a 100-acre ranch in the town and is in the process of moving its members into the community. The effects of this religious migration are already becoming apparent; e.g., the Antelope general store and cafe has been transformed into a vegetarian restaurant and renamed Zorba the Buddha. But the townspeople are apprehensive about the influx of the 280 sect members, who will be eligible to vote after meeting the 20-day residency requirement in the state.

To counter being overwhelmed by the sect, 24 town voters have signed a petition to dissolve Antelope as a town. By disincorporating the community, the residents hope to dilute the sect's voting strength by making Antelope an unincorporated portion of Wasco County. A referendum on dissolving the town has been called for April 15. The *National Law Journal*, which has reported on the Antelope controversy, points out that the public-interest group 1000 Friends of Oregon has joined the battle against the religious sect on the basis of Oregon's comprehensive land use management program. As the *Journal* wryly commented, when you have 1000 friends, you don't mind making a few enemies.

Bettman Symposium to Address Negotiation for Public Benefits

This year's Bettman Symposium on Land Use Law will address the issues of obtaining public benefits and amenities through negotiated land use controls. The symposium will be held at APA's national conference in Dallas, Texas, on May 8-12, 1982. Speakers will examine the negotiation process, including the recent trends in mediation as an alternative to negotiation, and how land use controls can ensure public amenities.

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April 20, 1982

Metropolitan Area Planning Commission

Robert A. Lakin, Director of Planning

DR 82-7 - Joint Venture for Affordable Housing - HUD

As I reported to you some weeks ago, Landmark Communities and HUD are entered into a joint cost reduction demonstration program. I have been appointed key coordinator of City staff personnel to interface with the project. I will have working with me, Mike Lindebak from Engineering, Tom Powell from Law, and Bob Feldner from Central Inspection. I will use other persons as needed in order to deal with the issues and/or questions raised during the project.

On April 2, Bob Fox convened a meeting involving staff and associates; the City team, including Mr. Denton; and a representative from the National Association of Homebuilders. Attached is the agenda, program objectives and his organization. At that meeting a preliminary presentation of the project as conceived was presented. It will be a small portion of the Comotara area for approximately 31 units on 5 acres representing a density of 6.2 du/a. This is in an area where they already have a community unit plan approved and I see no problems in dealing with mixed land uses and/or the densities involved. I think we have a nearly complete freedom to deal with their project subject to some administrative interpretations which I feel comfortable in dealing with.

The project will be of mixed housing types, primarily with single family detached, single family attached, and up to some four dwelling units. They are counting on some 12 percent money and several design features which will be changes for ourselves and City Hall.

Most of the design changes are ones that I think that I can support and will have no problem on, particularly when they are utilized with the project that is designed to be compatible with them. These changes in the demonstration project, of course, are intended to show their usefulness as a matter of regulation amendment and/or uniform application throughout the community. In some of these areas I am probably prepared to go along to that extent. On others, however, I think that the design modifications will work only where the project is designed to compliment the reduced standards. That may have some implication for the need of more specific design review on projects in order to gain the benefits of modified standards. More on this later.

Metropolitan Area Planning Commission
April 20, 1982
Page 2

Some of the design changes that they will be looking at be will be:

1. Narrower streets;
2. Maintaining drainage on the surface rather than in pipe (this means swales and detention-retention);
3. Location of sewer in street right-of-way rather than back lot easements;
4. Possible reduction in water line size from 6 to 4 inch, and also some possible reduction in placement of fire hydrants;
5. Longer period of time for payment of special assessments;
6. Some reduction in sewer lateral line size;
7. Better coordination with public utilities, such as K.G. & E., Southwestern Bell Telephone and cable. The possible utilization of common trench and coordinated installation timing;
8. Agreement to provide for a developer design inspection and sign-off relative to improvements. This would still be connected with City financing and may present some problem in undertaking this approach.

Most of the areas that I have heard discussed, I think, are subject to successful negotiation, at least for the demonstration project. It will require some modification of current City Hall thinking, but I see changes quite often now, and I am confident that we will be able to have an adequate interface with the project team.

Last week a representative of the National Association of Home-builders Research Foundation and a representative from the U. S. Department of Housing and Urban Development were in town to discuss with the developer and the City staff the activities of the project and to undertake what will be a complete documentation of the project as well as providing technical advice where needed.

The next step from the City side will be to review a list of specific design objectives of the developer to determine what we can and can not support and under what conditions the modifications can be made. We will move on this as quickly as we have the material from the developer.

If there are questions that any of the Commissioners or those receiving copies of this memorandum may have, please feel free to contact my office.

Robert A. Lakin
Director of Planning

RAL:rme

Metropolitan Area Planning Commission
April 20, 1982
Page 3

Attachments (agenda of 4/2/82
(Housing cost reduction
Program objectives
Organization table

cc: E. H. Denton, City Manager
Board of County Commissioners
Bob Fox, Landmark Communities, Inc., 2471 Hathway Circle,
67226
Elton Parsons, Landmark Communities, Inc., 2471 Hathway
Circle, 67226
Don Anderson, Director, Housing & Economic Development
Mike Lindebak, Program Development Engineer
Robert Feldner, Superintendent of Central Inspection
Tom Powell, Senior Assistant City Attorney



NAHB-HUD HOUSING COST REDUCTION DEMONSTRATION
WICHITA, KANSAS
4/2/82

A G E N D A

Planning Organizational Meeting

- | | |
|--|-------------------|
| 1. Introductions | Bob Fox |
| 2. Planning Process and Program Objectives | Bob Fox |
| 3. Site Location | Bob Fox |
| 4. Land Use Conceptual Plan | Bill Yung |
| 5. City and County Participation | Bob Lakin |
| 6. Market Needs-Product Design | Steve Critchfield |
| 7. Land Development Cost Savings | Elton Parsons |
| 8. Building Construction Cost Savings | Dave Burke |
| 9. Wichita Area Chamber of Commerce Participation | Keith Anderson |
| 10. National Association of Home Builders Assistance | Hi Anderson |
| 11. Group Discussion | |

Other Attendees and Participants:

Ken Bengtson - Van Doren, Hazard and Stallings
Tammy Cross - Landmark Communities, Inc.
Tom Johnson - Stephan Advertising Agency, Inc.
Jerry Mallot - Wichita Area Chamber of Commerce
C. J. Nelson - ABKO Properties, Inc.
John Oliphant - Wichita Area Builders Association
Carolyn Owen - Landmark Communities, Inc.

Meeting Time: 10:00 a.m. to 2:00 p.m.

Location: Crestview Country Club/Board Room

Landmark

HOUSING COST REDUCTION DEMONSTRATION
PROGRAM OBJECTIVES
4/2/82

1. Cost and Sales Analysis

	<u>Housing Styles</u>		
	<u>S.F. 3BR 2B</u>	<u>MF 1BR 1B</u>	<u>MF Studio</u>
Bldg. Area	1,168 s.f.	779 s.f.	480
Dwelling Units Acre	4	6	12
Land @\$21,000 Acre	\$5,250	\$3,500	\$1,750
Const. Cost @\$30 sq. ft.	35,040	23,370	14,400
Mktg., Fin., G&A Cost @10 s.f.	11,680	7,790	4,800
Sales Price	\$51,970	\$34,660	\$20,950
Down Payment @5%	2,598	1,733	1,048
Mortgage Amount @95%	\$49,372	\$32,927	\$19,902

2. Qualifying Income Analysis
(Assumes 30 Year Amortization Term)

<u>Interest Rate</u>	<u>Loan Amount</u>	<u>Monthly P&I</u>	<u>Qual. Income @4:1 Ratio</u>	<u>Hourly @2000 Hrs.</u>	<u>(% Inc.)</u>
12%	\$49,372	\$508	\$24,384	\$12.19	
	32,927	339	16,272	8.14	
	19,902	205	9,840	4.92	
14%	\$49,372	\$585	\$28,080	\$14.04	(15.1%)
	32,927	390	18,720	9.36	
	19,902	236	11,328	5.66	

HOUSING COST REDUCTION DEMONSTRATION
 PLANNING PROCESS AND ORGANIZATION
 4/2/82

BOB FOX - PROJECT DIRECTOR
 1. Site Acquisition
 2. Interim Financing
 3. Time Frame Co-ordination

ELTON PARSONS - FIELD OPERATIONS
 1. Municipal Requirements
 2. Land Planning
 3. Engineering
 4. Structural Designs
 5. Land Development
 6. Landscaping
 7. Building Construction

STEVE CRITCHFIELD - MARKETING
 1. Marketing Research
 2. Environmental Design
 3. Architectural Design
 4. Product Space Design
 5. Mortgage Financing
 6. PR and Publicity
 7. Sales

CAROLYN OWEN - ADMINISTRATION
 1. Progress Reports
 2. Budget & Financial Reports
 3. Project Data & Information Files
 4. Schedule & Co-ordinate Internal Meetings

Ken Bengtson - Engineering
 Dave Burke - Building Construction
 Tom Johnson - Research/Advertising
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 Ward Lawrence - ABKO
 Bill Yung - Land Planning

Keith Anderson - WACC
 Tammy Gross - Landmark Communities
 Jerry Mallot - WACC
 SMC
 Architect

Hi Anderson - NAHB
 Bill Ehrig
 Joe Freeman - HUD
 Lee Fisher - NAHB
 Ron Maroney - HUD
 John Oliphant - WABA

April 20, 1982

Tom Powell, Senior Assistant City Attorney

Robert A. Lakin, Director of Planning

DR 82-7 - Joint Venture for Affordable Housing - HUD

At the meeting last Wednesday, Ron Maroney gave you a draft of an ordinance which would essentially declare Kings-X on all City regulations on our project area. I assume that it is the same one that I had in my package and had talked to you about earlier. Frankly, I don't see a great deal of benefit to dealing with this, because I think nearly everything that we are currently doing with the Landmark Communities can be done under existing regulations and/or variances thereto. However, why don't you look it over and give me your thoughts as to whether you think it would be of advantage to us to pursue this, and if so, what areas can be dealt with. My initial thought is that neither the zoning ordinance nor the subdivision regulations can be suspended without going through the appropriate statutory amendment procedures, and I don't want to do that.

Robert A. Lakin
Director of Planning

RAL:rme
Attachment

DRAFT

Draft #2
January 28, 1982

DRAFT

An Ordinance Amending _____ Of The Code Of The City Of _____
For The Creation Of An "Affordable Housing" Demonstration District

Whereas, There exists a national crisis in the affordability of housing, and

Whereas, Only 15 percent of potential homeowners can now afford a new home,
and

Whereas, Homeownership provides benefits to the individual, the community,
and the nation, and

Whereas, There is evidence that some local, state, and national regulations
may unduly impact the cost of housing, and

Whereas, The United States Department of Housing and Urban Development,
as part of the "Joint-Venture for Affordable Housing", has initiated
an "Affordable Housing" Demonstration Program and

Whereas, The Department of Housing and Urban Development in selecting
communities for participation desires maximum local flexibility in
identifying and modifying local regulations that may increase costs,
and

Whereas, The City of _____ desires to fully participate in the
"Affordable Housing" Demonstration,

Now, therefore, be it ordained by the City Council of the City of _____, that

Section 1. Creation of District

There is hereby established a "Affordable Housing"
Demonstration District, the boundaries of which shall
be as follows: (A detailed written description of boundaries
would be inserted here). The District is established for the
sole purpose of participation in the "Affordable Housing"
Demonstration Program.

DRAFT

Section 2. Life of District

The "Affordable Housing" Demonstration District shall remain in effect for five years from date of enactment of this ordinance or until one year from the date of completion of the last unit approved for the demonstration, whichever is less.

Section 3. Suspension of Local Statutes

During the effective period of this ordinance, all provisions of the (zoning ordinance), (building code), (subdivision ordinance) (other applicable local codes) shall be suspended for all site development and construction located within the boundaries of the Demonstration District.

Section 4. Affordable Housing Demonstration Permit

- (a) Prior to any site preparation, site development or construction, the owner, authorized agent or contractor shall obtain one consolidated "Affordable Housing" demonstration permit.
- (b) The permit shall be issued by the Department of _____ (City Council) upon a review of proposed site plans, building plans, drawings, specifications and other materials deemed appropriate and necessary and may impose reasonable conditions and requirements upon the permit holder.
- (c) The application for the demonstration permit shall be evaluated pursuant to generally accepted engineering and design criteria. To the extent feasible, the Department of _____ shall seek to satisfy the goals of the suspended zoning ordinance, building code, subdivision ordinance (other ordinance) with the objective of achieving safe, affordable, and attractive housing.
- (d) From time to time the Department of _____ may make or cause to be made inspections necessary to assure conformity with any requirements and conditions of the demonstration permit.

April 20, 1982

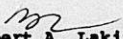
Robert R. Fox
Landmark Communities, Inc.
2471 Hathway Circle
Wichita, Kansas 67226

Subject: DR 82-7 - Joint
Venture for Affordable
Housing - HUD

Dear Bob:

At your meeting at the Crestview Country Club we discussed you furnishing us a list of specific design objectives that you would like for us to review. I assume this will include some of things, such as sewer and street right-of-way, line size, street widths, etc. Would you please send me your list as soon as convenient and I will get the City people working on that. We will probably want from time to time to meet individually with part of your team, such as Ken Bengston and Bill Yung. If there is any problem with us contacting them directly and want us to go through either you or Elton, please let me know.

Sincerely,


Robert A. Lakin
Director of Planning

RAL:rme

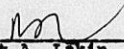
April 19, 1982

Jeanette Hammond, Secretary

Robert A. Lakin, Director of Planning

Joint Ventures for Affordable Housing

As you may be aware, the City is involved with Landmark Development, Inc. in a HUD demonstration project to develop more affordable housing. The team from HUD and the National Association of Homebuilders Research Foundation, who will be documenting the progress on this project, have requested that we keep track of any clippings that we come across that pertain to this project as they may appear in the local newspapers. I will try to watch out from this point forward also, but I would appreciate it if you would also watch and make a copy of any clipping that relates to the Joint Ventures for Affordable Housing dealing with Landmark Communities, Inc. Some sources that you might find would be the Wichita Journal, the Eagle-Beacon, and the Wichitan magazine. Also if you receive any editorials from any of the electronic media concerning this project, I would appreciate a copy of that also. If there is anything else that you happen to think of that might be of interest in recording progress, please let me know.



Robert A. Lakin
Director of Planning

RAL:rms

cc: E. H. Denton, City Manager
Jack H. Galbraith, Chief Planner, Current Plans Division

DRAFT

Draft #2
January 28, 1982

DRAFT

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ATTENDANCE RECORD

Date: 4-14-82
Time: 1:30
Place: MAPD
Meeting Arranged By: RAL
Purpose: Affordable Housing

Name	Organization	Address
Robert A Lakin Phone: 268 4425	MAPD	City Hall
Mike Lindebak Phone: 268-4350	Dept of Engr	City Hall
Sam Mahler Phone: 268 4461	CID	✓ ✓
Wade Person Phone: 268-4468	CID	✓ ✓
Bob Feldner Phone: 268-4460	CID	✓ ✓
Ellen Parson Phone:	Landmarks	
E.H. Denton Phone: 268 4351	City Manager	
Helen English Phone:		
Ray Monroy Phone:		
Tom Powell Phone: 268 4681	Law	
Phone:		

SPECIFIC REGULATION INFORMATION SHEET

TYPE:

If based on a model code, which one:

Office that manages this regulation:

Contact:

Title:

Address:

Phone:

Permits needed?

Approval time? typical? _____ maximum? _____

Documentation submitted by builder?
(eg: # of copies of which documents?)

Prerequisite approvals required?

Key factors reviewed before approval?
(eg: traffic flow, fire resistance?)

Recent changes to regs?

How does the waiver process work for this regulation?

4/12/82

March 12, 1982

E. H. Denton, City Manager
Robert A. Lakin, Director of Planning

DR 82-7 - Joint Venture for Affordable Housing

Attached is a letter Fox has sent to National Homebuilders concerning the organization of his project. Please note his schedule of being able to respond to Secretary Hovde's Wichita visit. I have discussed this with Fox and he will have some material available for presentation to the Secretary and will also be responsible for his entertainment the evening before his City Commission presentation.

Fox's organizational meeting will be held April 2, at 10:00 a.m., at the Crestview Country Club and go through the lunch hour. I, Feldner and Lindebak will be in attendance. You indicated that you might like to be in attendance at the first meeting, particularly at the organizational stage. If you can attend, please let me know so I can advise Fox, or you may wish to just call their office directly.

Robert A. Lakin
Director of Planning

RAL:rme
Attachment

March 12, 1982

Robert Feldner, Superintendent of Central Inspection
Mike Lindebak, Program Development Engineer
Tom Powell, Senior Assistant City Attorney
Robert A. Lakin, Director of Planning

DR 82-7 - Joint Venture for Affordable Housing

Attached is a letter sent to National Association of Homebuilders by Box Fox, outlining personnel involvement in the project, and a short outline of his concept. Please note that Fox has scheduled a meeting for Friday, April 2, at 10:00 a.m., to discuss the project. This is the organizational meeting for the project and I hope you can arrange to attend. It will be at the Crestview Country Club and go through the lunch hour. Please let me know if you are unable to attend.

Robert A. Lakin
Director of Planning

RAL:rme
Attachment

From the Desk of . . .

BOB FOX

RECEIVED

3/8/82

MAR 10 1982

METROPOLITAN PLANNING
ROUTE _____

Bob:

Attached is your copy of a letter mailed to Lee Fisher at the NAHB Research Foundation, concerning the organization of our planning group for the HUD Housing Cost Reduction Demonstration.

We have scheduled our initial planning session for Friday, April 2, at 10:00 a.m. in the Board Room at Crestview Country Club. The meeting will go through the lunch hour, and I hope you will be able to be in attendance. If you cannot attend, please let me know.

Sincerely,



Bob Fox

BF:co
Attach.



Landmark

March 8, 1982

Mr. Lee Fisher
NAHB Research Foundation
P. O. Box 1627
Rockville, Maryland 20850

Dear Lee:

In response to our telephone conversation last week concerning our plan for participation in the HUD Housing Cost Reduction Demonstration, I have outlined below the organizational structure we intend to follow for completion of the program.

Following is a list of the people comprising our planning team and their specific responsibilities:

1. Project Coordinator/Bob Fox - Financial and cost accounting, approval and scheduling of all primary functions of:
 - a. Director of Field Operations - Elton Parsons.
 - b. Director of Marketing - Steve Critchfield.

2. Director of Field Operations/Elton Parsons - Coordination of all operations pertaining to:
 - a. Municipal requirements - Bob Lakin, Director of Planning, City of Wichita.
 - b. Land Planning - Bill Yung.
 - c. Engineering - Ken Bengtson.
 - d. Building Structural Design - To be named.
 - e. Land Development - Elton Parsons.
 - f. Landscaping and Amenities - Bill Yung.
 - g. Building Construction - To be named.

3. Director of Marketing/Steve Critchfield - Coordination and supervision of all activities pertaining to:
 - a. Employer Housing Needs Research - Keith Anderson, Wichita Area Chamber of Commerce.
 - b. Community Concept - Bill Yung.

Landmark Communities, Inc.
2471 Hathway / Wichita, Kansas 67226 / (316) 686-7451

Mr. Lee Fisher
March 8, 1982
Page Two

- c. Architectural Design - To be named.
- d. Product Line Development - Tom Johnson.
- e. Mortgage Financing - To be named.
- f. Publicity and Public Relations - Stephan Advertising.

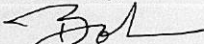
Our current concept is the project will encompass a total of 25 to 30 housing units with a density factor of 6 to 8 dwellings per acre, with a mixture of single family, patio homes, duplexes, fourplexes and townhouses. Our schedule is to complete the planning process prior to October 1, 1982, start and complete construction prior to April 1, 1983.

The objective is to reach and qualify the entire scope of the housing market entry level purchaser with the most marketable and livable dwelling unit possible.

Hopefully we will finalize our preliminary planning process prior to Under Secretary Howde's arrival in Wichita on April 20. We are scheduling our first meeting of the initial planning group for April 2. So, if you are planning a trip to Wichita in the near future, April 2, would be a good time.

We are looking forward to the project with great anticipation and expectation.

Sincerely,



Robert R. Fox
President

P.S. Please feel free to circulate copies of this letter at your discretion, to the appropriate people in NAHB or HUD. Specifically Joe Freeman (HUD) and Bill Ehrig (NAHB).

RRF:co

cc: Keith Anderson
Ken Bengtson
Steve Critchfield
Tom Johnson
Bob Lakin
Elton Parsons
Bill Yung

bcc: John Oliphant

March 12, 1982

John Dekker, Director of Law

Robert A. Lakin, Director of Planning

DR 82-7 - Joint Venture for Affordable Housing

You asked that I give you a memorandum requesting the assignment of a staff person for use in the interdepartmental team to work with Bob Fox on the joint venture for affordable housing. I have copied you in on a previous memorandum outlining a little bit of the procedures that we are going to be working with, and had discussed with you the rough time elements involved. It is my belief that most of the work that will be done by the City team will not have to involve a member of your staff. However, there will be items of which I am certain will require your assistance.

I would ask that Tom Powell be made available to us. This is due to both my assessment of his interdepartmental contacts and awareness of development problems, as well as Tom's willingness to work as a team member. I anticipate that the team will be meeting about once weekly for the next several months. Fox's schedule is to complete the planning within six months, and then complete the construction within the following six months. I do not anticipate Tom will be needed at each weekly meeting. I understand that his assignment in litigation will take precedent over some of the team work. Please advise me if this is acceptable.

Robert A. Lakin
Director of Planning

RAL:rme

THE CITY OF WICHITA

OFFICE OF CITY MANAGER

DATE April 8, 1982

TO Robert A. Lakin, Director of Planning
Mike Lindebak, Program Development Engineer
Robert Feldner, Superintendent of Central Inspection
Tom Powell, Senior Assistant City Attorney

FROM E. H. Denton, City Manager


SUBJECT Joint Ventures for Affordable Housing

We have been advised that the Department of Housing and Urban Development (HUD) is sending a team into Wichita for a two and one-half day time period in connection with the joint ventures for affordable housing project being operated by the Landmark Communities.

They would like to meet with the City officials, in particular, Robert Lakin. In order to acquaint them with our personnel and how we intend to interface with Bob Fox, please be available for a joint meeting with these HUD officials the afternoon of April 14, 1982. We will meet in the new Planning Department Conference Room, 10th Floor, at 1:30 p.m. This is the conference room between the MAPC Conference Room and Lakin's office. The secretaries will direct you.

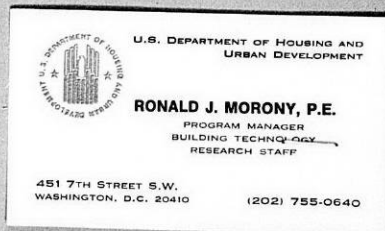
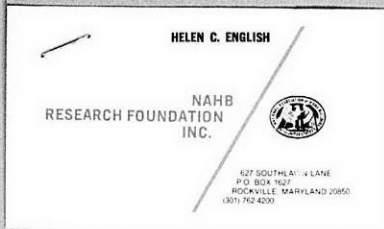
The names of the HUD staff who will be joining us are Ron Maroney and Helen English. You may remember at the Fox meeting, English was identified as the one who will be doing the documentation as to the progress of the project.

If there is any conflict, please inform my office.


E. H. Denton
City Manager

EHD/pd

cc: Don E. Anderson, Director of Housing and Economic Development
R. W. Bruggeman, Director of Engineering





NAHB-HUD HOUSING COST REDUCTION DEMONSTRATION
WICHITA, KANSAS
4/2/82

A G E N D A

Planning Organizational Meeting

- | | |
|--|-------------------|
| 1. Introductions | Bob Fox |
| 2. Planning Process and Program Objectives | Bob Fox |
| 3. Site Location | Bob Fox |
| 4. Land Use Conceptual Plan | Bill Yung |
| 5. City and County Participation | Bob Lakin |
| 6. Market Needs-Product Design | Steve Critchfield |
| 7. Land Development Cost Savings | Elton Parsons |
| 8. Building Construction Cost Savings | Dave Burke |
| 9. Wichita Area Chamber of Commerce Participation | Keith Anderson |
| 10. National Association of Home Builders Assistance | Hi Anderson |
| 11. Group Discussion | |

Other Attendees and Participants:

Ken Bengtson - Van Doren, Hazard and Stallings
Tammy Gross - Landmark Communities, Inc.
Tom Johnson - Stephan Advertising Agency, Inc.
Jerry Mallot - Wichita Area Chamber of Commerce
C. J. Nelson - ABKO Properties, Inc.
John Oliphant - Wichita Area Builders Association
Carolyn Owen - Landmark Communities, Inc.

Meeting Time: 10:00 a.m. to 2:00 p.m.

Location: Crestview Country Club/Board Room

Landmark

HOUSING COST REDUCTION DEMONSTRATION
PROGRAM OBJECTIVES
4/2/82

1. Cost and Sales Analysis

	<u>Housing Styles</u>		
	<u>S.F. 3BR 2B</u>	<u>MF 1BR 1B</u>	<u>MF Studio</u>
Bldg. Area	1,168 s.f.	779 s.f.	480
Dwelling Units Acre	4	6	12
Land @\$21,000 Acre	\$5,250	\$3,500	\$1,750
Const. Cost @\$30 sq. ft.	35,040	23,370	14,400
Mktg., Fin., G&A Cost @10 s.f.	11,680	7,790	4,800
Sales Price	\$51,970	\$34,660	\$20,950
Down Payment @5%	2,598	1,733	1,048
Mortgage Amount @95%	\$49,372	\$32,927	\$19,902

2. Qualifying Income Analysis
(Assumes 30 Year Amortization Term)

<u>Interest Rate</u>	<u>Loan Amount</u>	<u>Monthly P&I</u>	<u>Qual. Income @4:1 Ratio</u>	<u>Hourly @2000 Hrs.</u>	<u>(% Inc.)</u>
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 Jerry Mallot - WACC
 _____ SMC
 _____ Architect

Hi Anderson - NAHB
 Bill Ehrig
 Joe Freeman - HUD
 Lee Fisher - NAHB
 Ron Maroney - HUD
 John Oliphant - WABA

4-2-82.

- Fox:

Project to be limited to 20A-

Critical SA - 6.2 DWA - 31/1/82

- good over.
- quality tablet
- very important
- important - not
- financing / insurance

24' parking -
2.0' parking and
possible curb & gutter.

Why no 20
- Streets if pulli-
- Project approval
- Plat -
- Expedite
- construction.
- Sewer location
- Common
- trenching.

- Catchfields,

- money - SA's.
- design 'desirability of housing impact out.
- image - keep subsidy / low end concept out

7. Paron - Don't change for change sake

1. Non-structural
2. keep drainage concept
3. Sewer in St R/W.
4. Std 24" (Placement of pipe by hand?)
rizing - 4"-6"

5. SA's - to 40's. [Take down only 20]?

6. Design / inspection / sign off / closure of project.
(third party contract to submittal board; then turn away)

7. Public Utilities / tie to

8. David Burke - Control own labor rather than use subs.

- all modular framing; slab floor, cut down # of rebar
- all glass to a min. Keep changes to min; lock in prices.
- New materials

9. Keith Anderson - C of C - 2nd Round . .



4-2-82 Affordable Housing
11. NAWB He Anderson NAWB Research is subsidiary of NAWB.

- Sam R. Pierce Jr. HUD Sec.
Kulture - primarily in reducing regulations & cost reductions

reducing 5% to.

Document in Detail - process of working w/ local lobby officials.

He Anderson. Industrial Bldg Dept - Tech. & Land.

* Helen & English } NAWB Res, document process.
Dr Bob Strough }
Mike Sibley of NAWB Wash. Site Planning.

Need details on code -

- Press clippings
- Photographs.

- Will offer tech assist when desired.

Lynch - ground breaking - next week.

Local Springs, Florida -

Reverie Club 33 Du/A. (max profit).

350 \$/condo.

Ruit of Condo, Grand Junction Colo - bldg

Taha - Gap

Ann Arbor - sidewalk 50% down -

Birmingham Alabama.

Phoenix, Ariz -



nm

March 25, 1982

Mr. Robert Lakin
Director of Planning
City of Wichita
455 North Main
Wichita, Kansas 67202

Dear Bob:

Attached is the agenda for our April 2 meeting of the planning group for the Housing Cost Reduction Demonstration.

During your part of the meeting, I would appreciate it if you would explain the City and County's attitude toward the program, the processing requirements and assistance we may expect from the local government elements.

If you have any questions or will be unable to attend the meeting, please let me know.

Sincerely,

Robert R. Fox
President

RRF:co

Attach.

RECEIVED

MAR 26 1982

METROPOLITAN PLANNING

ROUTE _____

Landmark Communities, Inc.
2471 Hathway / Wichita, Kansas 67226 / (316) 686-7451



NAHB-HUD HOUSING COST REDUCTION DEMONSTRATION
WICHITA, KANSAS
4/2/82

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John Oliphant - Wichita Area Builders Association
Carolyn Owen - Landmark Communities, Inc.

+ 86

Meeting Time: 10:00 a.m. to 2:00 p.m.

Location: Crestview Country Club/Board Room

Landmark

RECEIVED

MAR 23 1982

METROPOLITAN PLANNING
ROUTE

COUNTY NEWS
FEBRUARY 1, 1982

6

available housing

development, cluster housing, mixed-use and infill. The message underscored is that these projects offer a wide range of housing choices which can be attractive and affordable, although they may be non-traditional in design and siting.

The presentation would be informative to professional staffs, as well as some community groups. If you are interested in borrowing the presentation, contact Karen Grey at NACo, 202-783-5113.

the pitifully low welfare benefits now paid in such states as Mississippi and Texas.

Forcing any state to do anything as probably the farthest thing from President Reagan's mind when he began to consider the new Federalism initiative some months ago. But that may be the moral of this first saga of federalism reborn: A Pandora's box of vital issues is being opened, the system will get its most thorough airing in decades, and no one can now predict where the ball will stop rolling.

1/3 1982, The Washington Post Company

Travel and Diet

For those who live according to scale, a new bathroom scale for travelers is soon to be marketed. The size of a cigarette case, and though you have to stand on one foot to weigh yourself, the scale is supposed to be ruthlessly accurate.

JOB MARKET

County Building Public Administration, West Central Nebraska Development District, and Regional Offices in public or private administration. The experience can be obtained for short-term assignments. If you have prior to the state experience in public administration, the local government and select municipal and governmental functions as well as some knowledge of local grant-in-aid programs. Resume and requirements to West Central Nebraska Development District, 112 West First, Suite 200, Lincoln, NE 68502, 405-261-6077.

Hydrologist, Howard County, Ark. 11/81. The salary is \$21,213. 1712 jobs but for subject with master course in civil engineering or related field and years experience in professional engineering relating to ground surface water hydrology or any equivalent combination of training and experience. For application and information contact Howard County Council Division, Courthouse, City Building, Second Floor, 240 N.E. First Ave., H. Little, Okla. 74501. Close-up due Feb. 26.

Classified job advertisements available at the rate of \$3 per line per line. All material must be to the National Association of Counties, 1735 New York Ave., N.W., Washington, D.C. 20006.

NACo project puts the roof on housing costs



NACo is looking for three counties to lead in the fight against unnecessary development regulations and delays that contribute to the high cost of housing. The Counties will serve as models for other communities that are trying to streamline their regulatory practices.

NACo will sponsor an intensive demonstration workshop in each of the three counties, bringing together all the local participants in the development process, stimulating discussion, and generating local action plans. NACo will use its resources to support each of the counties in carrying out its action plan.

Each county selected will represent a different stage in the regulatory reform process: one county will have interest and commitment, but will have not yet taken any action; a second county will have begun to re-examine its development regulations and practices, but needs assistance in dealing with unanticipated problems and maintaining enthusiasm and commitment; and, the third county will have accomplished substantial change and is interested in evaluating the results and undertaking more innovative efforts.

To be considered, county officials should fill out the accompanying application form and return it to NACo before Feb. 24, 1982. For those counties not selected for the competition but interested in making local changes NACo will provide technical assistance, including staff help, an information network and peer matching.

The NACo Housing Cost Reduction Project is funded through the U.S. Department of Housing and Urban Development (HUD) as part of the HUD Joint Venture for Affordable Housing.

NACo Housing Cost Reduction Project Application

County: Sedgwick State: Kansas

Contact person: Irene Hart/Ron R. Worley Phone: 316, 268-7298

Address: 510 N. Main, Wichita, Kansas 67203

Describe below any activities the county has undertaken to reduce unnecessary requirements and red tape which contribute to the increased cost of housing.

Exempt all new residential construction which exceeds minimum acreage requirements from platting requirements.

Generally describe the county, noting the level of growth and development, its urban/suburban/rural nature, and its land use powers.

A suburban rural county with a significant level of development taking place next to the major city (Wichita). Countywide subdivision and building permit control. Falling within the three-mile ring of cities.

Would the county be in a leadership role to encourage similar cost-effective changes among the local units of government?

Wichita-Sedgwick County Metropolitan Area Planning Commission reviews

all subdivision plats. County Building Inspections Division does inspections for some cities in county which have adopted County building codes.

In what ways has the county, in particular the elected officials, demonstrated a commitment to efforts to reduce the high cost of housing?

Reduced street standards and extended length of bond repayment for special assessments. Taken action to issued over \$135 million in

housing revenue bonds to provide lower cost financing for single family homes.

Please send the completed application form to:

Paula Jovin
National Association of Counties Research Dept.
1735 New York Ave., N.W.
Washington, D.C. 20006

Bringing Down the Cost of Housing What is Your County Doing?

The National Association of Counties is taking inventory of what counties across the country are doing to help lower the cost of housing. The association wants to know what changes your county has instituted, and how NACO can help your county initiate regulatory reforms to help reduce the high price of today's housing. Over the next year NACO will assist counties through an information exchange and direct staff help, as well as matching counties interested in reducing costs with counties that have experience in that endeavor.

You can help us by taking a few minutes to provide the following information:

County: Seagwick
 State: Kansas
 Contact person: Irene Hart/Ron Worley
 Title: Director, Department of Aging
 Address: 510 N. Main
Wichita, Kansas 67203
 Phone: 316 / 268-7298
 County population: 367,094

Type of County:

- Rapidly growing Urban
 Moderately growing Suburban
 Slow growing or declining Rural
 Other (please describe): _____

A list of techniques that local governments can use to simplify land use regulations and practices that increase housing costs is provided below. Please check any technique you have adopted, as well as areas in which you would like more information or technical assistance.

Major change
Want the information
or technical assistance

Streamlined development procedures

- Procedural guides and checklists for developers
 Use a design manual
 Preapplication meetings
 Central counter operations (one-stop processing)
 Fast-track processing of minor applications
 Use permit expeditors or ombudsmen
 Improve application forms
 Use computer in some phase of processing
 Reorganize regulating departments
 Use joint staff application review committees
 Simultaneous review or processing of permits
 Parallel processing of plat review, site plan and rezoning
 Use more project review deadlines
 Eliminate/consolidate review steps
 Allow construction to commence during permit processing period
 Shorten time between sequential approvals
 Simplify regulatory procedures for reviewing projects with more than one use
 Eliminate duplicate hearings
 Employ a zoning hearing examiner
 Simplify appeal process
 Hold more-frequent commission meetings
 Use dual planning commissions
 Abolish planning commission or zoning board
 Delegate decision-making authority to lower administrative level
 Reduce permit fees
 Vary public service fees to reflect costs
 Prepare master environmental impact reports
 Establish minimum project size subject to environmental review
 Simplify recording procedures
 Expedite and reduce inspections
 Early or incremental release of bond

Major change
Want the information
or technical assistance

Zoning revisions

- Encourage compact development by allowing increased densities and reduced lot and yard requirements
 Cluster zoning
 Planned unit development (PUD) ordinance
 Revise PUD ordinance to drop or reduce minimum acreage requirement
 Revise PUD ordinance to allow mixed use and other uses by right
 Reduce number of residential classifications
 Eliminate single use zones
 Density bonuses or other development incentives for projects incorporating mixed use
 Inclusionary zoning
 Down zoning to reduce land prices
 Up zoning to permit economic use of land
 Zero lot line development
 Permit conversion of single family dwellings to include rental units or accessory apartments
 Allow mobile home parks
 Allow pre-approved manufactured housing (including double and triple units) in single family residential

Major change
Want the information
or technical assistance

Development standards

- Revised regulations to reduce excessive development standards, such as:
 Lot sizes
 Widths of side yards
 Set backs
 Minimum unit sizes
 Street widths
 Quality of grading and paving
 Number or size of parking spaces
 Sewers
 Construction materials
 Construction techniques
 Landscaping requirements
 Allow alternatives to standard requirements for roads, sidewalks and drainage (such as the use of paths or natural drainage)
 Allow other on-site sewage treatment or alternative wastewater treatment, including new technology and portable household waste systems

ig. . .

Adopted Change
Would like information
or technical assistance

Building codes

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Use performance standards |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Adopt updated model building codes |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Use statewide building codes |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Incorporate new technology in building codes (such as plastic piping, wood foundations, use of 2 x 4 studs placed 24 inches apart, etc.) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Adopt special codes for residential rehabilitation and adaptive use |

ing
Access-appealed/forwarded by
Would like information
or technical assistance

Other initiatives

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Promote consistent and coordinated land use goals and regulations on an areawide basis |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Promote and assist the county's local units of government in making regulatory changes which will reduce the cost of housing |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Form a housing task force or committee |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Pilot housing cost reduction projects |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Study procedural reforms which could reduce housing costs |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Monitor land prices, vacancy rates and amount of developable land available |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Assisted land assembly |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Streamline clearance and aggregation of tax delinquent parcels for reuse |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Public funding to assist in development costs |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tax mobile/manufactured housing as real property |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Public education program |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Audio-visual presentations |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Train elected officials |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Train staff |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Remove rent controls |

What were the reasons behind your community's decision to begin working to modify its land use regulation? Desire to keep pace with development practices and current trends in the housing market.

What have been the greatest problems you have faced in trying to make changes? Staff time and steps necessary to make the desired changes.

What methods have been used to generate political and public support for the changes? Public hearings, discussions with the Home Builders Association and Board of Realtors.

Please return by Feb. 19, 1982 to:

Paula Jarvis
National Association of Counties
1735 New York Ave. N.W.
Washington, D.C. 20006

If you have questions about this survey or the phone survey, call Paula Jarvis at (202) 462-5111.

U.S. Department of Housing and Urban Development
Washington, D.C. 20410

MAR 16 1982

Office of the City Manager	
<input type="checkbox"/> EH	<input type="checkbox"/> SH
<input checked="" type="checkbox"/> RG	<input type="checkbox"/> DF
<input type="checkbox"/> RT	<input type="checkbox"/> MLC
MAR 22 '82	
Copies to <i>DET</i>	
Sent to _____	
File _____	



RECEIVED

MAR 21 1982

METROPOLITAN PLANNING
ROUTE

HOUSING AFFORDABILITY DEMONSTRATION

"HUD MEETS THE CITIES"

The cities of Riverside, California, San Diego, California and Phoenix, Arizona are currently being visited by Under Secretary Donald I. Hovde and Joseph Sherman, Director, Building Technology Division, Office of Policy Development and Research.

Press conferences were held in each of the three cities as part of HUD's continuing efforts to keep up the momentum and visibility of the Affordable Housing Demonstration Program. This is just one of the many on-going efforts that HUD is involved in to show their dedication and support in ensuring the success of this demonstration program.

"BRAINSTORMING PRODUCES AN IDEA"

As a result of the weekly inner-office "brainstorming" sessions among the HUD contact staff involved in the Affordable Housing Demonstration Program, a model ordinance was developed.

While the ordinance, as a whole, might be farther than any of you might care to venture, we feel that it contains many ideas that could be helpful to each of you.

You might want to review the contents to see if there are sections that could be adaptable to any of your existing situations; either as written or in variation. A copy is attached your review.

If you think there are sections

that could be helpful to you and would like to discuss it further or receive more information, please get in touch with your HUD contact person.

"INFORMATION CLEARINGHOUSE"

In our first newsletter we introduced an idea for an "Information Clearinghouse" as a means by which the builders could share information. To date, we have not heard from any of you.

We're sure that there is a wealth of information available among you just waiting to be tapped. Surely the builder who is about to break ground has some information that would be beneficial to the builder who is still in the planning and development stages. Won't you share this knowledge with us?

Information should be addressed to Ms. Dorothy Allen, Program Information Manager, 451 7th Street, S.W., Room 8158, Washington, D.C. 20410. She will see that the information is distributed to the other participants.

"SITE STATUS REPORT"

Some of the participating cities have been visited by their HUD contact person and we now have status reports on their progress available.

Below is a short update on where each city is at this stage of the program:

In Phoenix, Arizona, the Knoell Brothers have obtained 57 acres located in Southeast Phoenix close to downtown and a variety of employment sources. They will use a portion of the property for the demonstration of townhouses, four-plexes and zero lot line single family detached homes.

In Riverside, California, the Washman Group is off and running on 1/2 acres near the University of California at Riverside. They are experimenting for a density of over 30 units per acre, consisting of duplexes, townhouses, and condominiums.

Ponderosa Homes in San Diego has approximately 20 acres located about 10 minutes from downtown in an area known as South Bay. Although planning is not yet underway, they are considering around 200 units of duplexes and detached single family homes.

The Conner Development Company has several areas in South Everett, Washington under consideration, but yet to be purchased. They hope to do something similar to their very successful development of 150 units in King County, east of Seattle, which has been selling well. In that development they were able to reduce street rights-of-way and paving widths, as well as eliminating curbs and gutters.

Cardinal Builders, Inc. of Manchester, N.H., met with city officials regarding the presently approved site plan for their demonstration. They were accompanied by their site planner and representatives from HUD and NAHB.

After the meeting it was decided to revise the site plan and resubmit a mix of single-family detached and attached units and increase the number of units from 50 dwellings to 75 dwellings.

In Ann Arbor, MI., the builder, First Martin Company, and the developer met with the City Administrator and his staff to review and discuss cost cutting site development and construction items to be considered for their affordable housing subdivision before going into preliminary site design studies.

The Mayor of Birmingham has appointed a task force for affordable housing to study and report on all areas where the city's codes and subdivision and zoning regulations can be relaxed to allow for the production of affordable housing. Builder Pat O'Sullivan is coordinating his efforts with those of the task force in order to incorporate as many cost cutting features as possible.

Connie Arnolts of the Building Technology Division is currently visiting the Coral Springs, Broward County, Florida site where he will meet with the builder, Coral Ridge Properties, and the staff from both the city and the county to review the potential areas of regulation relaxation and innovation. They are also looking at property available to the builder for the affordable housing subdivision.

The preliminary plans for Karl Witt's subdivision in Lincoln were reviewed here and suggestions were made for improvement. Mike Shibley, NAHB planner, and Lee Fisher, representing the NAHB Research Foundation, were in Lincoln last week to meet with Mr. Witt and his architect. They met Mayor Boosalis and then had a meeting with her administrative assistant to review plan changes. The Planning Commission is meeting on Wednesday, March 17th, to approve the site plan. The city attorney is reviewing the model ordinance developed by HUD for the creation of an affordable housing demonstration district. Mr. Witt is attempting to make his model homes available for the Parade of Homes on June 6, 1982.

In Wichita, Landmark Communities has selected a site in the northeast section of the city and has started their planning process. The president of Landmark, Bob Fox, has now taken over as the builder contact on the project because of his strong interest in producing affordable housing for first time home buyers.

"HUD AND NAHB - WORKING TOGETHER"

As a member of our Joint Venture the National Association of Home Builders has agreed to participate in our planning phase through the services of Michael Shibley, Director, Land Use and Development at the National Housing Center, NAHB's national headquarters. Michael, who meets weekly with our HUD Affordable Housing Demonstration staff, is providing architectural and land planning review on all of the preliminary floor plans and land plans, offering suggestions for improvements. He is our expert on processing procedures in local government offices and is familiar with zoning and land use regulations. Michael will be available for site visits or meetings with you and your planner to help solve your site development problems. You can reach him at his office on (202) 822-0351.

"NEED MORE TECHNICAL INFORMATION?"

The HUD reports you received in the technical assistance package are available thru our HUD USER service. However, because of budget cuts we have to charge a small handling fee:

1 - 3 documents	\$4.00
4 - 5 "	\$5.00
6 - 8 "	\$7.00
9 - 12 "	\$10.00
over 12 "	\$10.00+ .50/ea additional document

EDITED BY: Building Technology Division
Office Policy Development and
Research
Joseph Sherman, Director

Draft #3
March 8, 1982

DRAFT

An Ordinance Amending _____ Of The Code Of The City Of _____
For The Creation Of An "Affordable Housing" Residential Demonstration District

Whereas, There exists a national and local crisis in the affordability of housing, and

Whereas, Only 15 percent of potential homeowners can now afford a new home, and

Whereas, Homeownership provides benefits to the individual, the community, the state, and the nation, and

Whereas, There is evidence that some local, state, and national regulations may unduly impact the cost of housing, and

Whereas, The United States Department of Housing and Urban Development, as part of the "Joint-Venture for Affordable Housing", has initiated an "Affordable Housing" Demonstration Program and

Whereas, The Department of Housing and Urban Development in selecting communities for participation desires maximum local flexibility in identifying and modifying local regulations that may increase costs, and

Whereas, The City of _____ desires to fully participate in the "Affordable Housing" Demonstration so as to expand housing opportunities in the community,

Now, Therefore, be it ordained by the City Council of the City of _____, that

Section 1. Creation of District

There is hereby established a "Affordable Housing" Residential Demonstration District, the boundaries of which shall be as follows: (A detailed written description of boundaries would be inserted here). The District is established for the sole purpose of participation in the "Affordable Housing" Demonstration Program.

Section 2. Life of District

The "Affordable Housing" Residential Demonstration District shall remain in effect for the lesser of five years from date of enactment of this ordinance or until one year from the date of completion of the last unit approved for the demonstration.

Section 3. Suspension of Local Statutes

During the effective period of this ordinance, all provisions of the (zoning ordinance), (building code), (subdivision ordinance) (other applicable local codes) shall be suspended for all use, site development and construction located within the boundaries of the Demonstration District.

Section 4. Affordable Housing Demonstration Permit

- (a) Prior to any site preparation, site development or construction, the owner, authorized agent or contractor shall obtain one consolidated "Affordable Housing" demonstration permit.
- (b) The permit shall be issued by the Department of _____ (City Council) upon a review of proposed site plans, building plans, drawings, specifications and other materials deemed appropriate and necessary and may impose reasonable conditions and requirements upon the permit holder.
- (c) The application for the demonstration permit shall be evaluated pursuant to generally accepted engineering and design criteria with the objective of achieving safe, affordable, and attractive housing. To the extent feasible the Department of _____ shall seek to satisfy these goals and requirements of the suspended zoning ordinance, building code, subdivision ordinance (other ordinance) which are consistent with the goals of the Demonstration Program.
- (d) From time to time the Department of _____ may make or cause to be made inspections necessary to assure conformity with any requirements and conditions of the demonstration permit.

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

March 4, 1982

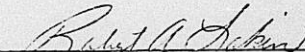
RE AGENDA ITEM NO. 9

TO Metropolitan Area Planning Commission
FROM Robert A. Lakin, Director of Planning
SUBJECT DR 82-7 - Joint Venture for Affordable Housing

The Landmark Communities has been designated by HUD to participate in a housing cost reduction demonstration program, together with the City of Wichita. I have been designated as team leader from the City staff people to work with Bob Fox of Landmark. We will be working as a small tight City team, including myself, Bob Feldner and Mike Lindebak, together with a team comprised of Bob Fox, an engineer, architect, land planner and a marketing person.

I anticipate that Fox will begin within the next week or two on his project. It will be located in Comotara and will be a mix of housing units, such as single family detached, single family attached, duplexes or fourplexes, and will be built all in the same area and/or block. Density should not be run more than six dwelling units an acre. We will anticipate that this will be handled under C.U.P. processes.

I will work with Bob Fox to develop some type of reporting system to where we can report to you, the Economic Development Commission, Wichita Area Builders, Board of City Commissioners and others, as to the progress that is being made and any particular problems that we are encountering. Please feel free to contact me for any additional information that you might wish to have on this project. A short question and answer sheet on the project is attached for your information, as well as Denton's memo to me assigning the project.


Robert A. Lakin
Director of Planning

RAL:rme
Attachments

cc: Bob Fox, Landmark Communities, Inc., 2471 Hathway Circle, 67226
Don Anderson, Director, Housing & Economic Development

THE CITY OF WICHITA

OFFICE OF CITY MANAGER

DATE February 8, 1982.

TO Robert A. Lakin, Director of Planning

FROM E. H. Denton, City Manager

SUBJECT HUD Joint Venture for Affordable
Housing

Wichita has been selected as one of the 10-15 cities to participate in the Department of Housing and Urban Development (HUD) Joint Venture for Affordable Housing (JVAH).

The JVAH is a collective effort among public and private sector groups to create more affordable housing by applying cost-reduction principles to housing developments and construction.

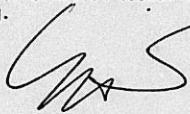
Wichita has also been selected as a participating city in the ICMA Affordable Communities Project which complements the HUD program and is primarily directed towards regulation reforms.

You are hereby appointed as the City's project director for the HUD Joint Venture for Affordable Housing. As project director you will need to coordinate your activities with Don E. Anderson who has been named as Wichita project director for the ICMA Affordable Communities Project.

The local builder named to participate in the program is Landmark Communities, Inc. You will also want to keep the Builders Association advised of the program.

Mr. Ron Morony, Room 8158, Department of Housing and Urban Development, Washington, D.C., 20410, (business phone--(202) 755-0640, home phone--(301) 262-8081), is the City's contact person at HUD. Mr. Morony has indicated that he is available to come to Wichita to participate in conferences related to the program. You will want to arrange an early meeting of the program principals.

Transmitted herewith is a packet of information issued by HUD concerning the Joint Venture for Affordable Housing.



E. H. Denton
City Manager

EHD/fpd

Attachment

cc: The Honorable Board of City Commissioners

Don E. Anderson, Director of Housing and Economic Development

JOINT VENTURE FOR AFFORDABLE HOUSING

QUESTIONS AND ANSWERS

Q: What is the Joint Venture for Affordable Housing (JVAH)?

A: The JVAH is a collective effort among public and private sector groups who share a commitment to the creation of more affordable housing and are linked through a series of coordinated projects and activities.

Q: Who is participating in the JVAH?

A: The initial participants include: local builders and community officials working together in 10 to 15 communities to reduce production costs; the National Association of Home Builders (NAHB) which is providing support to the 10 to 15 communities, the National Association of Counties (NACo) which is assisting its members to address the political aspects of developing an affordability strategy; the International City Management Association (ICMA), which will work with 15 cities to promote local actions; the Council of State Community Affairs Agencies (COSCAA).

Other organizations can participate with the Joint Venture by beginning their own housing affordability campaign, and sharing resource materials and ideas with Joint Venture members.

Q: How did the JVAH get started?

A: The idea for the JVAH came from the HUD Task Force on Affordable Housing, chaired by HUD Under Secretary Don Hovde. The Task Force recognized that there is no single answer or solution to reducing housing costs, and that providing affordable housing at the local level is primarily an issue of deregulation and streamlining processing. No single group or sector can do it alone. We can make housing substantially more affordable, however, if all the groups with a role to play can learn to work together cooperatively. This is the basic idea behind the JVAH.

Local governments must be willing to work cooperatively with builders, developers, and concerned citizen groups to make the tough political decisions needed to eliminate unnecessary costs which are presently built into our housing system through zoning, subdivision and building regulations and lengthy processing procedures.

Q: What will the JVAH do?

A: Some communities have already produced substantial housing production cost reductions, principally by cutting processing time, increasing densities, and modifying site preparation standards. The purpose of the JVAH is to encourage similar activities on a broad scale by collecting and reporting such experience and by generating related demonstration projects.

Q: What are the major cost components in housing that currently make it unaffordable?

A: The major costs are financing land and the delays in getting local approval for development. Since altering financing costs is outside the power of localities, the main targets of the JVAH's effort to reduce costs are: a) the local regulatory and processing requirements which cause the costly delays in development and b) alternative use of land to reduce the per unit costs of housing e.g., through compact development, through in-fill or through better use of existing structures.

Q: Why is HUD involved?

A: While no single organization can solve the problem of affordable housing, the various actors involved each have a role to play. HUD's part is to help coordinate activities and to provide some initial support to get new ideas started. Basically, HUD's role is to help where it can by providing leadership and incentives, and to get out of the way by reducing its own regulations and involvement where that is needed.

HUD hopes that by backing this public/private partnership it can encourage private industry and local citizen groups to recognize the importance of their participation in solving our nation's housing problems. While no one sector can do it alone, together, we can.

Q: How much will it cost?

A: We believe the costs are small. Current grants to JVAH groups total less than one million dollars. That is a small amount for involving the active cooperation of leading national organizations representing the homebuilders, city, state and county governments in a positive and coordinated effort to reduce housing costs. Activities of JVAH organizations will directly affect more than two dozen localities with direct demonstration projects and technical assistance, and countless more will receive useful information and assistance.

Q: Will local communities participating in the Affordable Housing Demonstration be required to accept these innovations?

A: No. Information on potential innovations will be provided for use as appropriate to each community. Not all of them will apply to every situation in every locality, and no one will be required to accept particular innovations.

Q: What about using these innovations on future projects?

A: We encourage continued use of these innovations to reduce the cost of housing, and we hope that we learn other good ideas as a result of the demonstration.

Q: What about the effects of HUD's regulations and the often lengthy time required for FHA processing?

A: The Department is making every effort to review all of its regulations to eliminate their negative impact without compromising the quality of the housing constructed. Our field offices have been instructed to provide the best possible service on all projects within the limits of our review procedures.

Q: Demonstrations are usually "one of a kind" situations. How could the principles of this project be applied to others?

A: We hope that the demonstrations will show how good quality housing can be constructed and marketed at reasonable cost by using technical innovations and by changing or eliminating unnecessarily restrictive and cost increasing legal and/or administrative barriers (codes, zoning, etc.). Local communities must then review their own requirements to determine what changes are required, if any, to permit the construction of the type of housing demonstrated.

Q: How much of a cost reduction can be expected through regulatory reform?

A: We don't know exactly. We do know that the savings depend on what you do, and the base from which you start. In the Approach '80 project, the builder found that he could sell his houses for 10 percent below the sales price of comparable houses in the Las Vegas market area. In other demonstrations held in Allegheny County, Pennsylvania, Shreveport, Louisiana, and Hayward, California, the builders claimed between 20 and 30 percent savings through regulatory reform. As part of the Affordable Housing Demonstration, the NAHR Research Foundation will be carefully documenting each and every cost involved in order to identify where the most important savings are possible.

January 1982

March 4, 1982

Robert R. Fox
Landmark Communities, Inc.
2471 Hathway Circle
Wichita, Kansas 67226

Subject: Joint Ventures for
Affordable Housing

Dear Bob:

I have talked to the principal Departments involving the creation of a team from the City. I will act as a team leader, at least initiately, and probably ask Jack to sit in so that we can interchange from time to time. Also on the City team will be Bob Feldner and Mike Lindebak. We are available to meet with you and proceed as soon as you let us know. Although I have set no schedules until you have done your preliminary work, I have indicated to those involved that we will be meeting at least once weekly. I still assume that probably either a Monday afternoon or a Friday will be the best times for City staff to work on these items.

Since the announcement by HUD, I am now receiving some information from various building sources. Attached are copies from American Plywood Association, and a builder in Franklin, Michigan. This is for your information. I have also distributed to each of the team members a basic package outlining what the joint venture for affordable housing is intended to do. Incidentally, that title is somewhat lengthy and I have tentatively put a handle on it from our side, calling it JVAH (pronounced JA' VAH). I have also given each of the participants a list of the contents in the Technical Assistance package which is available in my office and a copy of the affordable housing checklist.

Other staff will be available on call as we need them. I have talked to Tom Powell about working on the project, but have not had an opportunity to clear this with John Dekker.

Robert R. Fox
Landmark Communities, Inc.
March 4, 1982
Page 2

As soon as you are ready to proceed, please give me a call and I will arrange attendance from our side.

Sincerely,

Robert A. Lakin
Director of Planning

RAL:rme
Attachment

cc: E. H. Denton, City Manager
Ray Bruggeman, Director of Engineering
Don Anderson, Director, Housing & Economic Development
Mike Lindebak, Program Development Engineer
Bob Feldner, Superintendent, Central Inspection
Jack H. Galbraith, Chief Planner, Current Plans Division
John Dekker, Director of Law
Tom Powell, Senior Assistant City Attorney

RECEIVED

MAR 5 1982

1120
G Street
Northwest
Washington DC
20005

METROPOLITAN PLANNING

ROUTE

International
City
Management
Association



Office of the City Manager

Area Code 202 674-4600

LI SH

LI DF

LI RI

LI MEC

MAR 5 1982

Copies To *WCA (en)*

Send To File

March 3, 1982

MEMORANDUM

TO: San Antonio Workshop Participants

FR: Cheryl Farr, ^{CAF} Deputy Director, Affordable Communities Project

RE: Next Steps in the Technical Assistance Process

Thanks to all of you for making the San Antonio workshop such a stimulating session! Your hard work prior to and during the session makes the ICMA and HUD staffs even more confident that we picked a terrific group of cities and that our supplemental assistance can help you move toward your long range regulatory reform goals.

We've all got some tight deadlines to meet if we want to get technical assistance visits scheduled for next month, so I thought I'd send along a rough schedule of the current T.A. work. Please let me know if you've got any problems with this schedule.

WHO/NO LATER THAN

WHAT

ALL CITIES/March 12

Detailed scope of services for ICMA technical assistance (see below);

ICMA STAFF/March 19

Contact each city regarding questions/clarifications on scope of services;

ICMA STAFF/Late March

Use scope of services to finalize newsletter insert soliciting resources.

SCOPE OF SERVICES

Your scope of services should focus on providing the ICMA staff with a rough agenda of how you envision the technical assistance visits. We'll then use that information to explain to potential resources how they would be involved with your city's regulatory reform efforts. You should cover these points for each T.A. visit:

- what you'll do to prepare for the visit (i.e., meetings you'll hold and materials you'll provide to the resource team);
- what you expect the resource team to do before you meet;
- what the main objectives of the resource team's visit will be-- who they'll meet with, what they'll see, and what they'll be expected to accomplish;

- any follow-up work you want the resource team to do;
- how you plan to use the information, etc., you get from the resource team.

Remember to keep in mind that many of the resources will be people who have full time jobs in other cities, so they shouldn't be expected to do too much in the way of pre- and post-visit work. (Note: If you plan to visit another community, you should still discuss these points -- substituting what you want to see on a visit, etc.)

Many of you stated in your evaluations of the workshop that what was most useful to you was the opportunity to talk about your concerns with other local government representatives. We feel that the technical assistance teams can offer you an intensified version of that experience! The more thought you can give to detailing the kinds of expertise you want and how you plan to use it, the better the odds are that you'll be really pleased with the results of the technical assistance. If you have any questions, or just want to talk through an idea with Stu, Mike, or myself, please call us anytime at 202/626-4632. We're looking forward to receiving your scope of services next week. Good luck to all of you!



RECEIVED

MAR 8 1982

METROPOLITAN PLANNING
ROUTE _____

March 5, 1982

Mr. Eugene H. Denton
City Manager
City of Wichita
455 North Main
Wichita, Kansas 67202

Dear Gene:

As you know, our company was selected to participate in the HUD Housing Cost Reduction Demonstration for Wichita. The prime objective of the program is to produce affordable housing for the entry level home buyer, through cost reduction achieved through the cooperative efforts of both the public and private sector.

We are very excited about being involved in the program and are eagerly anticipating the final results; however we have pledged to commit ourselves to a time frame which will permit the planning process the project demands. Our estimate at this time is that planning will be completed in early Fall and construction completed in early 1983.

Due to some prior commitments, we have been unable to get the HUD project on the front burner, but we are now ready to go. Bob Lakin and I have had a preliminary meeting that established the communication system with the city and set some of the basic parameters within which we will be working, and with which we are totally delighted.

Right now we will direct our primary efforts to preparation for Under Secretary Hovde's visit to Wichita on April 20, which will force us to organize and activate our basic planning team.

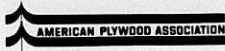
We look forward to working with both the administrative staff and governing body of the city. I truly believe our cooperative efforts can produce a great thing for the working citizens of Wichita.

Sincerely,

Robert R. Fox
President

cc: Bob Lakin

Landmark Communities, Inc.
2471 Hathway / Wichita, Kansas 67226 / (316) 686-7451



Bronson J. Lewis
Executive Vice President

February 22, 1982

Office of the City Manager			
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Mr. Gene Denton, City Manager
City Hall
455 N. Main
13th Floor
Wichita, Kansas 67202

Mr. Denton ... congratulations on your participation in the Department of Housing and Urban Development's Joint Venture for Affordable Housing. As the interest rate crisis continues unrelieved, affordability becomes increasingly crucial to the home buyer and the housing industry in general.

Mr. Orville Lee of HUD has asked me to furnish you with the enclosed information regarding the American Plywood Association's own affordable housing program called "Build A Better Home." It was developed two years ago and currently consists of four house plans. We intend to expand the program gradually and hope to have more plans available by year-end. Although each home is quite unique in design, they do have certain similarities which may be important to your efforts -- efficient use of space, cost-effective building materials and systems, and a broad consumer appeal.

I hope the APA "Build A Better Home" program will be of some help to you in this much needed affordable housing venture. If our Association can be of further assistance, please don't hesitate to call.

Sincerely,

Bronson Lewis

RECEIVED

BJL:lr

FEB 24 1982

Enc. METROPOLITAN PLANNING
ROUTE _____



APA
build
a better
home

ORDER FORM

Name _____
Company _____
PO Box _____
Street Address _____
City _____ State _____
Zip _____ Telephone _____

Indicate Plan Number Below	One Set of Plans (\$85)	Four Sets of Plans (\$130)	Eight Sets of Plans (\$190)	Ninth & Each Add'l Set (\$20)	One Set of Sepals (\$200)	Price
Plan # _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____
Plan # _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____
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					Total	_____

Merchandising aids and construction literature are included in the price of plans. New plans are continually being added to the Build A Better Home program. Plans are currently available for those designs illustrated on the inserts to this portfolio.

Enclose payment with order. Make checks payable to:
American Plywood Association
Mail to: Build A Better Home Plans
P.O. Box 11700
Tacoma, Washington 98411

Allow 3 - 4 weeks for delivery. All orders sent United Parcel Service unless otherwise specified. Alternate carrier costs will be billed to purchaser.



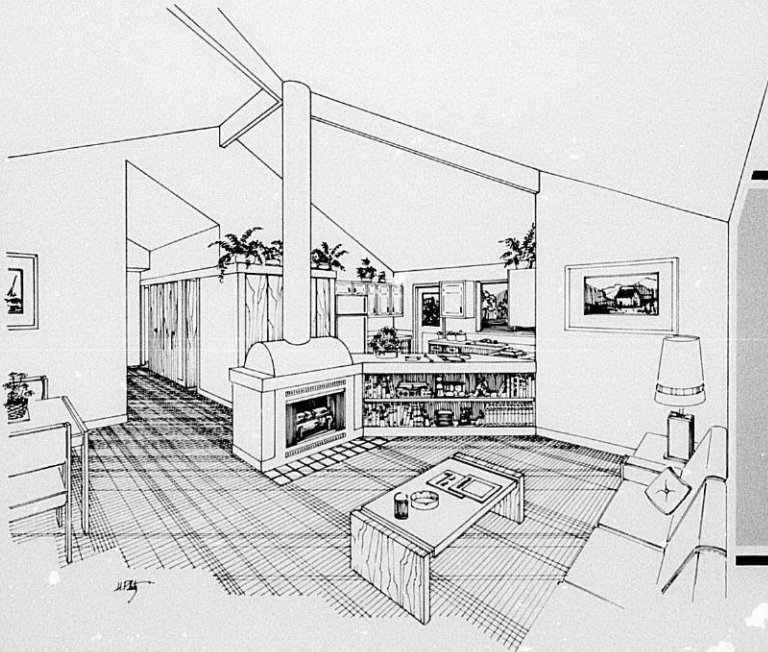
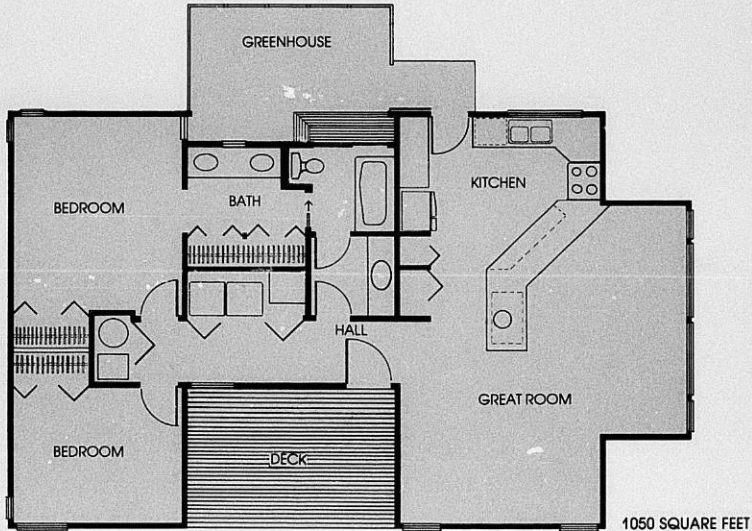
Plan #81-01
Better Built Home

Exciting exterior holds interior surprise

This home will surprise you. With less than 1100 square feet, you wouldn't expect from its exterior to find it so spacious inside. What makes it work? An exposed-beam cathedral ceiling in the stylishly angled great room. A wide, high-ceiling hall dividing activity and sleeping areas. An easy-work, easy-care kitchen with pantry, generous cupboard space and open counter access to the activity area. And a

multi-purpose, energy-saving greenhouse.

The home has two bedrooms with space specially designed for easy addition of a third if needed. Other features include a double-entry bath with twin-sink vanity and greenhouse access, a powder room, a conveniently located laundry center with cabinet and overhead storage, and a detached two-car garage.



Architect:
J. Donald Bowman
Mithun Associates
Bellevue, Washington

The Better Built Home Concept

The **Better Built Home** is designed to satisfy your demand for high quality, energy-efficient, affordable housing without sacrificing your equally important need for comfort, convenience, spaciousness and style.

The **Better Built Home** is better for a number of important reasons:

Design

Better Built Homes are designed by top-ranked architects whose talents and creativity are nationally known and widely sought. The homes exhibit style and grace.

And they balance convenience of floor space with your need for elbowroom and privacy.

Quality Construction

Better Built Homes are built better because they are designed with proven state-of-the-art construction system options. Systems like the All-Weather Wood Foundation System, the no-squeak APA Glued Floor System, the Engineered 24" Framing System, attractive 303 plywood siding wall systems, and others. Quality systems for quality homes.

Energy Efficiency

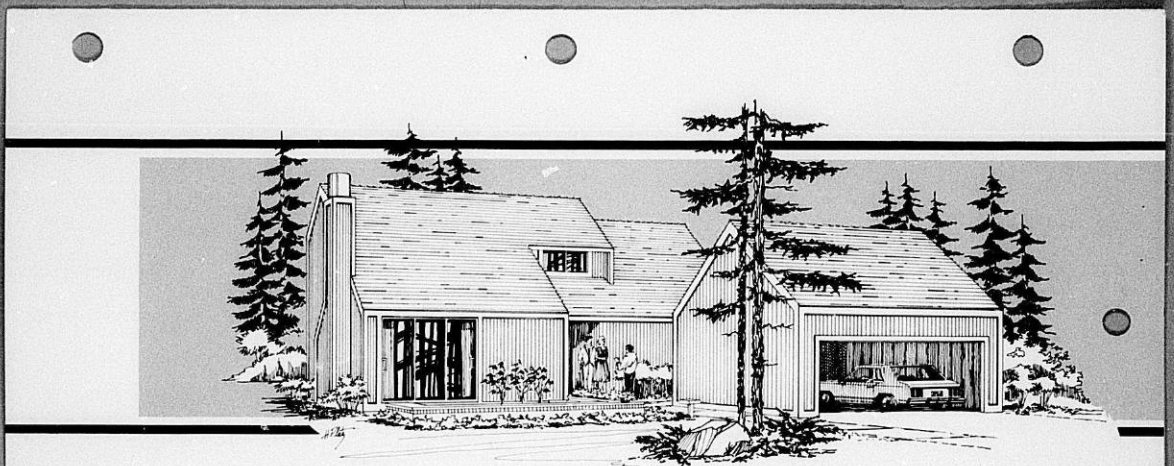
Better Built Homes are designed with special attention to energy-efficient systems and features to provide you greater comfort at less cost.

Affordability

Better Built Homes are affordable because they are sized in keeping with the budget constraints imposed on today's homebuyer by today's high-cost economy. All homes are under 1500 square feet. Yet by careful attention to interior design, they appear and feel much larger.

The Better Built Home.

Designed better for better living.

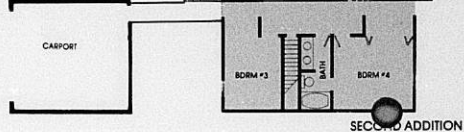
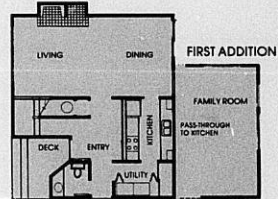
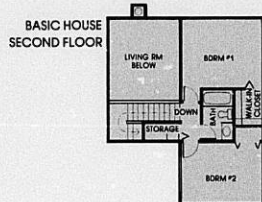
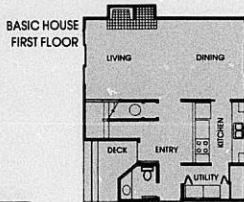
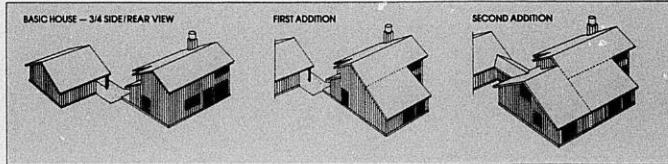


Plan #81-02
Better Built Home

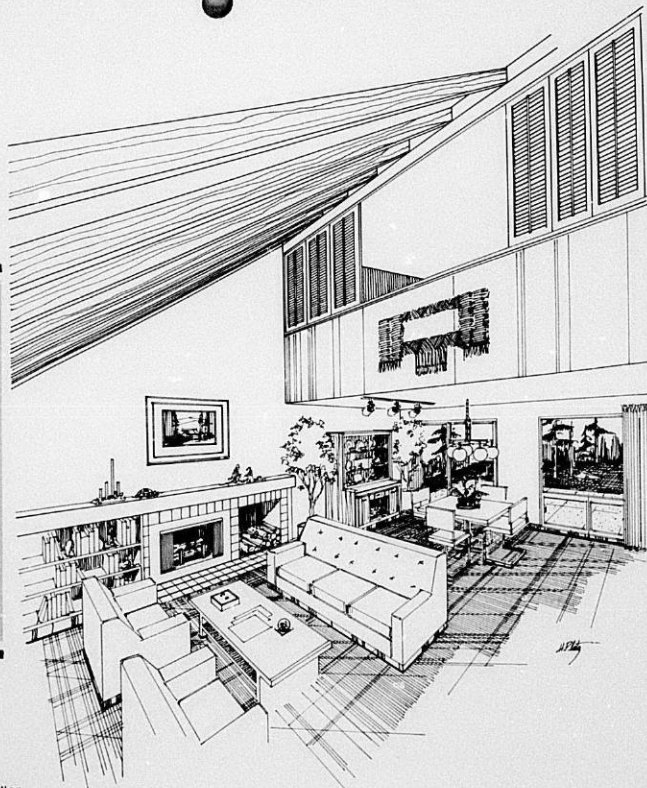
Expandable homestead grows with family

This sharp two-bedroom starter house features 1150 square feet of versatile, sensibly arranged space. An exposed staircase and master bedroom loft overlooking a living room with an open-beam ceiling and an optional fireplace create an exciting interior. A full bath upstairs, half bath on the main floor and double-entry utility room provide convenience where it counts. A detached double carport adds extra storage space.

Best of all, this house grows gracefully. Add a 12' x 21' family room — or build the other 16' x 32' addition and gain two bedrooms, an extra bath and a large storage loft. The two additions can be made in either order, or combined to expand the starter homestead into 1900 square feet of spacious comfort. Original mechanical systems have capacity to service the additions. And you don't have to tear out to add on.



1150 SQUARE FEET / 1900 With Additions



Architect:
J. Donald Bowman
Mithun Associates
Bellevue, Washington

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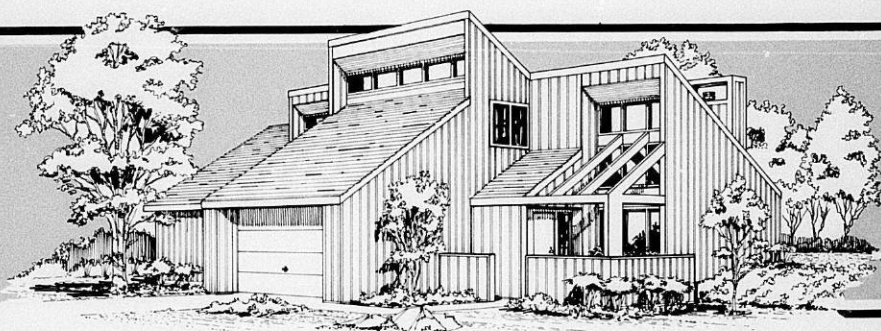
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Plan #81-03

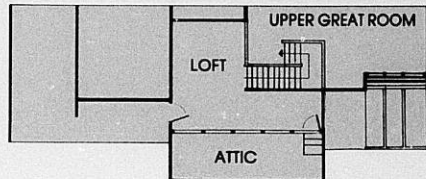
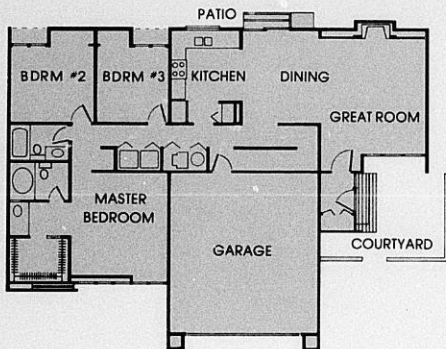
Better Built Home

Creative design employs latest energy concepts

Clean lines and precise angles dramatically silhouette this "powerhouse" home. An efficiently organized living space of 1500 square feet includes three bedrooms; a large double-entry kitchen; great room with fireplace, raised hearth and cathedral ceiling; two-story vestibule; and clerestory windows that flood the house with natural light. A raftered courtyard sets off the entryway, and plans provide for an optional patio in the rear.

The house also features two full baths, with a separate vanity alcove in the master. Other amenities include a pantry, walk-in master bedroom closet, loft, large double-access attic and an attached two-car garage.

Optional orientations allow exploitation of site variations. The bold window-to-wall ratio of the "Front Facing South" option capitalizes on solar exposure without sacrificing privacy.



1500 SQUARE FEET



Architect:
John D. Bloodgood
John D. Bloodgood Associates
Des Moines, Iowa

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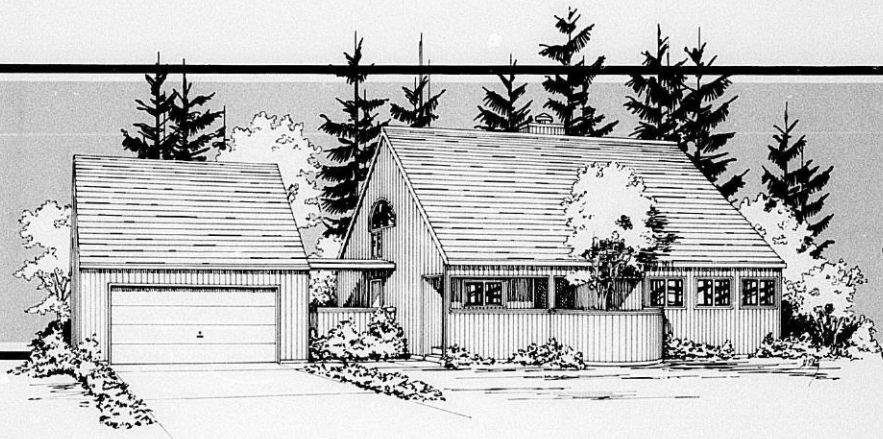
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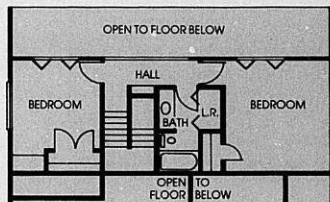
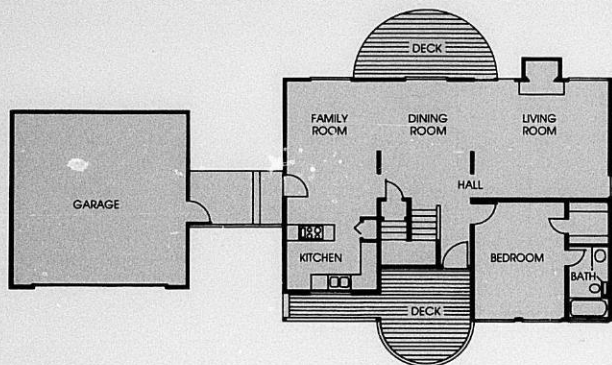
Plan #81-04
Better Built Home

A house so versatile, it redefines living

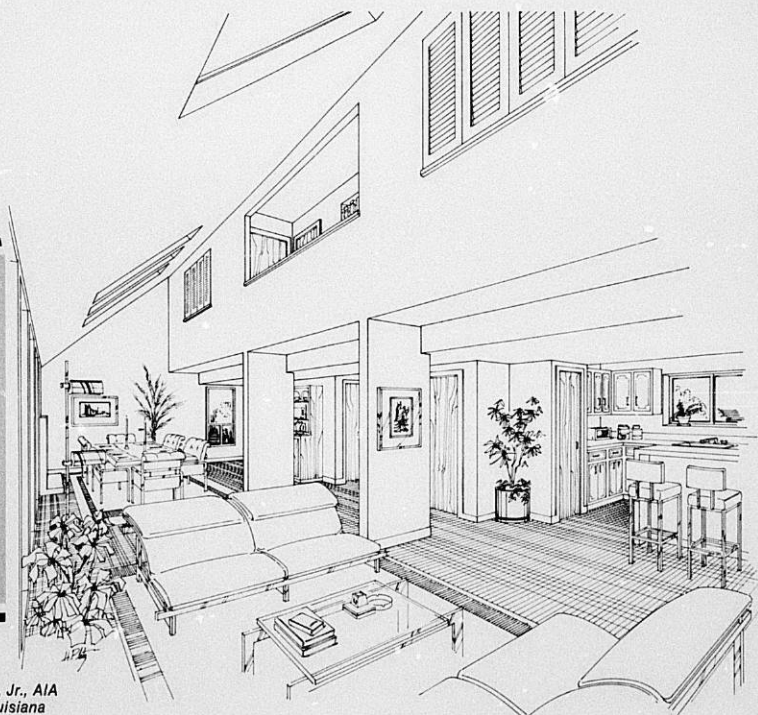
This is the home for the crowded 'eighties. A rear-facing great room, a secluded master suite and a front-facing kitchen masked by a sculptured fence maximize privacy. Yet inside, the spacious two-story, three-bedroom layout stimulates family interaction and informal entertaining. The high-convenience kitchen opens directly on an impressively proportioned great room running the entire length of the house. Simply rearranging furniture in this flexible space can shift the whole focus of activities. A cathedral ceiling, louvered gallery windows and an open hallway help emphasize expansiveness.

Five skylights and a south-facing wall pierced with four large windows invite the sun indoors to supplement the recirculating fireplace and attic-mounted heating and air conditioning system. On the north face, a rhythmic band of smaller windows cuts heat loss and conserves privacy.

Other features include an elegant under-eave entryway, detached two-car garage, kitchen pantry, walk-in master bedroom closet, two full baths and a utility room where the action is — upstairs between children's bedrooms. The result is an innovative floor plan combining convenience and flexibility.



1560 SQUARE FEET



Architect:
Bobbie B. Crump, Jr., AIA
Baton Rouge, Louisiana

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Energy Efficiency

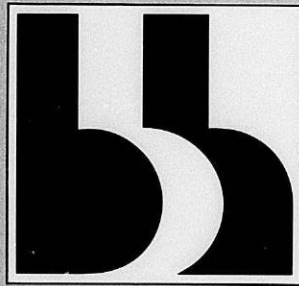
Better Built Homes are designed with special attention to energy-efficient systems and features to provide you greater comfort at less cost.

Affordability

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The Better Built Home.

Designed better for better living.



APA
build
a better
home

A profitable package of home designs and merchandising aids for today's progressive builder.

The **Build a Better Home** program is more than just another plan service. It's a total design and marketing package developed by the American Plywood Association to help you build and sell homes that appeal to today's budget- and quality-conscious homebuyer.

The Designs Affordable Homes With Consumer Appeal

Consumer Appeal

Build a Better Home designs are the work of top-ranked architects whose talents and creativity are nationally known and widely sought. The designs have broad consumer appeal because they satisfy consumer demand for comfort, convenience, spaciousness and style. The homes, in short, are designed to sell.

Cost-Effective Construction Systems

Build a Better Home plans are designed better because they use proven, cost-effective, easy-to-build construction systems. Systems like the All-Weather Wood Foundation System, the no-squeak APA Glued Floor System, the Engineered 24" Framing System, attractive 303 plywood siding wall systems, and others. Quality systems for quality homes.

Energy Efficiency

Every **Build a Better Home** plan incorporates energy-efficient systems and features. The homes provide the home

owner greater comfort at substantially lower cost. That's an important selling point in this era of ever-rising energy costs.

Affordability

The **Build a Better Home** is affordable because it's sized in keeping with the budget constraints imposed on today's homebuyer by today's inflationary economy. All homes in the series are approximately 1500 square feet or less. Yet by careful attention to interior design, they appear and feel much larger.

Merchandising Aids Effective Tools For Quicker Sales

Once you've built a **Build a Better Home**, our merchandising aids make selling it easy—as a **Better Built Home**. With each design that you order, you also get 100 copies of the appropriate homebuyer sales folder in this portfolio. You get publicity releases for your local newspapers announcing you as a Better Built Home builder. And you get newspaper ad slicks and radio ad copy that tell the public you're the one to see in your area for high quality, energy-efficient, affordable homes. In short, you get buyers.

Construction Literature An Added Feature Of A Total Program

As a Better Built Home builder, you also receive a comprehensive set of APA construction literature that describes in detail the construction systems specified in the plans. And you have the backup assistance of American Plywood Association field representatives and engineers.

How to Order

To order a **Build a Better Home** design and merchandising package, including complete working drawings, 100 sales folders, publicity releases, newspaper ad slicks, radio ad copy, and APA construction literature, simply complete and return the enclosed order form. The entire cost is only \$85. If the card becomes misplaced, simply write the American Plywood Association, BBH, P.O. Box 11700, Tacoma, Washington 98411.

One Set of Plans (and Merchandising Aids).....	\$ 85
Four Sets of Plans (and Merchandising Aids).....	\$130
Eight Sets of Plans (and Merchandising Aids).....	\$190
Extra Sets of Plans (per set).....	\$ 20
One Set of Sepias (and Merchandising Aids).....	\$200



 APA
build
a better
home

2/23/82

TO WHOM IT MAY CONCERN:

Upon receiving a copy of the "HOUSING AFFAIRS LETTER", dated Jan. 22, 1982, it was brought to our attention upon reading this letter, that your city was chosen to participate in the HUD affordable housing program. Since our company is located in Michigan we decided that our first contact would be the people in Ann Arbor, Michigan who are participating in the joint venture. When our plans, our program, and our energy saving design was reviewed, it was decided that upon closer examination of our model by all parties concerned, the home could and should be exactly what is needed today for the affordable home market, these qualifications being, "Simplicity" of construction, "Quality" materials used in the construction, a home which meets or far exceeds BOCA construction requirements, and an "Energy Saving" design which far exceeds anything available on the conventional market today

We at Helfman Homes have designed and built just such a home and because of the needs of the home market today would be more than willing to share this design with you, present our program to you, assist you in setting up a program for your city using this design, and even participating with your local contractors in getting a program for your community off the ground and in a full move forward toward the goal of "Affordable Housing". Here are some of the basic facts about our design:

Detroit Edison heat loss survey - 22,176 BTU heat loss.
Mich. Cons. Gas Co. survey - 18,786 BTU heat loss.
3+4+5 Bedroom home plans
This home can be built complete on a customers lot for less than \$35.00 per square foot.

Since the home design we have is copyrighted and the method of construction and components used are now affixed with a patent pending, we now have the desire to share this new method with anyone who may desire to participate in our program.

Hoping to hear from you soon, I remain

Sincerely yours,



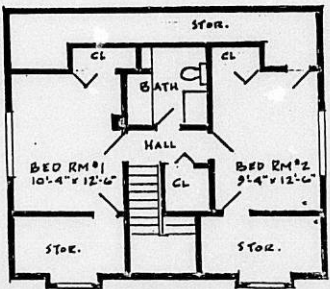
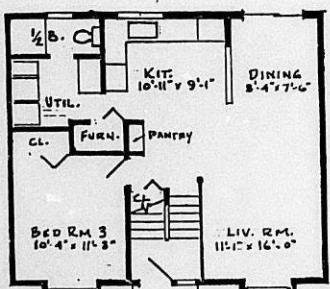
Don Floreske
Helfman Homes
P.O. Box #4000
Franklin, MI 48025

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FEB 25 1982

or call Collect (313) 356-6261

METROPOLITAN PLANNING
ROUTE



P. O. BOX 4000
FRANKLIN, MICHIGAN 48025



City Planner
Wichita, Kansas 67202

2/23/82

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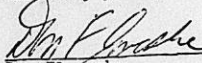
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Don Floreske
Helfman Homes
P.O. Box #4000
Franklin, MI 48025

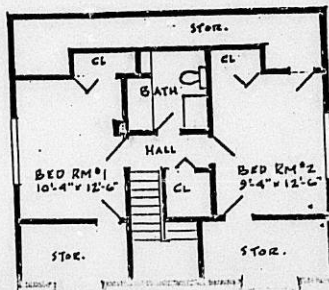
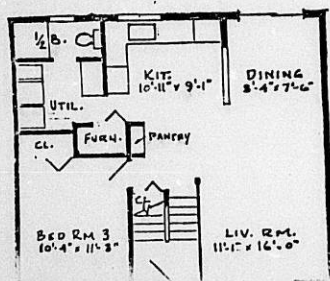
or call Collect (313) 356-6261

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FEB 25 1982

METROPOLITAN PLANNING

ROUTE _____



THE CITY OF WICHITA

OFFICE OF CITY MANAGER

DATE February 8, 1982

TO Robert A. Lakin, Director of Planning

FROM E. H. Denton, City Manager

SUBJECT HUD Joint Venture for Affordable Housing

Wichita has been selected as one of the 10-15 cities to participate in the Department of Housing and Urban Development (HUD) Joint Venture for Affordable Housing (JVAH).

The JVAH is a collective effort among public and private sector groups to create more affordable housing by applying cost-reduction principles to housing development and construction.

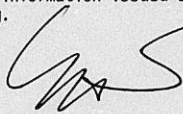
Wichita has also been selected as a participating city in the ICMA Affordable Communities Project which complements the HUD program and is primarily directed towards regulation reforms.

You are hereby appointed as the City's project director for the HUD Joint Venture for Affordable Housing. As project director you will need to coordinate your activities with Don E. Anderson who has been named as Wichita project director for the ICMA Affordable Communities Project.

The local builder named to participate in the program is Landmark Communities, Inc. You will also want to keep the Builders Association advised of the program.

Mr. Ron Morony, Room 8158, Department of Housing and Urban Development, Washington, D.C., 20410, (business phone--(202) 755-0640, home phone--(301) 262-8081), is the City's contact person at HUD. Mr. Morony has indicated that he is available to come to Wichita to participate in conferences related to the program. You will want to arrange an early meeting of the program principals.

Transmitted herewith is a packet of information issued by HUD concerning the Joint Venture for Affordable Housing.



E. H. Denton
City Manager

EHD/fpd
Attachment

cc: The Honorable Board of City Commissioners
Don E. Anderson, Director of Housing and Economic Development

JOINT VENTURE FOR AFFORDABLE HOUSING

QUESTIONS AND ANSWERS

Q: What is the Joint Venture for Affordable Housing (JVAH)?

A: The JVAH is a collective effort among public and private sector groups who share a commitment to the creation of more affordable housing and are linked through a series of coordinated projects and activities.

Q: Who is participating in the JVAH?

A: The initial participants include: local builders and community officials working together in 10 to 15 communities to reduce production costs; the National Association of Home Builders (NAHB) which is providing support to the 10 to 15 communities, the National Association of Counties (NACo) which is assisting its members to address the political aspects of developing an affordability strategy; the International City Management Association (ICMA), which will work with 15 cities to promote local actions; the Council of State Community Affairs Agencies (COSCAA).

Other organizations can participate with the Joint Venture by beginning their own housing affordability campaign, and sharing resource materials and ideas with Joint Venture members.

Q: How did the JVAH get started?

A: The idea for the JVAH came from the HUD Task Force on Affordable Housing, chaired by HUD Under Secretary Don Hovde. The Task Force recognized that there is no single answer or solution to reducing housing costs, and that providing affordable housing at the local level is primarily an issue of deregulation and streamlining processing. No single group or sector can do it alone. We can make housing substantially more affordable, however, if all the groups with a role to play can learn to work together cooperatively. This is the basic idea behind the JVAH.

Local governments must be willing to work cooperatively with builders, developers, and concerned citizen groups to make the tough political decisions needed to eliminate unnecessary costs which are presently built into our housing system through zoning, subdivision and building regulations and lengthy processing procedures.

Q: What will the JVAH do?

A: Some communities have already produced substantial housing production cost reductions, principally by cutting processing time, increasing densities, and modifying site preparation standards. The purpose of the JVAH is to encourage similar activities on a broad scale by collecting and reporting such experience and by generating related demonstration projects.

Q: What are the major cost components in housing that currently make it unaffordable?

A: The major costs are financing land and the delays in getting local approval for development. Since altering financing costs is outside the power of localities, the main targets of the JVAH's effort to reduce costs are: a) the local regulatory and processing requirements which cause the costly delays in development and b) alternative use of land to reduce the per unit costs of housing e.g., through compact development, through in-fill or through better use of existing structures.

Q: Why is HUD involved?

A: While no single organization can solve the problem of affordable housing, the various actors involved each have a role to play. HUD's part is to help coordinate activities and to provide some initial support to get new ideas started. Basically, HUD's role is to help where it can by providing leadership and incentives, and to get out of the way by reducing its own regulations and involvement where that is needed.

HUD hopes that by backing this public/private partnership it can encourage private industry and local citizen groups to recognize the importance of their participation in solving our nation's housing problems. While no one sector can do it alone, together, we can.

Q: How much will it cost?

A: We believe the costs are small. Current grants to JVAH groups total less than one million dollars. That is a small amount for involving the active cooperation of leading national organizations representing the homebuilders, city, state and county governments in a positive and coordinated effort to reduce housing costs. Activities of JVAH organizations will directly affect more than two dozen localities with direct demonstration projects and technical assistance, and countless more will receive useful information and assistance.

Q: Will local communities participating in the Affordable Housing Demonstration be required to accept these innovations?

A: No. Information on potential innovations will be provided for use as appropriate to each community. Not all of them will apply to every situation in every locality, and no one will be required to accept particular innovations.

Q: What about using these innovations on future projects?

A: We encourage continued use of these innovations to reduce the cost of housing, and we hope that we learn other good ideas as a result of the demonstration.

Q: What about the effects of HUD's regulations and the often lengthy time required for FHA processing?

A: The Department is making every effort to review all of its regulations to eliminate their negative impact without compromising the quality of the housing constructed. Our field offices have been instructed to provide the best possible service on all projects within the limits of our review procedures.

Q: Demonstrations are usually "one of a kind" situations. How could the principles of this project be applied to others?

A: We hope that the demonstrations will show how good quality housing can be constructed and marketed at reasonable cost by using technical innovations and by changing or eliminating unnecessarily restrictive and cost increasing legal and/or administrative barriers (codes, zoning, etc.). Local communities must then review their own requirements to determine what changes are required, if any, to permit the construction of the type of housing demonstrated.

Q: How much of a cost reduction can be expected through regulatory reform?

A: We don't know exactly. We do know that the savings depend on what you do, and the base from which you start. In the Approach '80 project, the builder found that he could sell his houses for 10 percent below the sales price of comparable houses in the Las Vegas market area. In other demonstrations held in Allegheny County, Pennsylvania, Shreveport, Louisiana, and Hayward, California, the builders claimed between 20 and 30 percent savings through regulatory reform. As part of the Affordable Housing Demonstration, the NAHB Research Foundation will be carefully documenting each and every cost involved in order to identify where the most important savings are possible.

January 1982

JA
THE CITY OF WICHITA
OFFICE OF CITY MANAGER

DATE February 8, 1982

TO The Honorable Board of City Commissioners
FROM E. H. Denton, City Manager

SUBJECT Joint Venture for Affordable
Housing

The U.S. Department of Housing and Urban Development (HUD) is sponsoring a program known as the Joint Venture for Affordable Housing (JVAH).

The JVAH program is a collective effort among public and private sector groups to create more affordable housing by applying cost-reduction principles to housing developments and construction.

A complementary program known as the Affordable Communities Project is being sponsored by the International City Management Association. This project is primarily directed toward regulation reform.

Wichita is one of 10 to 15 cities selected nationwide to participate in the HUD Joint Venture for Affordable Housing. I have appointed Robert A. Lakin, Director of Planning, as the City's project director for this program.

Wichita is one of ten cities selected nationwide to participate in the International City Management Association (ICMA) Affordable Communities Project. I have appointed Don E. Anderson, Director of Housing and Economic Development, as the City's project director for this program.

Attached for your further information are copies of the administrative directives on these assignments and a copy of the HUD press packet on the programs.

The Commission will be advised of major events as these programs progress.



E. H. Denton
City Manager

EHD/fpd
Attachments

cc: Robert A. Lakin, Director of Planning
Don E. Anderson, Director of Housing and Economic Development

THE CITY OF WICHITA

OFFICE OF CITY MANAGER

DATE February 8, 1982

TO Don E. Anderson, Director of Housing and Economic Development

FROM E. H. Denton, City Manager

**SUBJECT ICMA Affordable Communities
Project**

Wichita has been selected as one of the ten (10) cities to participate in the International City Management Association (ICMA) Affordable Communities Project.

The ICMA Affordable Communities Project complements the HUD Joint Venture for Affordable Housing project to reduce the cost of new housing by applying cost-reduction principles to housing rehabilitation, infill housing, and commercial and industrial development. Wichita has also been selected as a participant city in the HUD Joint Venture for Affordable Housing.

The ICMA Affordable Communities Project is designed to help cities reduce the cost of housing by removing costly impediments to construction through permit processing reform, building standard modifications, zoning and land use planning modifications, etc.

You are hereby appointed as the City's project director for ICMA Affordable Communities Project (ACP). As project director you will need to coordinate your activities with Robert A. Lakin who has been named as Wichita's project director for the HUD Joint Venture for Affordable Housing.

Mr. Stuart Hershey, Director, ACP, phone (202) 828-3693, has advised this office that an ACP Workshop will be held in San Antonio, Texas, during the period of February 24-26, starting at 5:30 p.m. in the La Mansion Del Rio Hotel.

Wichita participants in this workshop will be the City Manager, you, as the local project director, and a representative of the private sector who you are to recommend. Administrative details are to follow from ICMA, but expenses will be paid by ICMA.

ICMA has requested that the City's team meet in advance of the workshop to develop answers to the following questions which will be discussed in San Antonio:

- 1) What are Wichita's regulation reform objectives?
- 2) What are the problems in regulation reform with which ICMA can help?

Don E. Anderson
February 8, 1982
Page 2

You will be responsible for making an approximate ten-minute presentation at the workshop regarding the Wichita project.

You should, as soon as possible, recommend through this office the private sector representative to participate in the workshop and arrange for the advance meeting of the Wichita team.



E. H. Denton
City Manager

EHD/fpd

cc: Robert A. Lakin, Director of Planning
The Honorable Board of City Commissioners

WICHITA-SEDGWICK COUNTY

DATE

January 28, 1982

METROPOLITAN AREA PLANNING DEPARTMENT

TO Robert A. Lakin, Director of Planning

FROM Jack H. Galbraith, Chief Planner

SUBJECT Review of "Approach 80"

Lytle has reviewed the construction techniques briefly with Sam Mobly who indicates that as constructed in Las Vegas, it is in compliance with the Uniform Building Code. Any slight deviation from their proposal should be reviewed by C.I.D. and possibly by the Board of Examiners and Appeals - Building Codes. The one item I found unusual was the proposal to use a pressure treated wood foundation as an alternate to "cast in place concrete".

Items that do not meet our regulations include the following:

Width of lots	38-42 feet
Depth of lots	80-90 feet
Dwelling units per acre	- 8
Street right of way	34-36 feet where 51 feet was usually required.

Pavement width was 28 feet back of curb to back of curb where our standard is 29 feet.

Dead end streets were used instead of the more expensive cul-de-sac.

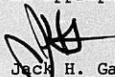
They proposed a 4 foot sidewalk on one side of the street instead of their usual 5 foot sidewalk on both sides.

The lot width/depth issue and the 8 units per acre can be accomplished through the variance proceedings of the BZA. Our street standard of 29 feet is comparable to their proposal, however, this requires a guarantee of 4 off-street parking spaces. They propose some single garages and car ports. We would have to waive our standard. Sidewalks should not be a problem since we now encourage people to walk in the street.

We often do not require full width cul-de-sacs where "L" or "T" turn arounds can be used. As far as the use of 4 inch or 6 inch sewer lines instead of the standard 8 inch lines, engineering will have to speak to that. The use of 4 inch water lines instead of the usual 6 inch will need to be reviewed by the Water Department. There are still a number of 2 inch lines in the City. As to water lines being in 18 inch easements adjacent to streets, I would expect we will still want the normal 15 foot parking area as a utility easement.

Page Two
Robert A. Lakin
January 28, 1982

The main issue seems to be to reduce regulatory processing time. We can assist only so far, as at some time we will be faced with statutory processing time. It is important that we be contacted early so we can review a proposal and advise what is needed. An early meeting of those key departments would be appropriate.


Jack H. Galbraith
Chief Planner

JHG:el

Bringing Down the Cost of Housing. . . What is Your County Doing?

The National Association of Counties is taking inventory of what counties across the country are doing to help lower the cost of housing. The association wants to know what changes your county has instituted, and how NACo can help your county initiate regulatory reforms to help reduce the high price of today's housing. Over the next year NACo will assist counties through an information exchange and direct staff help, as well as matching counties interested in reducing costs with counties that have experience in that endeavor.

You can help us by taking a few minutes to provide the following information:

County: _____

State: _____

Contact person: _____

Title: _____

Address: _____

Phone: _____

County population: _____

Type of County:

Rapidly growing Urban

Moderately growing Suburban

Slow growing or declining Rural

Other (please describe): _____

Major Change
Need the information
in this questionnaire

Streamlined development procedures

- Procedural guides and checklists for developers
- Use a design manual
- Preapplication meetings
- Central counter operations (one-stop processing)
- Fast-track processing of minor applications
- Use permit expeditors or ombudsmen
- Improve application forms
- Use computer in some phase of processing
- Reorganize regulating departments
- Use joint staff application review committees
- Simultaneous review or processing of permits
- Parallel processing of plat review, site plan and rezoning
- Use more project review deadlines
- Eliminate/consolidate review steps
- Allow construction to commence during permit processing period
- Shorten time between sequential approvals
- Simplify regulatory procedures for reviewing projects with more than one use
- Eliminate duplicate hearings
- Employ a zoning hearing examiner
- Simplify appeal process
- Hold more frequent commission meetings
- Use dual planning commissions
- Abolish planning commission or zoning board
- Delegate decision-making authority to lower administrative level
- Reduce permit fees
- Vary public service fees to reflect costs
- Prepare master environmental impact reports
- Establish minimum project size subject to environmental review
- Simplify recording procedures
- Expedite and reduce inspections
- Early or incremental release of bond

Major Change
Need the information
in this questionnaire

Building codes

- Use performance standards
- Adopt updated model building codes
- Use statewide building codes
- Incorporate new technology in building codes (such as plastic piping, wood foundations, use of 2 x 4 studs placed 24 inches apart, etc.)
- Adopt special codes for residential rehabilitation and adaptive use

Major Change
Need the information
in this questionnaire

Other initiatives

- Promote consistent and coordinated land use goals and regulations on an areawide basis
- Promote and assist the county's local units of government in making regulatory changes which will reduce the cost of housing
- Form a housing task force or committee
- Pilot housing cost reduction projects
- Study procedural reforms which could reduce housing costs
- Monitor land prices, vacancy rates and amount of developable land available
- Assisted land assembly
- Streamline clearance and aggregation of tax delinquent parcels for reuse
- Public funding to assist in development costs
- Tax mobile/manufactured housing as real property
- Public education program
- Audio-visual presentations
- Train elected officials
- Remove rent controls

A list of techniques that local governments can use to simplify land use regulations and practices that increase housing costs is provided below. Please check any technique you have adopted, as well as areas in which you would like more information or technical assistance.

Major Change
Need the information
in this questionnaire

Zoning revisions

- Encourage compact development by allowing increased densities and reduced lot and yard requirements
- Cluster zoning
- Planned unit development (PUD) ordinance
- Revise PUD ordinance to drop or reduce minimum acreage requirement
- Revise PUD ordinance to allow mixed use and other uses by right
- Reduce number of residential classifications
- Eliminate single-use zones
- Density bonuses or other development incentives for projects incorporating mixed use
- Inclusionary zoning
- Down zoning to reduce land prices
- Up zoning to permit economic use of land
- Zero lot line development
- Permit conversion of single family dwellings to include rental units or accessory apartments
- Allow mobile home parks
- Allow prefabricated manufactured housing (including doublewide mobile homes) in single family residential zones

Major Change
Need the information
in this questionnaire

Development standards

- Revised regulations to reduce excessive development standards, such as:
- Lot sizes
- Widths of side yards
- Set-backs
- Minimum unit sizes
- Street widths
- Quality of grading and paving
- Number or size of parking spaces
- Sewers
- Construction materials
- Construction techniques
- Landscaping requirements
- Allow alternatives to standard requirements for roads, sidewalks and drainage (such as the use of paths or natural drainage)
- Allow other on-site sewage treatment or alternative wastewater treatment, including new technology and private package waste systems
- Permit use of undersized in-fill lots

What were the reasons behind your community's decision to begin working to modify its land use regulation?

Please return by Feb. 19, 1982 to:
Paula Jarvis
National Association of Counties
1735 New York Ave. N.W.
Washington, D.C. 20006

If you have questions or wish to call in your response, contact Paula Jarvis or Sandra Barnes at 202/785-5113.

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- Allow mobile home parks
- Allow prefabricated manufactured housing (including doublewide mobile homes) in single-family residential zones

Streamlined development procedures

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- Fast-track processing of minor applications
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- Improve application forms
- Use computer in some phase of processing
- Reorganize regulating departments
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- Eliminate/consolidate review steps
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- Number or size of parking spaces
- Sewers
- Construction materials
- Construction techniques
- Landscaping requirements
- Allow alternatives to standard requirements for roads, sidewalks and drainage (such as the use of paths or natural drainage)
- Allow other on-site sewage treatment or alternative wastewater treatment, including new technology and private package waste systems
- Permit use of underzoned in-fill lots

What were the reasons behind your community's decision to begin working to modify its land use regulation?

What have been the greatest problems you have faced in trying to make changes?

What methods have been used to generate political and public support for the changes?

Please return by Feb. 19, 1992 to:
 Paula Jarvis
 National Association of Counties
 1735 New York Ave. N.W.
 Washington, D.C. 20006
 If you have questions or wish to call in your response, contact Paula Jarvis or Sandra Barnes at 202/781-5113.

FROM _____ DATE _____

ADMINISTRATION

- Lakin
- Walter
- Doramus
- Eubanks
- Hanson
- Holdeman
- Lakin, E.
- Nelson
- Scott

ADVANCE PLANS

- Stockwell
- Funk
- Leivo
- Bechtel
- Curfman
- Dudark
- Flynn
- Haas
- Hart
- Losew
- Shen
- Spain
- Vinson
-

CURRENT PLANS

- ~~Stockwell~~
- Lyle
- Young
- Chambers
- Fleck
- Nagley
- Olivarez
- Shirkey

GRAPHICS

- Pierce
- Stafford
- Commer
- Crook
- Garland
- Singhal
- Whitney
-

- | | |
|--|--------------------------------------|
| <input type="checkbox"/> Note & Return | <input type="checkbox"/> Signature |
| <input type="checkbox"/> Handle | <input type="checkbox"/> Library |
| <input type="checkbox"/> All Staff | <input type="checkbox"/> Information |
| <input type="checkbox"/> Comment | <input type="checkbox"/> Files |

REMARKS *It still seems to me we do most of the work here. What has been the evaluation of the HUD information cutting costs. I asked you to have done? I don't know anything more on this I will check w/ Jones.*



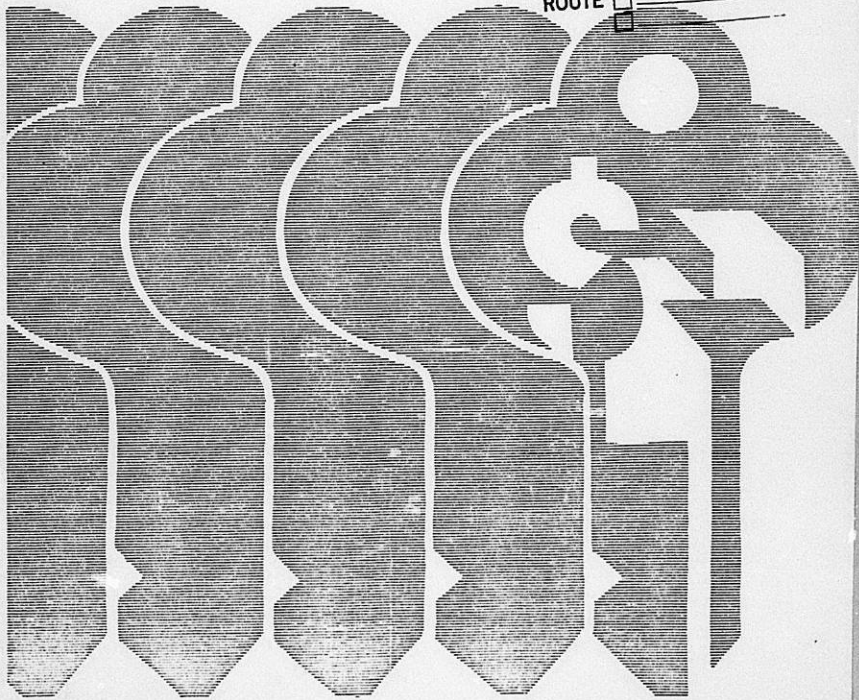
U.S. Department of Housing and Urban Development

The Joint Venture for Affordable Housing

RECEIVED

JAN 25 1982

METROPOLITAN PLANNING
ROUTE





DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, D.C. 20410

January 12, 1982

OFFICE OF THE SECRETARY

Honorable Robert G. Knight
455 N. Main Street
Wichita, Kansas 67202

Dear Mayor Knight:

I am pleased to provide you with a press packet of information concerning HUD's Joint Venture for Housing Affordability.

As you know, the Department will announce this project on Thursday, January 14, 1982 at 10:00 AM EST. Please feel free to use this material in any way appropriate for your purposes. I would, however, appreciate it if you would delay any announcement until 12:00 noon EST.

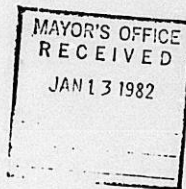
Again, thank you for your participation in this venture, and I look forward to working with you on this and other matters in the future.

Sincerely yours,

June Q. Koch, Ph.D.
Deputy Under Secretary
for Intergovernmental Relations

Enclosure

Office of the City Manager	
<input type="checkbox"/> EHD	<input type="checkbox"/> SH
<input type="checkbox"/> RG	<input type="checkbox"/> DF
<input checked="" type="checkbox"/> REPLY REFER M&C	
JAN 13 1982	
<input type="checkbox"/> Copies To	<i>[Signature]</i>
<input type="checkbox"/> Send To	
<input type="checkbox"/> File	





RECEIVED

FEB 12 1982

METROPOLITAN PLANNING

ROUTE

February 11, 1982

Mr. Robert Lakin
Director of Planning
City of Wichita
455 N. Main
Wichita, Kansas 67202

Dear Bob:

As you know, I think we were selected to participate in the HUD Housing Cost Reduction Demonstration Program in the City of Wichita. In order for the project to be productive, there will be a lot of people involved, a considerable amount of time and a lot of cooperation from the public sector.

Our initial approach is to organize the planning team which will involve a land planner, engineer, marketing representative, architect, builder and representatives from the appropriate public agencies. Prior to the initial planning meeting, we thought it might be a good idea to meet with you and the other City administrative departments you think would be pertinent to the situation at this time.

If we could impose on you to set up the meeting and arrange for the City staff member to be in attendance, we would be very grateful. We would be available most anytime between now and February 23rd, except February 16.

Your comments would be greatly appreciated.

Sincerely,

Robert R. Fox
President

RRF:cs

cc: Elton Parsons
Ward Lawrence

Landmark Communities, Inc.
2471 Hathway / Wichita, Kansas 67226 / (316) 686-7451

THOMAS SHERMAN
451 7TH ST SW RM 815B
WASHINGTON DC 20410

mailgram



1-151109U013003 01/14/82 ICS WAI2139
00097 MLTN VA 01/13/82

WICA

Office of the City M.
 EHD SH
 RGC LUF
 RI LMC
JAN 14 1982
 Copies To
 Send To *Koen*
 File

GENE DENTON, CITY MANAGER
CITY HALL
455 N. MAIN
13TH FLOOR
WICHITA KS 67202



1/13/82

THANK YOU FOR ACCEPTING OUR INVITATION TO PARTICIPATE IN THE JOINT VENTURE FOR AFFORDABLE HOUSING. WE OF THE NAHB AND HUD ARE LOOKING FORWARD TO THIS SERIES OF DEMONSTRATIONS ACROSS THE COUNTRY TO SHOW HOW LOCAL GOVERNMENTS AND BUILDERS CAN WORK TOGETHER TO PRODUCE HOUSING WHICH CAN BE AFFORDED BY THE FIRST TIME HOME BUYER.

THE PROGRAM WILL BEGIN WITH A KICK-OFF MEETING AND RECEPTION IN CONFERENCE ROOM 3 OF THE LAS VEGAS HILTON HOTEL BETWEEN 4:00PM AND 6:00PM ON SATURDAY, JANUARY 23, 1982. AT THE MEETING YOU WILL RECEIVE A TECHNICAL ASSISTANCE PACKAGE PROVIDING INFORMATION ON A NUMBER OF POSSIBLE SITE DEVELOPMENT AND CONSTRUCTION INNOVATIONS WHICH YOU AND THE PARTICIPATING BUILDER MAY WISH TO CONSIDER FOR YOUR MARKET AREA.

DURING THE MEETING AND THE FOLLOWING RECEPTION, YOU WILL ALSO HAVE A CHANCE TO MEET THE OTHER LOCAL OFFICIALS AND THE NAHB AND HUD REPRESENTATIVES WHO WILL BE WORKING WITH YOU TO MAKE THIS PROGRAM A SUCCESS. WE HAVE ALSO INVITED THE BUILDERS WHO ARE PARTICIPATING WITH THE COMMUNITIES TO ATTEND THE MEETING AND RECEPTION, AND HOPE THAT A NUMBER OF THESE WILL BE ABLE TO COME. WE THINK THIS OPPORTUNITY TO EXCHANGE IDEAS WITH OTHER COMMUNITY OFFICIALS AND BUILDERS MAY BE ONE OF THE MOST USEFUL RESULTS OF THE KICK-OFF MEETING.

WE WANT TO TAKE THIS OPPORTUNITY TO WISH YOU A SUCCESSFUL 1982 AND WE LOOK FORWARD TO MEETING YOU IN LAS VEGAS.

/S/
DONALD I. HOVDE
UNDER SECRETARY
DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT

/S/
DAVID E. STAHL,
EXECUTIVE VICE PRESIDENT

5241 (R1/78)

TO REPLY BY MAILGRAM, SEE REVERSE SIDE FOR WESTERN UNION'S TOLL - FREE PHONE NUMBERS

PAGE 2



Mailgram



NATIONAL ASSOCIATION OF HOME BUILDERS

(ARS RUEVDFH 0-13-01-070507)
0013 EST

MGKCOMP MGN

Telegrams

5231 (R1/78)

TO REPLY BY MAILGRAM, SEE REVERSE SIDE FOR WESTERN UNION'S TOLL - FREE PHONE NUMBERS

Andy Gasparich (202) 755-5284
Leonard Burchman (202) 755-6980

HOUSING AFFORDABILITY VENTURE
ANNOUNCED BY HUD SECRETARY

Housing and Urban Development Secretary Samuel R. Pierce, Jr. today announced a series of development projects designed to produce affordable housing.

In making the announcement at a press conference, the Secretary noted that these projects are just one part of an overall effort known as the Joint Venture for Affordable Housing.

Projects announced today include a series of cooperative efforts between HUD, the National Association of Home Builders (NAHB) and local communities. These demonstrations will reduce the cost of housing production by linking local authorities with the builder/developers during the planning, processing and construction phases of a housing development. The NAHB Research Foundation will document the cost savings techniques used in the demonstration projects, and will prepare a comprehensive report on the various measures and resulting savings which will be made available to local governments and builders throughout the country.

"This effort," said Secretary Pierce, "is an expansion of a smaller demonstration more than a year ago which showed that housing costs can be reduced significantly simply by speeding up processing time and allowing minor changes in local zoning ordinances, subdivision regulations, and building codes. Those early demonstrations reported substantial savings without reducing quality or safety."

To date, the participating communities in this demonstration are: Ann Arbor, Michigan; Lincoln, Nebraska; Manchester, New Hampshire; Phoenix, Arizona; Riverside, California; San Diego, California; Tulsa, Oklahoma; Wichita, Kansas; and Everett, Washington.

-more-

These projects are part of a four-pronged approach to housing affordability which involves five major elements in the development process: builders, communities, counties, states and the Federal government. The Joint Venture is the result of a Task Force on Affordable Housing created by Secretary Pierce early last year and chaired by Under Secretary Donald I. Hovde.

"Some communities," said Under Secretary Hovde, "have already produced substantial housing production cost reductions, principally by cutting standards. The purpose of this Joint Venture is to encourage similar activities on a broad scale by collecting and reporting such experience and by generating related demonstration projects."

The Under Secretary also announced specific sites for another part of the Joint Venture: the International City Management Association's effort to assist city and county managers address housing affordability by focusing on opportunities for conservation of existing structures, rehabilitation and reuse of older buildings, and infrastructure savings through infill projects and modifications to subdivision ordinances affecting roads and utility systems.

Five communities which have already had success in this area will be used as examples, and information on how these cities achieved cost reductions will be widely disseminated. These five communities are: Brattleboro, Vermont; Cleveland Heights, Ohio; Fort Collins, Colorado; Phoenix, Arizona; and Salinas, California.

In addition, direct technical assistance will be provided to 10 other communities to aid them in developing a process for regulatory and processing reform. These cities are being selected competitively and will be announced by January 30.

A third partner is the National Association of Counties (NACo). Through its network of over 2,000 member counties, NACo will provide information to local officials about strategies that can be helpful in overcoming opposition to regulatory and administrative changes that are necessary to produce affordable housing.

A fourth partner is the Council of State Community Affairs Agencies which is compiling an inventory of state actions to promote affordable housing. This inventory will be published for use by states or builders in identifying successful strategies to reduce housing costs.

Secretary Pierce also outlined some of HUD's actions to reduce the Federal regulatory burden which unnecessarily raises the cost of housing. He concluded by saying that through this partnership, HUD hopes to encourage private industry and the various levels of the public sector to recognize the importance of the collective participation in solving the Nation's housing problems.

"While no one sector can do it alone," stressed the Secretary, "together, we can."

#

Joint Venture
for
Affordable Housing

- I. The Problem
- II. The Venture
 - A. Affordable Housing Demonstration: Builder/Community Team with NAHB Assistance
 - B. ICMA: Community Assistance in Regulatory Reduction
 - C. NACo: County Assistance in Overcoming Political Constraints
 - D. COSCAA: Survey of State Actions
- III. HUD's Internal Actions Promoting Affordability
 - A. Deregulation
 - B. Resource Materials
 - C. Information Service

Joint Venture for Affordable Housing

I. The Problem

The high cost of homes today has made housing affordability the number one issue for many consumers, builders, and lenders as well as many local, county, and state officials.

- The issue commands attention because of the severity and extent of the problem. Only about 15% of potential first-time homebuyers can now afford the average new home in contrast to 50% 10 years ago. Without using the equity in their homes, 61% of those who currently own could not afford to purchase the same home today.

The problem stems from a combination of factors: the high cost of mortgage financing; the increased number of households due to the 1950's baby boom and the increase in single-person households; the costly delays in local subdivision and site review well as other regulatory/review processing; the changing needs of households because of changes in household composition; the high standards for subdivision roadways, storm water systems, etc.; and the availability and high cost of developable land.

In assessing what can be done about this complex problem, many communities have been listening to builders, consumers and others who emphasize that land use regulations and processing procedures can affect housing costs significantly. There is increased interest in examining public policy alternatives that will reduce construction costs and better meet the housing needs of all households. A major part of such efforts is the emphasis on regulatory reform and streamlined processing. Success requires a joining together of the public sector with builders and developers in a cooperative effort to assure a range of housing size, price and amenities.

II. The Joint Venture

More and more communities, counties and states are approaching this issue with varying levels of experience in housing cost reduction. Many jurisdictions already have a record of successful efforts in lowering housing costs through re-zoning, modified regulations, revised subdivision standards, use of ombudsmen, etc. To get the maximum benefit from these experiences, especially for those areas with limited direct experience, the Department of Housing and Urban Development has begun a cooperative effort to promote innovations at the local level and to facilitate exchanges among groups interested in addressing housing affordability.

We are calling this effort the "Joint Venture for Affordable Housing" because it draws on the efforts of local builders and community officials as well as four national organizations whose members are directly involved in the development process: the National Association of Home Builders (NAHB), the International Community Management Association (ICMA), the National Association of Counties (NACo), and the Council of State Community Affairs Agencies (COSCAA). HUD welcomes participation by other organizations interested in promoting affordable housing.

Each of these organizations is undertaking projects to promote cost savings techniques or to provide assistance to its members in addressing the problem of affordability. In addition, the five partners participate in an exchange of information and expertise to encourage local cooperation among builders, public officials, and others involved in housing development.

Following is a summary of the primary activities of each partner to the Joint Venture for Affordable Housing.

A. Affordable Housing Demonstration: Community/Builder Teams with NAHB Support

One major element of the Joint Venture is the Affordable Housing Demonstration, involving a three-way partnership of HUD, NAHB, and a number of communities across the country. Previous research, studies, and demonstrations sponsored by HUD (many conducted with the assistance of NAHB) have demonstrated ways of controlling housing costs through a reduction in Federal and local regulations. For example, one Optimum Value Engineered (OVE) housing demonstration project constructed by HUD and NAHB showed that many small, but important, savings could result from engineering a house design without having to respond to all of the detailed requirements of HUD's Minimum Property Standards. HUD's Building Value Into Housing competitions in 1980 and 1981 encouraged local builders around the country to develop and use additional innovations in design, materials, and the construction process. Between 1977 and 1981, a series of demonstrations in several communities (Hayward, California; Shreveport, Louisiana; Allegheny County, Pennsylvania), and the Approach '80 demonstration initiated in conjunction with the 1980 NAHB convention in Las Vegas, showed that significant additional savings could result from a close cooperation between the builder and local building officials in relaxing regulations which constrained the use of innovations in construction and in site development.

The Affordable Housing Demonstration takes previous HUD demonstrations to a wider range of communities nationwide. HUD and NAHB will provide technical assistance and support to local officials and builders in a number of communities which have shown a strong interest in finding ways to produce housing which can be afforded by new home-buyers.

In selecting the communities, HUD paid particular attention to the state of the local housing market and to the commitment of the local officials to change local regulations which can inflate housing costs. In each of the communities participating in the program, the mayor, county executive, city manager, building commissioner, or other responsible official has agreed to work closely with the participating builder in identifying and changing such regulations.

Builders for these projects were identified through the local Home Builders Association and the offices of NAHB. The local HBA informed its members about the program, outlined the opportunities and responsibilities involved in participation, and asked interested builders to send proposals to NAHB or to HUD.

Neither HUD nor NAHB will be providing direct financial assistance, either to the community or to the builder. Unlike many other Federal housing demonstrations which have shown that many things are possible with additional money, this program is intended to show that costs can be controlled through local actions without separate funding.

On the other hand, the builder and the community are not left on their own. HUD and NAHB will be providing extensive technical assistance to the program. This begins through a "technical assistance package" which contains many different cost-reducing ideas and innovations developed through HUD and NAHB research studies or used by other builders, showing what can be done and indicating the possible regulatory barriers which might need changing. With this assistance, and through their own knowledge of local situations, builders and local officials will select the particular innovative measures to be used in their projects. The HUD and NAHB role will be to provide technical support.

Once these decisions are made, HUD will follow the project closely. HUD has contracted with the NAHB Research Foundation to identify the cost reductions which occur, the magnitude of the savings, and the reasons why these costs came down. This information will be used by the Research Foundation to develop a comprehensive report on workable ideas to provide affordable housing, and on the resulting savings. The report will be made available to local governments and builders throughout the country.

To date, the following communities have been selected for the Affordable Housing Demonstration. HUD is continuing to discuss this program with a number of other communities.

- Ann Arbor, Michigan
Builder: Realty Growth Investors
- Everett, Washington
Builder: Bill Conner
- Lincoln, Nebraska
Builder: Belmont Construction Co.
- Manchester, New Hampshire
Builder: Cardinal Builders, Inc.
- Phoenix, Arizona
Builder: Knoell Bros. Construction Co., Inc.
- Riverside, California
Builder: The Cashman Group
- San Diego, California
Builder: Ponderosa Homes
- Tulsa, Oklahoma
Builder: Mont Construction Co.
Developer: Dickerson and Dunham Development Corp.
- Wichita, Kansas
Builder: Landmark Communities, Inc.

B. International City Management Association (ICMA)

The ICMA project complements the NAHB/HUD effort to reduce the cost of new housing by applying the cost-reduction principles to housing rehabilitation, infill housing, and commercial and industrial development.

ICMA's project is designed to help city and county managers reduce the cost of housing by removing costly impediments to construction through permit processing reform, building standard modifications, zoning and land use planning modifications, etc. ICMA is selecting 15 local governments to participate in the project: five communities which have already had success in this area, and ten others which would like some intensive help in addressing affordability.

ICMA will hold a workshop with the five successful "model" communities January 20-22, 1982 in Annapolis, Maryland to identify what made the process work in their localities. ICMA will publish the results of this workshop and will distribute this to cities and counties throughout the country.

The next phase of ICMA's project involves providing technical assistance to 10 communities that want help in reforming their local regulations and procedures. ICMA will select the 10 technical assistance communities by January 29th. ICMA will give preference to communities which have regulatory problems that impact on housing, business or community activities, where they can demonstrate a local commitment to reform, and where ICMA help is likely to have an impact on the community's regulations over the next several months. ICMA will then provide on-site, intensive assistance to these localities, utilizing both ICMA staff and outside resource people.

ICMA is also compiling data from the over 300 communities that have expressed interest in the project, and is tabulating the key successes and regulation problems that the respondents identified, broken down by geographic region and population.

Finally, ICMA will distribute information learned during the project to cities and counties throughout the country by publishing a "how-to" guide for local governments, and by holding a national workshop just prior to ICMA's October 1982 Annual Conference in Louisville, Kentucky.

The five ICMA successful cities are:

1. Brattleboro, Vermont (Corwin Elwell, Town Manager) is a small, New England community of 12,000 with a market and service area serving 25,000 people. The community has a modestly strong manufacturing and warehousing industrial base, but has a severe shortage of affordable housing for the employees of these industries. To meet the housing need, Brattleboro has completely revised its subdivision regulations to make them less burdensome to developers and to reduce the costs of housing. They are currently rewriting their zoning ordinance using performance standards. In addition, they have implemented a wide range of techniques for streamlining their regulations and permit processes, including fast-tracking processing, simultaneous review of permits, use of permit expeditors, informal pre-application hearings, and the use of developer checklists.

2. Cleveland Heights, Ohio (Richard V. Robinson, City Manager) is an inner-ring suburb of Cleveland with a population of 51,000, 25% of which is Black. The city's prime objective in the last several years has been to spur commercial and residential development which has been lacking and to demonstrate that Cleveland Heights

is viable and a good place to live and work. Much of Cleveland Heights' success is due to the fact that the city manager has taken a personal and aggressive interest in eliminating stumbling blocks to development. A "development expeditor" reporting directly to the City Manager has been hired to move proposed projects through the city's application system rapidly. The city manager's office set up meetings between developers and the residents so that the community can have input into a proposed project. This process has resulted in a) the expansion of the first commercial mall in the Cleveland area, previously held up by the city council because of neighborhood opposition and b) in the development of a 16-unit condominium for moderate-income families. These efforts are supported with the use of Community Development Block Grant funds for site development, such as parking, for neighborhood redevelopment of commercial areas and for a home purchase and rehab program for low- and moderate-income families.

3. Fort Collins, Colorado (John Arnold, City Manager) is a rapidly growing, independent city with a population of 56,000. It is a county seat, university city and a center for commerce in north central Colorado. Fort Collins has totally eliminated its traditional zoning and has replaced it with a new Land Use Guidance System. Under this performance approach, the city no longer has fixed residential, commercial and industrial development areas. In their place, each proposed development is evaluated on several criteria, including compatibility with existing surrounding uses, and design and environmental considerations. This new system has dramatically reduced the processing time of proposed developments, because time-consuming re-zoning procedures have been eliminated. It has reduced development costs as well as the city's administrative expenses. In addition, the city finds that the new system helps promote infill rather than sprawl development, a major problem in a growing city like Fort Collins.

4. Phoenix, Arizona (Marvin Andrews, City Manager) is a sunbelt city with a population of 665,000. Phoenix enjoys a national reputation as a municipality in which government regulation does not obstruct property development and business opportunities. Regulation reform activities are underway to reduce the cost of development, to increase the efficiency and reduce the cost of city administrative procedures, and to promote housing rehabilitation, downtown redevelopment and other forms of urban infill development. Phoenix has revised its residential zoning ordinances to give developers greater flexibility in neighborhood design without the need to obtain waivers, variances and re-zonings. Permissive zoning districts, called Conservation Districts, have been developed for certain target area neighborhoods in which normal requirements are waived to encourage development while still preserving the overall neighborhood integrity. Phoenix has also streamlined its

regulation and permit processes by: setting up a permit by phone process for certain projects; conducting administrative hearings and using fast-track processing. All of these innovations have been accomplished after close consultation with affected citizen groups.

5. Salinas, California (Robert Christofferson, City Manager) has a population of 70,000 and in recent years has experienced some modest decline. Salinas' regulation reform efforts have focused on affordable housing and encouraging new industrial development in the community. To accomplish these objectives, the community development director has the authority to waive certain permit procedures and public hearings for non-controversial projects, which decreases processing time and reduces development costs. In addition, the city has developed a very strong staff pre-application review system to enable developers to get early feedback on their projects prior to spending the considerable sum necessary to bring a proposed project before an official planning commission meeting. Salinas has also developed its own master Environmental Impact Review and provides technical assistance to developers in meeting the state's stringent environmental review standards. Finally, the city has been very successful in fast-tracking Industrial Revenue Bond proposals for prospective industrial developers.

C. National Association of Counties (NACo)

The most important tool available to local governments to control housing costs is their regulatory land use authority to control private development. NACo is undertaking a project to help its 2087 member-counties review such specific controls as master plans, zoning, subdivision regulations and building codes, to ensure they no longer impede development and increase development costs, while maintaining standards necessary to protect public health and safety and to ensure quality development. Recognizing that public education is an important component of gaining public support for reform, NACo will provide its membership direct staff assistance, workshops, peer-to-peer exchanges among county administrators and a clearinghouse of information on successful cost saving techniques. Planned activities include:

- two-day county-wide workshops to assist communities to set goals and to develop specific local action plans;
- direct peer-to-peer exchanges and NACo staff assistance;
- case studies on best practices in permit and application processing, building codes etc., and
- a national roundtable to present the project results to its members.

NACO has made housing affordability one of its priorities for 1982. At the 1981 Annual meeting, a 25 point resolution on housing affordability was adopted by the membership. The resolution notes the important role that local government actions - zoning, subdivision regulations, timing of development and permitting procedures - can have on the cost of housing, and recommends such actions as:

- periodic review of development standards to keep them consistent with housing cost concerns
- review of land use regulations with an eye toward their impact on housing costs
- greater use of capital improvement programs to provide necessary infrastructure to direct growth
- greater acceptance of manufactured housing
- civic and local elected official leadership in identifying areas for development opportunity
- increased use of State and local financing techniques to reduce mortgage financing costs
- streamlined permitting procedures through clear guidelines, quick access to local officials for decisions, and preliminary conferences to identify problem areas.

D. Council on State Community Affairs Agencies (COSCAA)

Many states have played a leadership role in reducing housing costs. They have provided mortgage financing assistance, developed uniform state construction standards, regulated the statewide land supply and development process, and provided incentives for local reductions in regulatory control. On the other hand, some states contribute to housing costs by perpetuating antiquated land policies or building codes or by limiting use of manufactured housing. With increased attention to affordability and the contribution of each level of government, the focus on the State role has, therefore, intensified.

COSCAA has inventoried the States to develop a profile of state actions and programs which promote affordable housing. COSCAA has worked cooperatively with the homebuilders to include their assessment of what actions are most useful as cost reducing techniques. Examples included in the inventory, which will be published in early spring, include:

Land Supply and Regulation: The COSCAA inventory identified 35 actions to reduce costs, with zoning perceived to be the most effective, e.g., the state prohibition of zoning against manufactured/modular housing. Another state action is state subdivision policy to encourage affordability that ties the allocation of state development grants to local subdivision regulations by denying grants to localities whose standards or practices jeopardize the production and supply of affordable housing. State grants have also been conditioned on local environmental regulations that do not preclude the production or supply of affordable housing.

Materials: State manufactured/modular housing regulations have been common components of state cost reducing strategies e.g., state modular housing codes provide standardization in factory-built housing components and assembly even where site-built housing standards are locally set and enforced. State uniform building codes and energy codes were also common strategies. They provide common market standards, overcome obsolescence and reduce excessive requirements.

IV. HUD's Internal Actions

A. Regulatory Reform

In addition to the project outlined above, HUD has been taking steps to reduce whatever barriers to affordability that HUD regulations impose. Examples of actions to minimize the negative impact on affordability include the following:

o Minimum Property Standards

HUD proposes to phase out the Minimum Property Standards (MPS) and rely on model codes, or their equivalent, that are developed and in use by most local officials. This will free builders and designers from a double standard, and the costs and delays that are now caused by differing federal MPS and local codes. An estimated \$60 million dollars per year can be saved by housing built to model codes instead of the MPS.

o Processing Building Plans

HUD now permits qualified builders and licensed engineers, as well as registered architects, to certify the compliance of their housing with the single-family MPS, and thereby free such housing from FHA plan reviews and construction inspections.

This will all but eliminate FHA processing delays and save builder holding costs.

o Processing Land Development Plans

HUD has eliminated sub-division and environmental reviews where a jurisdiction has a Local Area Certification (LAC) from HUD (approximately 150 localities). Builders in other areas may be free of FHA sub-division reviews where their architects or engineers certify that their plans comply with FHA land development regulations. This eliminates or reduces the processing delays previously imposed.

o Environmental Reviews

HUD is proposing to eliminate 100 pages or about 65% of the Department's environmental regulations. In addition, the EIS requirement for all projects of 2,500 units or less may be withdrawn; an action which would, in effect, eliminate the EIS from 99% of new construction.

o Manufactured Housing

HUD is proposing to return the manufactured housing construction standards to the private sector for future updates and to make certain manufactured housing eligible for the lower and longer-term mortgage insurance that previously was only available to site-built housing. HUD is also increasing the funds available to process consumer complaints without any additional cost to the industry or consumer.

o Handicap Accessibility

HUD regulations on housing for the handicapped are being reduced from 178 to 15 pages and will rely on the local community to determine what need there is for housing designed for the handicapped, including that for the elderly.

B. Resource Materials

The Department has sponsored a series of research and demonstration projects exploring strategies for reducing builder/developer costs in all technical areas of design and construction. We have: developed and demonstrated systems for reducing the materials used in house construction; researched energy efficient systems; built houses to show how costs can be cut; and conducted awards programs to recognize the design and construction of lower cost housing. The results have been made available to home builders and the public to assist them in reducing housing costs.

A demonstration in California, Louisiana, and Pennsylvania yielded important savings as a result of deregulation. The experience is described in the HUD publication Housing Cost Reduction Demonstration.

The National Association of Home Builders and HUD cooperated in a 38 unit demonstration in Las Vegas, Nevada for lowering site development and building construction costs, which resulted in the sale of the houses at 10% below the Las Vegas market for comparable houses. That report was published by the NAHB and is available under the title of An Approach for the 80's.

The Optimum Value Engineering (OVE) research and demonstration project resulted in the most popular publication entitled Reducing Home Building Costs with OVE Design and Construction. Although the project demonstrated the use of cost saving features from wiring harnesses and prefabricated plumbing trees to compact design practices, the outstanding result was the demonstration of the simplified in-line wood frame system known as OVE construction.

Several research houses have been built by HUD to show energy efficiency in residential construction. They were instrumented with families living in them to validate the calculations, and the results revealed large savings in energy costs. This information is available in the publication Energy Efficient Research Results.

The Building Value Into Housing program has resulted in awards to 27 designers and builders for showing how to lower costs through innovation in construction. Those results are available in the HUD publication Building Value Into Housing.

These publications are included as a group in the technical assistance package being prepared by NAHB for the Affordable Housing Demonstration, and are available individually through the Department's Research Information Service, HUD USER. For pricing information and to place an order, write HUD USER, P.O. Box 280, Germantown, Maryland 20767 or call (301) 251-5154.

C. Current Project Information

Interested builders, communities and citizens may contact HUD's Division of Research Utilization for up-dated information on the progress of Joint Venture activities: Ms. Cindy Weakland, Room 8124, 755-5544.



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, D.C. 20410

OFFICE OF THE ASSISTANT SECRETARY
FOR POLICY DEVELOPMENT AND RESEARCH

FEB 11 1982

RECEIVED

FEB 17 1982

METROPOLITAN PLANNING

ROUTE _____

Dear Participant:

During the NAHB Convention in Las Vegas, it was suggested by Mr. Jim Cashman of Riverside, California, who is one of the builders participating in the Affordable Housing Demonstration Program, that HUD might be interested in developing a method in which the builders participating in the program could exchange information and ideas.

We think Mr. Cashman's suggestion is an excellent one and have developed what we hope will be an easy and fast way to collect and distribute information between the different builders.

It would appear that the most feasible way to handle the collection and dispersing of information would be to use HUD as the central point of contact. All information would be collected and distributed by this office. The types of information that we feel would be of interest would be any new or unique design you might have developed, any ordinances that you might have been instrumental in having passed, any waivers, any innovations in property development, any ordinances that you have had changed, any city regulations that were reduced or eliminated. Just about any information that you feel might help another builder cut his construction time or lower his costs. The sole purpose of the clearinghouse is for the builders to share information and ideas and we want it to be as responsive to your needs as possible.

The information can be submitted in any form, drawings and plans are encouraged. I have been assigned the responsibility of setting up and maintaining the clearinghouse and we have the staff available to put the information in a format that is easy to use as well as re-do drawings and plans so that they fit the format so please don't let their large size discourage their use. All information submitted should be directed to my attention and I will correlate it and forward it to the other builders. We are also in the process of maintaining a mailing list so that we can keep interested parties abreast of the progress of the program. We hope to also develop a general information center on the Affordable Housing Demonstration Program.

Office of the City Manager	
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- 2 -

I hope that the type of service we are proposing will be of use to all of the builders participating in the program and look forward to your help in making the clearinghouse the type of venture that is both informative and supportive of the Affordable Housing Demonstration Program. It can only work if you help us by sending us information you wish to share. If you feel that any issues have been overlooked or if you have any ideas or suggestions on how to make the clearinghouse more responsive to your needs, please let met hear from you.

Sincerely,

Dorothy R. Allen
Dorothy R. Allen
Program Information Manager

Enclosure



FEB 11 1982



HOUSING AFFORDABILITY DEMONSTRATION

Dear Participant:

Those involved in the Affordable Housing Demonstration who were in Las Vegas for the meeting and reception heard Under Secretary Hovde and others discuss the program and now have a good idea of what its all about. All who attended the NAHB seminars and spoke with builders from all parts of the country now know of the high interest in marketing affordable housing.

The question has been asked, "What is the prime objective of the program?" The answer is really very simple. We will show once and for all the potential cost savings for builders everywhere who can build in an environment of regulatory relief. We are sure the savings will amaze everyone, and now we have a chance to prove it and to show exactly how much and where those savings are hidden.

The NAHB Research Foundation is developing a system for collecting all construction costs into which the builder can easily feed his own cost information. Costs from all participating builders will be collected in such a way that one home builder's costs can easily be compared to the costs of another.

Of course builders in the different areas of the country will have different items or features on which they will concentrate for their cost savings. One builder will save on using prefabricated plumbing trees where another will find his greatest savings in use of the optimum value engineered (OVE) in-line framing system. In regard to land development savings, one builder will find that his community has relaxed the street width regulations while another builder's community will allow a single trench for water and sewer lines. And so it goes.

This letter will continually let each participating community and each participating builder know what all the others are planning and accomplishing.

A HUD person in the Building Technology Division has been assigned to each of the localities to assist in reporting accomplishments as they are planned and as they occur, as well as the process by which each cost saving feature is initiated and adopted. That list is included elsewhere in this letter.

The HUD/NAHB Technical Assistance Package should be of great service to both the builders and the community officials involved. Each item on the check list of cost cutting features in the Technical Assistance Package is one which has been reported by some builder somewhere as a way of saving money in either site development or house construction.

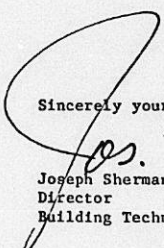
It is the great hope of HUD and the NAHB that we can also in some way show that good design costs no more than poor design. Some of the participating builders have already started designing with their architects and their land planners, and are discussing such things as the changing demographics, which means altogether new markets in some areas of the country. One builder mentioned that of his new models it appears that the most popular one is a home with two bedrooms, both of them master bedrooms. That is truly a reflection of changing times and changing requirements. Don't be surprised at duplexes in which one unit is large, and one is small, and the two units sell to one family (or person) in fee simple. One unit is then rented out to help pay the mortgage on both.

This is a time of innovation - innovation in design, innovation in financing, and innovation in marketing. All are expected to appear in some form in our demonstrations to show how housing can, indeed, be made affordable.

KNOW YOUR HUD CONTACT PERSON:

- * Mr. Robert C. Jones, Jr. is a registered architect who studied at the University of Texas and has been a corporate member of the American Institute of Architects since 1956. He is presently serving as a member of the A.I.A. National Housing Committee. Mr. Jones practiced architecture for eight years as full partner in the firm of Harkrider, Clark and Jones, Architects & Engineers, before joining the government. He has extensive experience in the design and construction management of research facilities as well as management of research and demonstration programs. His latest efforts have been in the HUD Solar Heating and Cooling Demonstration Program.
- * Orville G. Lee has throughout his lifetime been continually associated with residential design and construction. He was for some time a builder/developer, practiced architecture for several years, and is now a research architect in building technology at HUD.
- * Mr. Conrad C. Arnolts is a registered architect in the Commonwealth of Virginia and has been certified nationally by the National Council of Architectural Registration Boards (NCARB). He is a graduate of the University of Illinois from which he received a Bachelor of Architecture degree; and has done graduate study in technical management at the George Washington University. Mr. Arnolts has extensive experience in research involving innovative housing design, construction technology, and building codes and regulations.
- * Ronald J. Morony is a graduate engineer who has an extensive background in building design and construction. He has been chief structural engineer and has specialized in value engineering for the last ten years.

Sincerely yours,


Joseph Sherman
Director
Building Technology Division

Attachment

Builder Contact Person

Knoell Bros. Construction, Inc.
Richard M. Eneim
Vice President, Production
P. O. Box 21287
Phoenix, Arizona 85036
(602) 273-7101

Ponderosa Homes
Vincent Perralia
Vice President and General Manager
11300 Sorrento Valley Road
Suite 100
San Diego, California 92121
(714) 560-8555
(714) 755-9756

Landmark Communities, Inc.
Elton V. Parsons
2471 Hathway Circle
Wichita, Kansas 67226
(316) 686-7451

Belmont Construction Company
Karl A. Witt, President
3125 Portia Street
Lincoln, Nebraska 68521
(402) 476-0315

First Martin Corp.
William C. Martin
115 Depot
Ann Arbor, Michigan 48104
(313) 994-5050

The Cashman Group
James C. Cashman
P. O. Box 20014
Riverside, California 92516
(714) 781-2080

Cardinal Builders, Inc.
Robert Lariviere
114 Bay Street
Manchester, New Hampshire 03104
(603) 669-4450

City Contact Person

C.A. Howlett
Executive Assistant
to the Mayor
251 W. Washington
Phoenix, Arizona 85003
(602) 262-7111

Ken Carpi
Assistant to the Mayor
Office of the Mayor
City Administration Building
202 C Street
San Diego, California 92101
(714) 236-5917

Gene Denton
City Manager
City Hall
455 N. Main
13th Floor
Wichita, Kansas 67202
(316) 268-4351

Elaine Carpenter
Administrative Assistant
555 S. 10th Street
Lincoln Nebraska 68508
(402) 471-7511

Terry Sprinkel
City Administrator
City Hall
100 N. 5th Avenue
Ann Arbor, Michigan 48107
(313) 994-2650

Merle Gardner, Director
City of Riverside
Planning Department
3900 Main Street
Riverside, California 92522
(714) 787-7341

John Hoben
Coordinator of Resources
and Development
City Hall
908 Elm
Manchester, N.H. 03101
(603) 625-9782

HUD Contact Person

Orville G. Lee
(202) 755-0640 W
(301) 373-5165 H

Orville G. Lee
(202) 755-0640 W
(301) 373-5165 H

Ronald J. Morony
(202) 755-0640 W
(301) 262-8081 H

Ronald J. Morony
(202) 755-0640 W
(301) 262-8081 H

Robert C. Jones Jr.
(202) 755-6900 W
(703) 281-4361 H

Orville G. Lee
(202) 755-0640 W
(301) 373-5165 H

Robert C. Jones Jr.
(202) 755-6900 W
(703) 281-4361 H

Builder Contact Person

Bill Conner, President
Conner Development Company
846 108th Avenue, N.E.
Bellevue, Washington 98004
(206) 455-9280

Coral Ridge Properties
Werner Bunttemeyer
3300 University Drive
Coral Springs, Florida 33065
(305) 752-1100

Jefferson Home Construction Company
Pat O'Sullivan
601 St. Patrick Circle
P. O. Box 66286
Birmingham, Alabama 35210
(205) 956-8007

Mont Construction Company
Irv Beraman
7700 E. 42nd Place #B
Tulsa, Oklahoma 74145
(918) 663-7270

City Contact Person

Dave Kroenig, Block
Grant Coordinator
Everett Planning Department
Everett City Hall
3002 Wetmore Street
Everett, Washington 98201
(206) 259-8731

Ray Popkin, Assistant Director
for Housing
605 S.W. 26th Street
2nd Floor
Ft. Lauderdale, Florida 33315
(305) 765-8695

or

Bob David
9551 W. Sample Road
Coral Springs, Florida 33065
(305) 752-3410

Edward S. Lamonte
Executive Secretary to the Mayor
710 N. 20th Street
Birmingham, Alabama 35203
205) 254-2285

Dr. John Piercey
Director, Department of
Development
Room 1137
200 Civic Center
Tulsa, Oklahoma
(918) 581-5196

or

Ron Mize
Manager, Development
Planning Division
Room 335
200 Civic Center
Tulsa, Oklahoma
(918) 581-5605

HUD Contact Person

Orville G. Lee
(202) 755-0640 W
(301) 373-5165 H

Conrad C. Arnolts
(202) 755-0640 W
(703) 378-6482 H

Conrad C. Arnolts
(202) 755-0640 W
(703) 378-6482 H

Ronald J. Morony
(202) 755-0640 W H
(301) 262-8081 H

CONTENTS

OF

JOINT VENTURE FOR AFFORDABLE HOUSING

TECHNICAL ASSISTANCE PACKAGE

(Including Bibliography of Cost Effective Construction Publications)

CONTENTS

- **COST SAVING TECHNIQUES** - A compendium of proven cost saving methods for almost every phase of residential land development and direct construction. The methods summarized in this manual were taken from research documents prepared by the NAHB Research Foundation, the National Association of Home Builders, HUD, and others.
- **MANUAL OF LUMBER AND PLYWOOD SAVINGS TECHNIQUES** - Prepared by the NAHB Research Foundation, Inc., for HUD, this manual includes practical and suitable techniques for constructing good quality, safe dwellings while reducing lumber and plywood content in light-frame dwellings.
- **REDUCING HOME BUILDING COSTS WITH OVE DESIGN AND CONSTRUCTION** - This manual provides practical instructions for applying value engineering cost reduction techniques to the design and construction of homes. Application of basic planning, engineering, and construction techniques produces a significant reduction in labor and material costs making it possible to provide greater value at an affordable cost. The Manual was prepared for HUD by the NAHB Research Foundation.
- **COST EFFECTIVE SITE PLANNING** - This Workbook, prepared by NAHB, is a compilation of planning techniques which have been proven successful in reducing development costs, conserving energy, and preserving a satisfactory living environment with today's smaller homes and lots.
- **HOUSING COST DEMONSTRATION** - This booklet is a summary of the results of four cost reduction demonstration projects.
- **COST CUTS - CONSTRUCTION METHODS AND MATERIALS FOR AFFORDABLE HOUSING** - These briefs, developed for HUD, summarize methods for reducing costs in design, development, construction, and management.
- **CONSTRUCTION COST CONTROL MANUAL** - Developed by the NAHB Research Foundation for NAHB, this manual discusses ways to reduce costs in design, planning and control, materials and labor.
- **PRODUCTIVITY IMPROVEMENT MANUAL** - Also produced by the Research Foundation for NAHB, this manual offers suggestions for improving on-site productivity and increasing value.

- **EER - ENERGY EFFICIENT RESIDENCE - RESEARCH RESULTS -**
This booklet contains the results of a study conducted by the Research Foundation for HUD in which two similar sized homes were compared for energy consumption. One of the homes, the EER house, contained many energy conservation features while the other was basically a "standard" home for the area. The EER house also contained many cost saving construction systems.
- **COST BUSTER -** This pamphlet discusses the results of a cost saving demonstration home built in Las Vegas, NV, under HAHB guidance and sponsorship.
- **PLANNING FOR HOUSING - DEVELOPMENT ALTERNATIVES FOR BETTER ENVIRONMENTS -** This NAHB Publication, written by Land Design/Research, Inc., describes how to use land more wisely, small lot development, energy conserving development, and other land use concepts.
- **ALL-WEATHER HOME BUILDING - GUIDELINE 4 -** This manual, written by the NAHB Research Foundation and sponsored by HUD, describes methods builders use to reduce the adverse effects of bad weather on home building.
- **THE ACCOUNTING SYSTEM FOR ALL BUILDERS -** An NAHB Business Management Department publication, this uniform chart of accounts was designed expressly for builders and provides an excellent basis for cost analysis.
- **AFFORDABLE HOUSING CHECK LIST -** This check list should assist the builder in determining the areas of cost reduction that need to be evaluated for each subdivision and home.
- **Bibliography of Cost Effective Construction Publications (attached).**

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Washington, D.C. 20005

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AFFORDABLE HOUSING CHECK LIST

Attached is a check list of 90 questions developed from the manuals and reports contained in the Technical Assistance Package. It is recommended that each builder answer the check list for his or her community and building business to determine the extent of changes required to build affordable housing. Although there may be items on the check list that are not applicable to all communities, most of the items should prove marketable and cost effective and offer greater value to the home buyer.

1. LAND DEVELOPMENT

A. Street Design (continued)

- | | <u>YES</u> | <u>NO</u> |
|--|------------|-----------|
| 5. Are street lights minimized according to American National Standard Practice for Roadway Lighting? Studies have shown that excessive residential street lighting can add as much as \$170 to the sales price of a new home. | ___ | ___ |

B. Water Supply Systems

- | | | |
|---|-----|-----|
| 1. Is water supply system designed for Average Daily Demand (ADD) and peak usage? Arbitrary water system pipe sizes rather than engineered systems can add as much as \$140 to the price of a new home. | ___ | ___ |
| 2. Do you use least expensive pipe material available? If plastic supply pipe is not used, excessive cost to the homeowner could be as much as \$170 per house. | ___ | ___ |
| 3. Are fire hydrants located at maximum spacing? Studies have shown that, for residential areas, hydrants should be located so all dwellings can be reached by 500 feet of hose. Each fire hydrant costs about \$800. | ___ | ___ |
| 4. Are "blow-offs" used at the end of water mains instead of hydrants for flushing? | ___ | ___ |

C. Sanitary Sewer Systems

- | | | |
|---|-----|-----|
| 1. Are sewers designed for peak flows? Studies have shown that excessive sewer pipe size can easily add \$120 to the price of a new home. | ___ | ___ |
| 2. Are curvilinear designs used where appropriate? | ___ | ___ |

1. LAND DEVELOPMENT

C. Sanitary Sewer Systems (continued)

YES NO

3. Is manhole spacing maximized? An 800-foot section of sewer can be cleaned with equipment that can reach 400 feet. Manholes can cost as much as \$1,000 each.

___ ___

4. Are prefabricated manholes used? Prefabricated manholes may cost as much as \$300 less than site-built manholes.

___ ___

D. Storm Water Management

1. Do you use retention and detention concept to reduce peak runoff? Detention basins can effectively reduce storm sewer pipe requirements.

___ ___

2. Are curvilinear storm sewers used?

___ ___

3. Do you use natural drainage and impaved swales for storm water control? Underground storm water management is very costly when compared to above ground control.

___ ___

E. Utilities

1. Do you use a common utility trench? Multiple trenching can add as much as \$450 to the sales price of each new home.

___ ___

F. General

1. Are dwellings located near the street? Ten feet of excessive set-back can increase the price of a new home by as much as \$800 in extra driveway, sidewalk, utility and landscaping costs.

___ ___

2. Are small lots used? Excessive lot size minimums can add several thousand dollars to total home costs, depending upon cost of raw land.

___ ___

II. HOUSES

A. Design

	<u>YES</u>	<u>NO</u>
1. Are homes design to 4-foot, out-to-out module?	___	___
2. Is basic rectangular plan used?	___	___
3. Do you take maximum advantage of lumber and truss span capabilities?	___	___
4. Have you considered cantilevered floors?	___	___
5. Do interior partitions intersect exterior wall studs?	___	___
6. Are doors and windows located to take advantage of normal studs?	___	___
7. Would 7'-6" ceiling heights be marketable?	___	___
8. Is plumbing clustered in one part of house?	___	___
9. Are plumbing, electrical and HVAC runs preplanned to minimize lengths of runs and to avoid disruptions?	___	___
10. Is plan designed for expandability? A well conceived design can contribute significantly to total cost reduction.	___	___

B. Foundations

1. Can you use slab-on-grade construction? Slabs are usually less costly than other foundation types.	___	___
2. Have you eliminated welded wire mesh (wwm) in concrete concrete slabs? Under normal conditions, wwm provides no significant function.	___	___
3. Do you design footings to soil-bearing capacity? Soil bearing tests often prove that footings can be reduced in size.	___	___
4. For crawl space or basement construction, have you considered pressure treated wood foundations? Wood foundations are often less costly than concrete or concrete block.	___	___

YES

NO

C. Wood Floors

- | | | | |
|----|---|---|---|
| 1. | Have you eliminated or reduced the size of sill plates? If foundations are level, sill plates may be eliminated. Otherwise, 2x4 is adequate. | — | — |
| 2. | Do you use built-up wood center girders? Built-up wood girders are usually less costly than steel beams. | — | — |
| 3. | Do you use 24-inch o.c. floor joists? Often joist spacing can be increased if plywood is glue-nailed. | — | — |
| 4. | Have you considered in-line off-center spliced floor joists? The allowable span may be increased by maintaining continuity over center bearing. | — | — |
| 5. | Have you eliminated floor bridging? Bridging does not contribute to strength of floor. | — | — |
| 6. | Have double joists under non-bearing partitions been eliminated? Weight of partitions does not need extra support if 5/8" or 3/4" subfloor is used. | — | — |
| 7. | Do you use single layer T&G subfloor? If glue-nailed, this construction stiffens floor and reduces squeaks. | — | — |

D. Exterior Walls

- | | | | |
|----|---|---|---|
| 1. | Do you use tilt-up construction? End nailing is less time consuming than toe-nailing. | — | — |
| 2. | Do you use engineered 24-inch o.c. framing? 24" o.c. framing is acceptable in most parts of the country. | — | — |
| 3. | Do you use a single top plate? If roof and wall framing is in-line, that is, truss directly over stud, a single top plate is adequate. | — | — |
| 4. | Do you use 2-stud corners? A 3-stud corner post is not structurally necessary. Drywall back-up can be provided by metal clips or wood cleats. | — | — |
| 5. | Have partition posts been eliminated? Partition posts are not necessary where interior partitions intersect exterior walls. | — | — |

II. HOUSES

D. Exterior Walls (continued)

	<u>YES</u>	<u>NO</u>
6. Has mid-height fire blocking been eliminated? In platform construction, fire blocking is not necessary. In addition, full thick insulation eliminates chimney effect in walls.	___	___
7. Have structural headers been eliminated in non-bearing walls? Gable end walls are usually non load bearing.	___	___
8. Have you considered glue-nailed plywood headers? These headers are usually less expensive than built-up wood headers and offer space for insulation above doors and windows	___	___
9. Have you considered single layer siding? Siding products are available that do not need additional sheathing support.	___	___

E. Roof

1. Do you use engineered roof trusses?	___	___
2. Do you use prefabricated gable ends?	___	___
3. Are gable end vents used? These are less costly than ridge/eave vents.	___	___
4. Is 3/8-inch group 1 plywood roof sheathing used?	___	___
5. Have you eliminated rake overhangs on gable roofs?	___	___
6. Do you use standard 240 lb. asphalt shingles?	___	___

F. Interior Partitions and Finish

1. Have you considered 2x3 non-loadbearing interior studs spaced 24" o.c.	___	___
2. Have you investigated the comparative cost of light gage steel stud interior partitions?	___	___
3. Are openings in non-bearing partitions single framed?	___	___
4. Do you use a single top plate?	___	___

II. HOUSES

F. Interior Partitions and Finish

	<u>YES</u>	<u>NO</u>
5. Has bulkhead (furr-down) been eliminated over kitchen cabinets?	___	___
6. Do you design for straight run stairs?	___	___
7. Do you use one color (flat, off-white) paint for all interior painting?	___	___

G. Plumbing

1. Have you clustered plumbing, preferably back-to-back?	___	___
2. Do you use standard white fixtures?	___	___
3. Can you eliminate individual fixture shut-off valves?	___	___
4. Do you use one-piece molded fiberglass tub and shower modules?	___	___
5. Can you use wall hung lavatories rather than vanity tops?	___	___
6. Do you use "stack" venting?	___	___
7. Can you use reduced size venting pipes?	___	___
8. Have you considered polybutylene supply piping?	___	___
9. Do you use PVC or ABS drain, waste and vent pipe?	___	___
10. Can you use smaller size water heaters?	___	___

H. Electrical

1. Have you studied floor plans to eliminate recepticles and switches?	___	___
2. Do you wire most circuits with #14 copper wire?	___	___
3. Can you eliminate door chimes?	___	___
4. Have you located heavy loads near to service entry panel?	___	___
5. Do you use plastic utility boxes?	___	___

II. HOUSES

YES NO

I. Heating, Ventilation, Air Conditioning

- | | | |
|---|-----|-----|
| 1. Have you selected the most economical system from both first cost and operating expense? | ___ | ___ |
| 2. Have you had the duct system engineered for least cost? | ___ | ___ |
| 3. Have you considered a dropped hall ceiling plenum? | ___ | ___ |
| 4. Can registers be eliminated in small rooms such as interior baths? | ___ | ___ |

J. Labor

- | | | |
|--|-----|-----|
| 1. Do you use the smallest crew that can do the job? | ___ | ___ |
| 2. Are work crews composed of apprentices as well as journeymen? | ___ | ___ |
| 3. Do you use specialists for higher productivity? | ___ | ___ |
| 4. Have you considered component prefabrication? | ___ | ___ |
| 5. Have you conducted cost/benefit analyses of labor saving tools and equipment? | ___ | ___ |

K. Materials - General

- | | | |
|---|-----|-----|
| 1. Do you have a scrap and waste reduction program? | ___ | ___ |
| 2. Is material handled properly? | ___ | ___ |
| 3. Have you developed a workable program to reduce theft and vandalism? | ___ | ___ |
| 4. Do you specify materials and products that are locally available? | ___ | ___ |

March 4, 1982


Metropolitan Area Planning Commission
Robert A. Lakin, Director of Planning

DR 82-7 - Joint Venture for Affordable Housing

The Landmark Communities has been designated by HUD to participate in a housing cost reduction demonstration program, together with the City of Wichita. I have been designated as team leader from the City staff people to work with Bob Fox of Landmark. We will be working as a small tight City team, including myself, Bob Feldner and Mike Lindebak, together with a team comprised of Bob Fox, an engineer, architect, land planner and a marketing person.

I anticipate that Fox will begin within the next week or two on his project. It will be located in Comotara and will be a mix of housing units, such as single family detached, single family attached, duplexes or fourplexes, and will be built all in the same area and/or block. Density should not be run more than six dwelling units an acre. We will anticipate that this will be handled under C.U.P. processes.

I will work with Bob Fox to develop some type of reporting system to where we can report to you, the Economic Development Commission, Wichita Area Builders, Board of City Commissioners and others, as to the progress that is being made and any particular problems that we are encountering. Please feel free to contact me for any additional information that you might wish to have on this project. A short question and answer sheet on the project is attached for your information, as well as Denton's memo to me assigning the project.


Robert A. Lakin
Director of Planning

RAL:rme
Attachments

cc: Bob Fox, Landmark Communities, Inc., 2471 Hathway Circle, 67226
Don Anderson, Director, Housing & Economic Development

THE CITY OF WICHITA

OFFICE OF CITY MANAGER

DATE February 8, 1982

TO Robert A. Lakin, Director of Planning

FROM E. H. Denton, City Manager

SUBJECT HUD Joint Venture for Affordable Housing

Wichita has been selected as one of the 10-15 cities to participate in the Department of Housing and Urban Development (HUD) Joint Venture for Affordable Housing (JVAH).

The JVAH is a collective effort among public and private sector groups to create more affordable housing by applying cost-reduction principles to housing developments and construction.

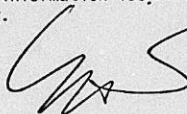
Wichita has also been selected as a participating city in the ICMA Affordable Communities Project which complements the HUD program and is primarily directed towards regulation reforms.

You are hereby appointed as the City's project director for the HUD Joint Venture for Affordable Housing. As project director you will need to coordinate your activities with Don E. Anderson who has been named as Wichita project director for the ICMA Affordable Communities Project.

The local builder named to participate in the program is Landmark Communities, Inc. You will also want to keep the Builders Association advised of the program.

Mr. Ron Morony, Room 8158, Department of Housing and Urban Development, Washington, D.C., 20410, (business phone--(202) 755-0640, home phone--(301) 262-8081), is the City's contact person at HUD. Mr. Morony has indicated that he is available to come to Wichita to participate in conferences related to the program. You will want to arrange an early meeting of the program principals.

Transmitted herewith is a packet of information issued by HUD concerning the Joint Venture for Affordable Housing.



E. H. Denton
City Manager

EHD/fpd

Attachment

cc: The Honorable Board of City Commissioners

Don E. Anderson, Director of Housing and Economic Development

JOINT VENTURE FOR AFFORDABLE HOUSING

QUESTIONS AND ANSWERS

Q: What is the Joint Venture for Affordable Housing (JVAH)?

A: The JVAH is a collective effort among public and private sector groups who share a commitment to the creation of more affordable housing and are linked through a series of coordinated projects and activities.

Q: Who is participating in the JVAH?

A: The initial participants include: local builders and community officials working together in 10 to 15 communities to reduce production costs; the National Association of Home Builders (NAHB) which is providing support to the 10 to 15 communities, the National Association of Counties (NACo) which is assisting its members to address the political aspects of developing an affordability strategy; the International City Management Association (ICMA), which will work with 15 cities to promote local actions; the Council of State Community Affairs Agencies (COSCAA).

Other organizations can participate with the Joint Venture by beginning their own housing affordability campaign, and sharing resource materials and ideas with Joint Venture members.

Q: How did the JVAH get started?

A: The idea for the JVAH came from the HUD Task Force on Affordable Housing, chaired by HUD Under Secretary Don Hovde. The Task Force recognized that there is no single answer or solution to reducing housing costs, and that providing affordable housing at the local level is primarily an issue of deregulation and streamlining processing. No single group or sector can do it alone. We can make housing substantially more affordable, however, if all the groups with a role to play can learn to work together cooperatively. This is the basic idea behind the JVAH.

Local governments must be willing to work cooperatively with builders, developers, and concerned citizen groups to make the tough political decisions needed to eliminate unnecessary costs which are presently built into our housing system through zoning, subdivision and building regulations and lengthy processing procedures.

Q: What will the JVAH do?

A: Some communities have already produced substantial housing production cost reductions, principally by cutting processing time, increasing densities, and modifying site preparation standards. The purpose of the JVAH is to encourage similar activities on a broad scale by collecting and reporting such experience and by generating related demonstration projects.

Q: What are the major cost components in housing that currently make it unaffordable?

A: The major costs are financing land and the delays in getting local approval for development. Since altering financing costs is outside the power of localities, the main targets of the JVAH's effort to reduce costs are: a) the local regulatory and processing requirements which cause the costly delays in development and b) alternative use of land to reduce the per unit costs of housing e.g., through compact development, through in-fill or through better use of existing structures.

Q: Why is HUD involved?

A: While no single organization can solve the problem of affordable housing, the various actors involved each have a role to play. HUD's part is to help coordinate activities and to provide some initial support to get new ideas started. Basically, HUD's role is to help where it can by providing leadership and incentives, and to get out of the way by reducing its own regulations and involvement where that is needed.

HUD hopes that by backing this public/private partnership it can encourage private industry and local citizen groups to recognize the importance of their participation in solving our nation's housing problems. While no one sector can do it alone, together, we can.

Q: How much will it cost?

A: We believe the costs are small. Current grants to JVAH groups total less than one million dollars. That is a small amount for involving the active cooperation of leading national organizations representing the homebuilders, city, state and county governments in a positive and coordinated effort to reduce housing costs. Activities of JVAH organizations will directly affect more than two dozen localities with direct demonstration projects and technical assistance, and countless more will receive useful information and assistance.

Q: Will local communities participating in the Affordable Housing Demonstration be required to accept these innovations?

A: No. Information on potential innovations will be provided for use as appropriate to each community. Not all of them will apply to every situation in every locality, and no one will be required to accept particular innovations.

Q: What about using these innovations on future projects?

A: We encourage continued use of these innovations to reduce the cost of housing, and we hope that we learn other good ideas as a result of the demonstration.

Q: What about the effects of HUD's regulations and the often lengthy time required for FHA processing?

A: The Department is making every effort to review all of its regulations to eliminate their negative impact without compromising the quality of the housing constructed. Our field offices have been instructed to provide the best possible service on all projects within the limits of our review procedures.

Q: Demonstrations are usually "one of a kind" situations. How could the principles of this project be applied to others?

A: We hope that the demonstrations will show how good quality housing can be constructed and marketed at reasonable cost by using technical innovations and by changing or eliminating unnecessarily restrictive and cost increasing legal and/or administrative barriers (codes, zoning, etc.). Local communities must then review their own requirements to determine what changes are required, if any, to permit the construction of the type of housing demonstrated.

Q: How much of a cost reduction can be expected through regulatory reform?

A: We don't know exactly. We do know that the savings depend on what you do, and the base from which you start. In the Approach '80 project, the builder found that he could sell his houses for 10 percent below the sales price of comparable houses in the Las Vegas market area. In other demonstrations held in Allegheny County, Pennsylvania, Shreveport, Louisiana, and Hayward, California, the builders claimed between 20 and 30 percent savings through regulatory reform. As part of the Affordable Housing Demonstration, the NAHR Research Foundation will be carefully documenting each and every cost involved in order to identify where the most important savings are possible.

January 1982

March 4, 1982

Metropolitan Area Planning Commission

Robert A. Lakin, Director of Planning

Housing

Attached is another information article concerning housing. I think it points up once again some of the things that we have been talking about in the past that we are going to see some housing style changes. Such things as zero lot lines, i.e., no front lawns; shared spaces; such as in clustered housing; shared building walls, to cut construction costs and shave energy costs; are all of the things that we going to see more and more of. How well the local industry will respond to building units which capture the fancy of the local market remains to be seen. I think that we have all seen developments in other areas that we could all be pleased to have here.

Some of the other things that we are going to see obviously is less square footage in the units and less of the amenities, such as garages, extra bathrooms, etc.

One of the things that we will also be considering will be changes in the infrastructure, such as more efficient design of subdivisions, narrower streets, common trenching for utilities, and other items as well. Much of the material that is currently being written suggests that the cost of housing can be substantially reduced just simply by changes in governmental regulations. Certainly, I think that we have our part to play and there are changes in which I hope that we have been responsive as staff in trying to recognize or accommodate. I do feel, however, it is unfair to lay the total burden that at the doorstep of government and the rather blanket accusation that local regulation is bad. In many places I know that there are significant problems, but I feel that not only our Department, but many others in the City have accommodated considerable change in this area. We still have more to do.

T

There are other areas that need to be looked at also. I think that the public has to be willing to accept smaller amounts of space, different styles, essentially different lifestyles, in order to have better housing. Builders are going to have to be willing to experiment with new markets rather than rely on the traditional GM approach for housing, i.e., single family detached. Finally, I think that the designer, architects and builders need to make an extra effort in terms of design and livability of these units as we change styles. This includes the siting of the structures, subdivision design and architectural styles,

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Page 2

and in particular, reasonable landscape efforts. Doing things less expensively, whether on the private or the public ceptor does not necessarily mean doing them less well.

Robert A. Lakin
Director of Planning

RAL:rme
Attachment

cc: E. H. Denton, City Manager
Don Anderson, Director, Housing & Economic Development
Robert Feldner, Superintendent, Central Inspection
Frank Smith, Housing Development Director
Robert Fox, Landmark Communities, Inc., 2471 Hathway Circle,
67226
John Oliphant, Wichita Area Home Builders, 730 N. Main, 67203

THE SHRINKING HOUSE OF THE FUTURE

Just as energy pressures reshaped the automobile in the seventies, resource constraints will refashion housing in the eighties.

by Bruce Stokes

A man's home is his castle, or so goes the old adage about people's desire to control the quality and condition of their houses. Unfortunately, the rising cost and growing scarcity of many basic housing resources is taking that control out of their hands. More than ever before, access to land, building materials, capital, and energy is shaping our homes.

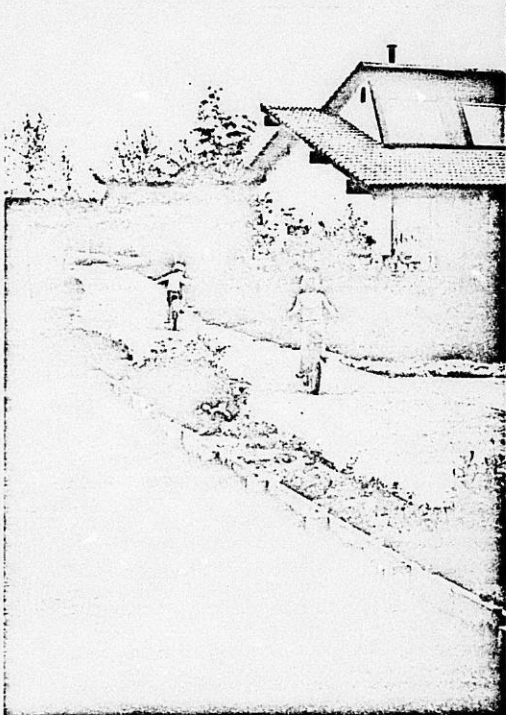
During the seventies, energy constraints redefined the size of the automobile, the materials to manufacture it, and the ways in which it was used. In the eighties, housing resource constraints will reshape the average new home and change the living patterns of people everywhere.

The home of the future will be built with an eye toward economies of space and materials.

In the industrial world, the spacious, well-equipped, single-family dwelling that became the goal of many households is growing increasingly beyond reach. More people will live in townhouses or apartments that are smaller and have fewer of the amenities that Westerners have come to expect.

Resource constraints will also make it more difficult to improve the crowded, inadequately serviced squatter shacks and squalid tenements that shelter most of the world's poor. If population growth continues apace, the number living in such conditions is bound to grow.

The pressures on housing resources are already being felt. The United Nations estimates that authorized construction annually falls four to five million units behind demand in Third World cities alone.



One of the aims of Village Homes developer Mike Corbett was to create a community design that met the needs of the individual, rather than the automobile. Village Homes was built with narrow streets—based on the minimum size needed to maneuver a fire truck—and an extensive system of the walkways and bikepaths shown above. The decreased paving costs for the streets saved about \$1,000 per lot, and the absence of pavement lowers summer temperatures in the subdivision by several degrees.

"In many countries, efforts to provide housing and related services are losing the race with population growth."

This shortfall comes at a time when at least 800 million people are living in poorly built dwellings in squatter settlements and rural villages. Moreover, 1.8 billion people do not have access to adequate sewage disposal and 1.3 billion lack clean water. In many countries, efforts to provide housing and related services are losing the race with population growth.

Costs Outpace Inflation

Rising costs have compounded the problem. During the last decade, the average price of a new home in most countries rose faster than inflation. The median price of a new house in the United States was \$64,500 in 1980, compared with \$23,400 in 1970. Japanese homebuyers faced an even more startling 23% price increase in 1980 alone, and now pay an average of \$137,000 for a house in Tokyo or Osaka. Although no comparable statistics exist for the Third World, the rising prices of materials, energy, and land ensure that building and maintaining even the most elementary shelter today costs several times what it did a decade ago.

The escalation in housing costs has begun to take its toll. People in industrial countries must spend an ever larger share of their incomes if they want to own a home. And those who cannot afford to buy are finding rental units scarce, for governments and private investors are reluctant to build such housing because rents have been rising slower than expenses. In their search for less expensive homes, affluent householders compete with the poor, the elderly, and minorities, displacing them and often forcing people into substandard, overcrowded, costlier housing. Frequently, the displaced do not go peacefully; rioting has erupted over inadequate supplies of moderately priced housing in London, Amsterdam, and Berlin.

Even the state-controlled economies of Eastern Europe face cost constraints. The Soviet Union has been forced to cut back on new homebuilding despite the fact that 30% of its people still live in communal groups, either in apartments or in factory dormitories.

One-half to two-thirds of the poor in Latin America, Africa, and Asia already cannot afford to purchase even the cheapest conventional dwelling. As prices rise, the squatter settlements in major Third World cities are spreading at unprecedented rates. Trying to keep housing costs to a minimum, the poorest of the poor live in drainage pipes, under bridges, or in cemeteries—anywhere they can put a roof over their heads.

Rising prices are turning the familiar dream of owning a home into a nightmare. In 1981, four out of five Americans felt that in the future most people will not be able to afford the kind of housing they want. Two in five householders in Japan and three of five in France have expressed dissatisfaction with their current homes. At the same time, there is mounting despair in the Third World, as it becomes apparent that most people will never live in homes that reach the standard now found in industrial countries.

Rebirth of Traditional Housing

These standards are due to change, as people return to more traditional kinds of housing. Over the last three decades, people broke with the housing patterns of the past. First in rich countries, then increasingly among the poor, people built homes that made extensive use of nonrenewable resources. Rapid population growth, tightening economic conditions, and resource scarcities have now made these new styles unacceptable.

The cost of a new home is probably the most telling indicator of the need for change. If recent trends continue, the median price of a new house in the U.S. will range from \$130,000 to \$156,000 by 1990. In some European and Japanese cities, prices will increase even faster. The price of a commercially constructed home in Africa, Asia, and Latin America, now roughly four times the cost of a traditional home, could double. Increasingly, only people who already have amassed equity in a house will be able to afford to buy a new one.

As prices ride up this cost curve, more and more homebuyers will be unable to devote a greater portion of their income to housing. At projected price levels, it will not be uncommon for people to spend up to half their incomes on shelter. Those in subsidized housing can expect to pay as much of their income as homeowners do today. Even the poor who crowd squatter settlements around the world may begin to spend more of their meager incomes on shelter, squeezing budgets that have little flexibility to begin with. Although its level is not yet clear, a practical ceiling will soon be reached on the portion of a family's income that can be spent on housing without sacrificing basic health care or adequate nutrition. Experience in the Third World indicates families will forgo improvements in housing quality before giving up these basic essentials.

Current housing cost projections cannot fail to affect the European, North American, and Japanese housing markets. Builders will respond to the price spiral by building modest, no-frills homes. "We have to go back to basics," Thomas Garafalo, a Connecticut homebuilder, told the *New York Times* in early 1981. "We've all been so spoiled, but you've got to cut down if people are going to be able to buy a home."

Smaller Lots and Shared Space

The first victim of resource constraints may be the size of building lots. The average size of a finished residential lot in the United States peaked in 1979 at 1,189 square meters, signaling the beginning of a slow contraction in lot size.

Over time, individual yards and gardens may give way to common space, to reduce land costs. Village Homes, a 200-household development in Davis, California, for example, is built in clusters of 8 to 10 homes each, with no front lawns and shared backyards that are maintained by the community and that include vegetable gardens, fruit trees, and playing areas. Planning land use in this way has done more than save money. "By eliminating the small front lawns," says Mike Corbett, the community's developer, "we were able to use that acreage collectively. . . . We now have twelve

acres (out of 77) in agricultural production." Clustering has also cut down on heating and cooling costs and has conserved energy and materials needed for roads and parking areas.

The price and scarcity of land and other resources will inevitably lead to higher-density urban living in industrial countries. The single-family house is a peculiar development based on cheap capital, energy, land, and materials. Recent pressures on all of these resources are forcing new housing patterns, with a growing proportion of the population living in townhouses and small, multi-family dwellings. These units take less energy to build and maintain and they conserve land and materials. The many unmarried individuals and retirees looking for smaller, low-cost, low-maintenance homes create a natural market for attached houses and for "fourplexes" and "sixplexes"—essentially large houses divided into four or six separate units.

The house of the eighties, like the car of the late seventies, will be downsized to conserve resources. A typical new American home may contain less than 130 square meters (1,400 square feet) of finished living space, a return to the size of homes in the sixties. The average multi-family unit will also become smaller. European single-family homes, which already average less than half the size of American ones, may continue to get larger but probably at a slower rate, as the single-family housing market peaks and smaller, multifamily units regain a larger share of the market. As is already common in parts of Europe, many homes will be sold with one or more unfinished rooms, which allows people to buy a less expensive house and to complete it when they can afford to or have the time to do the renovation work themselves. The sale of smaller houses to young couples will inevitably lead to more home alterations—already a \$54-billion-a-year business in the United States—as people add rooms when they have children. In addition, more and more people will live in renovated older homes. An increasing amount of this renovation will be do-it-yourself work, allowing people to both save money and be more creative with their living space.

The Challenge for Architects

Because there will be less total space inside houses, interiors will have to be redesigned. Architects face the challenge of creating a spacious feeling with less actual space. By using open space creatively, the total number of rooms can be reduced. Americans who could afford a separate dining room when housing cost \$40 a square foot may no longer want one in 1990 when it could cost more than \$80 per square foot. Most new homes will have one bathroom, smaller kitchens with fewer energy-consuming appliances, and more compact bedrooms with built-in furniture, cabinets, and closets. Southfacing walls will have more windows, which can provide a sense of roominess while acting as passive solar collectors.

The traditional Japanese house serves as a model of how the home of the future can respond to resource constraints without sacrificing housing quality. There is little functional differentiation between the main areas of the classic Japanese home. Sliding panels take the place of interior walls, allowing rooms to be quickly separated or connected. A room used for sleeping at night is easily transformed into a dining area or entertainment room during the day. Furniture is kept to a minimum and often serves several purposes. The Japanese practice of making do with less will become common in many cultures in the future.

Just as some neighborhoods begin to share outdoor space to cut down on individual lot size, households in industrial countries could begin to share living space. Housing units with two or three master bedrooms but with a common kitchen and living area—calling "mingles" units—will become more popular, giving unrelated individuals the opportunity to own a home at an affordable price while maintaining a measure of privacy not available in a communal arrangement. The elderly and couples with grown children who have left home may find this a particularly attractive way to avoid the isolation of impersonal apartment complexes or institutional care.

Large houses are increasingly being divided into several units, and the basements of single-family

dwellings are being turned into apartments—trends that are likely to accelerate as space constraints become a bigger problem. William C. Baer of the University of Southern California estimates that over half the housing units in the United States have surplus space, which he defines as more than two rooms per person. As many as 1.7 million new housing units could be created with this excess, roughly the equivalent of one year's supply of new housing.

Rising energy costs for transportation over the next few decades will mean more people will consider working out of their homes, much as people did until the eighteenth century. A number of communities have already begun to change their zoning laws to permit home-based offices and cottage industries. Home computers and other information technologies will permit more white-collar work to be done at home. Thus, although houses will be smaller, they will have new demands placed on their space, requiring office nooks and basement workshops in some cases. The home of the future in industrial countries could thus have a different role as well as a different shape.

Substandard Housing for the Poor

In the Third World, where the housing problem is so severe, resource scarcities will do even more to shape the home of the future. For the majority of households that already lack both space and basic amenities, these constraints will make it quite difficult to improve housing conditions and will severely curtail housing aspirations.

If population growth continues at a rapid pace, housing density will increase. Lots will have to be subdivided into smaller and smaller parcels. World Bank reports indicate that this trend has already begun in the squatter settlements in places such as Bogota, Colombia. Land pressures will force more people to build homes on marginal land, perched on precarious slopes above Rio de Janeiro or nestled among the tombstones in the "City of the Dead" in Cairo.

The illegal occupation of land will become more common. The injustice of leaving large tracts of land undeveloped in the heart of burgeoning Third World cities may

well ignite new political unrest. Future squatter settlement houses and rural dwellings could not get much smaller than they are today, but they may be even more crowded. The typical family already often has eight children living in a space probably suitable for two. If birthrates continue at present levels, there is little hope of improving these conditions.

The homes of the poor will probably continue to lack water, sewage disposal, and electricity. In many poorer areas, providing each house with these services costs as much as two-thirds of the value of individual dwellings. Although many families could afford monthly service charges for basic necessities, unless governments pay the installation costs, most people will have to continue buying their water from vendors and using roadside ditches as toilets. The difficulty of mounting new massive public-works projects and the health and environmental costs of not doing so underline the need for alternative public services, including such resource-conscious technologies as simple waterless toilets and wind-generated electricity. Already, simple designs for these systems have emerged that are both efficient and cost-effective. However, they have not been tested widely and need to be adapted to different village cultures.

Coping with Crowding

People in the Third World have traditionally relied more on public space than have those in industrial nations. As cramped housing conditions are likely to continue for some time, this tradition could prove advantageous, especially as governments begin to work with squatter settlements to plan their development. Neighborhood centers and public squares could provide opportunities for socializing, for watching television and listening to the radio, and for community meetings. In cultures where they are acceptable, shared public baths and laundry facilities could make up for the lack of individual accommodations. They could also encourage a frugal use of resources and facilitate the recycling of water and waste materials.

Given the cost and the difficulty of obtaining cement, steel, and



Crowded street scene in Bombay. People in the Third World have traditionally relied on public space more than those in industrial nations have. This tradition could help encourage the efficient use of resources through the development of shared facilities such as public baths and laundries.

commercial grades of lumber, people will continue to live in dwellings made of traditional and scrap materials. However, these houses need not be hovels of crumbling earthen walls and rotting straw roofs. Reinforced earth can be used instead of mud, and new pressed-fiber roofing materials can replace thatch or the costly tin roof. The resurrection of traditional architecture emphasizing vaulted ceilings and other important resource-conserving techniques will improve the quality of Third World housing at a cost people can afford.

The typical home in Africa, Asia, and Latin America will continue to be built by the people who want to live in it. Rising costs have forever dashed any hopes that commercial builders or the government could supplant self-help and mutual aid. Projects to upgrade squatter settlements and to provide people with a housing site and a few basic public services, which were initiated by the U.S. Agency for International Development (AID) and the World Bank and are now carried on by a number of governments, will be the primary organized housing activity in many countries. But even these efforts will be overwhelmed by the demand.

A picture of the house of the future is only starting to come into focus. In North America, Japan, and Western Europe, recent trends in resource use are clearly unsustain-

able. People's homes must be more in tune with the constraints imposed by the environment and the economy. And in the Third World, improvements in housing cannot follow the resource-intensive Western model. Instead, traditional building techniques, more appropriate for the incomes and resource constraints faced by poor households, must provide the basis for any improvement in the quality of life in even the poorest of homes.

This article is adapted from Worldwatch Paper 46, *Global Housing Prospects: The Resource Constraints* (September 1981, 64 pages, \$2), which is available from the World Future Society Book Service.



About the Author

Bruce Stokes is a senior researcher at the Worldwatch Institute (1776 Massachusetts Avenue, N.W., Washington, D.C. 20036), a research organization that monitors emerging global trends in the availability and management of both human and natural resources. His latest book, *Helping Ourselves: Local Solutions to Global Problems* (W.W. Norton, 1981, \$4.95), is available from the World Future Society Book Service (pre-payment required; please include \$1.50 for postage and handling).

Bringing Down the Cost of Housing . . . What is Your County Doing?

The National Association of Counties is taking inventory of what counties across the country are doing to help lower the cost of housing. The association wants to know what changes your county has instituted, and how. NACo can help your county initiate regulatory reforms to help reduce the high price of today's housing. Over the next year NACo will assist counties through an information exchange and direct staff help, as well as matching counties interested in reducing costs with counties that have experience in that endeavor.

You can help us by taking a few minutes to provide the following information:

County: _____

State: _____

Contact person: _____

Title: _____

Address: _____

Phone: _____

County population: _____

Type of County:

Rapidly growing Urban

Moderately growing Suburban

Slow growing or declining Rural

Other (please describe): _____

- Streamlined development procedures**
- Major change* *Minor change* *Both (but not substantial)* *No change*
- Procedural guides and checklists for developers
 - Use a design manual
 - Preapplication meetings
 - Central counter operations (one-stop processing)
 - Fast-track processing of minor applications
 - Use permit expeditors or ombudsmen
 - Improve application forms
 - Use computer in some phase of processing
 - Reorganize regulating departments
 - Use joint staff application review committees
 - Simultaneous review or processing of permits
 - Parallel processing of plat review, site plan and rezoning
 - Use more project review deadlines
 - Eliminate/formaldehyde review steps
 - Allow construction to commence during permit processing period
 - Shorten time between sequential approvals
 - Simplify regulatory procedures for reviewing projects with more than one use
 - Eliminate duplicate hearings
 - Employ a zoning hearing examiner
 - Simplify appeal process
 - Hold more frequent commission meetings
 - Use dual planning commissions
 - Abolish planning commission or zoning board
 - Delegate decision-making authority to lower administrative level
 - Reduce permit fees
 - Vary public service fees to reflect costs
 - Prepare master environmental impact reports
 - Establish minimum project size subject to environmental review
 - Simplify recording procedures
 - Expedite and reduce inspections
 - Early or incremental release of bond

- Building codes**
- Major change* *Minor change* *Both (but not substantial)* *No change*
- Use performance standards
 - Adopt updated model building codes
 - Use statewide building codes
 - Incorporate new technology in building codes (such as plastic piping, wood foundations, use of 2 x 4 studs placed 24 inches apart, etc.)
 - Adopt special codes for residential rehabilitation and adaptive use
- Other initiatives**
- Major change* *Minor change* *Both (but not substantial)* *No change*
- Promote consistent and coordinated land use goals and regulations on an areawide basis
 - Promote and assist the county's local units of government in making regulatory changes which will reduce the cost of housing
 - Form a housing task force or committee
 - Pilot housing cost reduction projects
 - Study procedural reforms which could reduce housing costs
 - Monitor land prices, vacancy rates and amount of developable land available
 - Assisted land assembly
 - Streamline clearance and aggregation of tax delinquent parcels for reuse
 - Public funding to assist in development costs
 - Tax mobile/manufactured housing as real property
 - Public education program
 - Audio-visual presentations
 - Train elected officials
 - Train staff
 - Remove rent controls

A list of techniques that local governments can use to simplify land use regulations and practices that increase housing costs is provided below. Please check any technique you have adopted, as well as areas in which you would like more information or technical assistance.

- Zoning revisions**
- Major change* *Minor change* *Both (but not substantial)* *No change*
- Encourage compact development by allowing increased densities and reduced lot and yard requirements
 - Cluster zoning
 - Planned unit development (PUD) ordinance
 - Revise PUD ordinance to drop or reduce minimum acreage requirement
 - Revise PUD ordinance to allow mixed use and other uses by right
 - Reduce number of residential classifications
 - Eliminate single-use zones
 - Density bonuses or other development incentives for projects incorporating mixed use
 - Inclusionary zoning
 - Down zoning to reduce land prices
 - Up zoning to permit economic use of land
 - Zero lot line development
 - Permit conversion of single-family dwellings to include rental units or accessory apartments
 - Allow mobile home parks
 - Allow prefabricated manufactured housing (including doublewide mobile homes) in single family residential zones

- Development standards**
- Major change* *Minor change* *Both (but not substantial)* *No change*
- Revised regulations to reduce excessive development standards, such as:
 - Lot sizes
 - Widths of side yards
 - Set-backs
 - Minimum unit sizes
 - Street widths
 - Quality of grading and paving
 - Number or size of parking spaces
 - Sewers
 - Construction materials
 - Construction techniques
 - Landscaping requirements
 - Allow alternatives to standard requirements for roads, sidewalks and drainage (such as the use of paths or natural drainage)
 - Allow other on-site sewage treatment or alternative wastewater treatment, including new technology and private package waste systems
 - Permit use of undersized in-fill lots

What were the reasons behind your community's decision to begin working to modify its land use regulation?

What have been the greatest problems you have faced in trying to make changes?

What methods have been used to generate political and public support for the changes?

Please return by Feb. 19, 1982 to:

Paula Jarvis
National Association of Counties
1735 New York Ave. N.W.
Washington, D.C. 20006

If you have questions or wish to call in your response, contact Paula Jarvis or Sandra Barnes at 202-783-5113.

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Slow growing or declining Rural

Other (please describe): _____

Marked change
Based on information
in technical assistance

Streamlined development procedures

- Procedural guides and checklists for developers
- Use a design manual
- Preapplication meetings
- Central counter operations (one-stop processing)
- Fast-track processing of minor applications
- Use permit expeditors or ombudsmen
- Improve application forms
- Use computer in some phase of processing
- Reorganize regulating departments
- Use joint staff application review committees
- Simultaneous review or processing of permits
- Parallel processing of plat review, site plan and rezoning
- Use more project review deadlines
- Eliminate/consolidate review steps
- Allow construction to commence during permit processing period
- Shorten time between sequential approvals
- Simplify regulatory procedures for reviewing projects with more than one use
- Eliminate duplicate hearings
- Employ a zoning hearing examiner
- Simplify appeal process
- Hold more-frequent commission meetings
- Use dual planning commissions
- Abolish planning commission or zoning board
- Delegate decision-making authority to lower administrative level
- Reduce permit fees
- Vary public service fees to reflect costs
- Prepare master environmental impact reports
- Establish minimum project size subject to environmental review
- Simplify recording procedures
- Expedite and reduce inspections
- Early or incremental release of bond

Marked change
Based on information
in technical assistance

Building codes

- Use performance standards
- Adopt updated model building codes
- Use statewide building codes
- Incorporate new technology in building codes (such as plastic piping, wood foundations, use of 2 x 4 studs placed 24 inches apart, etc.)
- Adopt special codes for residential rehabilitation and adaptive use

Marked change
Based on information
in technical assistance

Other initiatives

- Promote consistent and coordinated land use goals and regulations on an areawide basis
- Promote and assist the county's local units of government in making regulatory changes which will reduce the cost of housing
- Form a housing task force or committee
- Pilot housing cost reduction projects
- Study procedural reforms which could reduce housing costs
- Monitor land prices, vacancy rates and amount of developable land available
- Assisted land assembly
- Streamline clearance and aggregation of tax delinquent parcels for reuse
- Public financing to assist in development costs
- Tax mobile/manufactured housing as real property
- Public education program
- Audio-visual presentations
- Train elected officials
- Train staff
- Remove rent controls

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Marked change
Based on information
in technical assistance

Zoning revisions

- Encourage compact development by allowing increased densities and reduced lot and yard requirements
- Cluster zoning
- Planned unit development (PUD) ordinance
- Revise PUD ordinance to drop or reduce minimum average requirement
- Revise PUD ordinance to allow mixed use and other uses by right
- Reduce number of residential classifications
- Eliminate single-use zones
- Density bonuses or other development incentives for projects incorporating mixed use
- Inclusionary zoning
- Downzoning to reduce land prices
- Upzoning to permit economic use of land
- Zero lot line development
- Permit conversion of single-family dwellings to include rental units or accessory apartments
- Allow mobile home parks
- Allow prefabricated manufactured housing (including double-wide mobile homes) in single-family residential zones

Marked change
Based on information
in technical assistance

Development standards

- Revised regulations to reduce excessive development standards, such as:
- Lot sizes
- Widths of side yards
- Set-backs
- Minimum unit sizes
- Street widths
- Quality of grading and paving
- Number or size of parking spaces
- Sewers
- Construction materials
- Construction techniques
- Landscaping requirements
- Allow alternatives to standard requirements for roads, sidewalks and drainage (such as the use of paths or natural drainage)
- Allow other on-site sewage treatment or alternative wastewater treatment, including new technology and private package waste systems
- Permit use of undersized in-fill lots

What were the reasons behind your community's decision to begin working to modify its land use regulation? _____

What have been the greatest problems you have faced in trying to make changes? _____

What methods have been used to generate political and public support for the changes? _____

Please return by Feb. 19, 1982 to:
Paula Jarvis
National Association of Counties
1735 New York Ave. N.W.
Washington, D.C. 20006
If you have questions or wish to call in your response, contact Paula Jarvis or Sandra Barnes at 202/783-5113.

CONTENTS

OF

JOINT VENTURE FOR AFFORDABLE HOUSING

TECHNICAL ASSISTANCE PACKAGE

(Including Bibliography of Cost Effective Construction Publications)

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AFFORDABLE HOUSING CHECK LIST

Attached is a check list of 90 questions developed from the manuals and reports contained in the Technical Assistance Package. It is recommended that each builder answer the check list for his or her community and building business to determine the extent of changes required to build affordable housing. Although there may be items on the check list that are not applicable to all communities, most of the items should prove marketable and cost effective and offer greater value to the home buyer.

AFFORDABLE HOUSING CHECK LIST

I. LAND DEVELOPMENT

A. Street Design

YES NO

1. Are streets designed to Average Daily Traffic (ADT)?

- Arterial - ADT over 3,000 ___ ___
- Collector - ADT 1,001 - 3,000 ___ ___
- Subcollector - ADT 501 - 1,000 ___ ___
- Lane - ADT 201 - 500 ___ ___
- Place - ADT 0 - 200 ___ ___

2. Are pavement widths minimized?

- Collector
 - no parking, 28' ___ ___
 - parking one side, 36' ___ ___
 - parking both sides, 36' ___ ___
- Subcollector
 - no parking, 26' ___ ___
 - parking one side, 28' ___ ___
 - parking both sides, 36' ___ ___
- Lane
 - no parking, 18' ___ ___
 - parking one side, 18' ___ ___
 - parking both sides, 26' ___ ___
- Place
 - no parking, 18' ___ ___
 - parking one side, 18' ___ ___
 - parking both sides, 26' ___ ___

Note: Studies have shown that excessive residential paving widths add about \$850 to the sales price of each new home and also adds to the total homeowner upkeep costs. Excessively wide streets also reduce the amount of land available for housing or open spaces.

3. Are public sidewalks eliminated or reduced to a minimum? Excessive public sidewalks can easily add over \$300 to the sales price of each new home.

___ ___

4. Are curbs and gutters necessary?

___ ___

- If yes, one-piece rolled curbs are less costly than two-piece "L" type curbs and gutters.
- If no, about \$400 can be saved for each new home.

1. LAND DEVELOPMENT

A. Street Design (continued)

- | | <u>YES</u> | <u>NO</u> |
|--|------------|-----------|
| 5. Are street lights minimized according to American National Standard Practice for Roadway Lighting? Studies have shown that excessive residential street lighting can add as much as \$170 to the sales price of a new home. | ___ | ___ |

B. Water Supply Systems

- | | | |
|---|-----|-----|
| 1. Is water supply system designed for Average Daily Demand (ADD) and peak usage? Arbitrary water system pipe sizes rather than engineered systems can add as much as \$140 to the price of a new home. | ___ | ___ |
| 2. Do you use least expensive pipe material available? If plastic supply pipe is not used, excessive cost to the homeowner could be as much as \$170 per house. | ___ | ___ |
| 3. Are fire hydrants located at maximum spacing? Studies have shown that, for residential areas, hydrants should be located so all dwellings can be reached by 500 feet of hose. Each fire hydrant costs about \$800. | ___ | ___ |
| 4. Are "blow-offs" used at the end of water mains instead of hydrants for flushing? | ___ | ___ |

C. Sanitary Sewer Systems

- | | | |
|---|-----|-----|
| 1. Are sewers designed for peak flows? Studies have shown that excessive sewer pipe size can easily add \$120 to the price of a new home. | ___ | ___ |
| 2. Are curvilinear designs used where appropriate? | ___ | ___ |

1. LAND DEVELOPMENT

C. Sanitary Sewer Systems (continued)

	<u>YES</u>	<u>NO</u>
3. Is manhole spacing maximized? An 800-foot section of sewer can be cleaned with equipment that can reach 400 feet. Manholes can cost as much as \$1,000 each.	—	—
4. Are prefabricated manholes used? Prefabricated manholes may cost as much as \$300 less than site-built manholes.	—	—

D. Storm Water Management

1. Do you use retention and detention concept to reduce peak runoff? Detention basins can effectively reduce storm sewer pipe requirements.	—	—
2. Are curvilinear storm sewers used?	—	—
3. Do you use natural drainage and impaved swales for storm water control? Underground storm water management is very costly when compared to above ground control.	—	—

E. Utilities

1. Do you use a common utility trench? Multiple trenching can add as much as \$450 to the sales price of each new home.	—	—
---	---	---

F. General

1. Are dwellings located near the street? Ten feet of excessive set-back can increase the price of a new home by as much as \$800 in extra driveway, sidewalk, utility and landscaping costs.	—	—
2. Are small lots used? Excessive lot size minimums can add several thousand dollars to total home costs, depending upon cost of raw land.	—	—

II. HOUSES

A. Design

	<u>YES</u>	<u>NO</u>
1. Are homes design to 4-foot, out-to-out module?	___	___
2. Is basic rectangular plan used?	___	___
3. Do you take maximum advantage of lumber and truss span capabilities?	___	___
4. Have you considered cantilevered floors?	___	___
5. Do interior partitions intersect exterior wall studs?	___	___
6. Are doors and windows located to take advantage of normal studs?	___	___
7. Would 7'-6" ceiling heights be marketable?	___	___
8. Is plumbing clustered in one part of house?	___	___
9. Are plumbing, electrical and HVAC runs preplanned to minimize lengths of runs and to avoid disruptions?	___	___
10. Is plan designed for expandability? A well conceived design can contribute significantly to total cost reduction.	___	___

B. Foundations

1. Can you use slab-on-grade construction? Slabs are usually less costly than other foundation types.	___	___
2. Have you eliminated welded wire mesh (wwm) in concrete concrete slabs? Under normal conditions, wwm provides no significant function.	___	___
3. Do you design footings to soil-bearing capacity? Soil bearing tests often prove that footings can be reduced in size.	___	___
4. For crawl space or basement construction, have you considered pressure treated wood foundations? Wood foundations are often less costly than concrete or concrete block.	___	___

	<u>YES</u>	<u>NO</u>
C. Wood Floors		
1. Have you eliminated or reduced the size of sill plates? If foundations are level, sill plates may be eliminated. Otherwise, 2x4 is adequate.	—	—
2. Do you use built-up wood center girders? Built-up wood girders are usually less costly than steel beams.	—	—
3. Do you use 24-inch o.c. floor joists? Often joist spacing can be increased if plywood is glue-nailed.	—	—
4. Have you considered in-line off-center spliced floor joists? The allowable span may be increased by maintaining continuity over center bearing.	—	—
5. Have you eliminated floor bridging? Bridging does not contribute to strength of floor.	—	—
6. Have double joists under non-bearing partitions been eliminated? Weight of partitions does not need extra support if 5/8" or 3/4" subfloor is used.	—	—
7. Do you use single layer T&G subfloor? If glue-nailed, this construction stiffens floor and reduces squeaks.	—	—
D. Exterior Walls		
1. Do you use tilt-up construction? End nailing is less time consuming than toe-nailing.	—	—
2. Do you use engineered 24-inch o.c. framing? 24" o.c. framing is acceptable in most parts of the country.	—	—
3. Do you use a single top plate? If roof and wall framing is in-line, that is, truss directly over stud, a single top plate is adequate.	—	—
4. Do you use 2-stud corners? A 3-stud corner post is not structurally necessary. Drywall back-up can be provided by metal clips or wood cleats.	—	—
5. Have partition posts been eliminated? Partition posts are not necessary where interior partitions intersect exterior walls.	—	—

II. HOUSES

D. Exterior Walls (continued)

	<u>YES</u>	<u>NO</u>
6. Has mid-height fire blocking been eliminated? In platform construction, fire blocking is not necessary. In addition, full thick insulation eliminates chimney effect in walls.	___	___
7. Have structural headers been eliminated in non-bearing walls? Gable end walls are usually non load bearing.	___	___
8. Have you considered glue-nailed plywood headers? These headers are usually less expensive than built-up wood headers and offer space for insulation above doors and windows	___	___
9. Have you considered single layer siding? Siding products are available that do not need additional sheathing support.	___	___

E. Roof

1. Do you use engineered roof trusses?	___	___
2. Do you use prefabricated gable ends?	___	___
3. Are gable end vents used? These are less costly than ridge/eave vents.	___	___
4. Is 3/8-inch group 1 plywood roof sheathing used?	___	___
5. Have you eliminated rake overhangs on gable roofs?	___	___
6. Do you use standard 240 lb. asphalt shingles?	___	___

F. Interior Partitions and Finish

1. Have you considered 2x3 non-loadbearing interior studs spaced 24" o.c.	___	___
2. Have you investigated the comparative cost of light gage steel stud interior partitions?	___	___
3. Are openings in non-bearing partitions single framed?	___	___
4. Do you use a single top plate?	___	___

II. HOUSES

F. Interior Partitions and Finish

	<u>YES</u>	<u>NO</u>
5. Has bulkhead (furr-down) been eliminated over kitchen cabinets?	___	___
6. Do you design for straight run stairs?	___	___
7. Do you use one color (flat, off-white) paint for all interior painting?	___	___

G. Plumbing

1. Have you clustered plumbing, preferably back-to-back?	___	___
2. Do you use standard white fixtures?	___	___
3. Can you eliminate individual fixture shut-off valves?	___	___
4. Do you use one-piece molded fiberglass tub and shower modules?	___	___
5. Can you use wall hung lavatories rather than vanity tops?	___	___
6. Do you use "stack" venting?	___	___
7. Can you use reduced size venting pipes?	___	___
8. Have you considered polybutylene supply piping?	___	___
9. Do you use PVC or ABS drain, waste and vent pipe?	___	___
10. Can you use smaller size water heaters?	___	___

H. Electrical

1. Have you studied floor plans to eliminate receptacles and switches?	___	___
2. Do you wire most circuits with #14 copper wire?	___	___
3. Can you eliminate door chimes?	___	___
4. Have you located heavy loads near to service entry panel?	___	___
5. Do you use plastic utility boxes?	___	___

II. HOUSES

YES NO

I. Heating, Ventilation, Air Conditioning

- | | | |
|---|-----|-----|
| 1. Have you selected the most economical system from both first cost and operating expense? | ___ | ___ |
| 2. Have you had the duct system engineered for least cost? | ___ | ___ |
| 3. Have you considered a dropped hall ceiling plenum? | ___ | ___ |
| 4. Can registers be eliminated in small rooms such as interior baths? | ___ | ___ |

J. Labor

- | | | |
|--|-----|-----|
| 1. Do you use the smallest crew that can do the job? | ___ | ___ |
| 2. Are work crews composed of apprentices as well as journeymen? | ___ | ___ |
| 3. Do you use specialists for higher productivity? | ___ | ___ |
| 4. Have you considered component prefabrication? | ___ | ___ |
| 5. Have you conducted cost/benefit analyses of labor saving tools and equipment? | ___ | ___ |

K. Materials - General

- | | | |
|---|-----|-----|
| 1. Do you have a scrap and waste reduction program? | ___ | ___ |
| 2. Is material handled properly? | ___ | ___ |
| 3. Have you developed a workable program to reduce theft and vandalism? | ___ | ___ |
| 4. Do you specify materials and products that are locally available? | ___ | ___ |

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1. LAND DEVELOPMENT

A. Street Design (continued)

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|--|------------|-----------|
| 5. Are street lights minimized according to American National Standard Practice for Roadway Lighting? Studies have shown that excessive residential street lighting can add as much as \$170 to the sales price of a new home. | ___ | ___ |

B. Water Supply Systems

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|---|-----|-----|
| 1. Is water supply system designed for Average Daily Demand (ADD) and peak usage? Arbitrary water system pipe sizes rather than engineered systems can add as much as \$140 to the price of a new home. | ___ | ___ |
| 2. Do you use least expensive pipe material available? If plastic supply pipe is not used, excessive cost to the homeowner could be as much as \$170 per house. | ___ | ___ |
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| 1. Are sewers designed for peak flows? Studies have shown that excessive sewer pipe size can easily add \$120 to the price of a new home. | ___ | ___ |
| 2. Are curvilinear designs used where appropriate? | ___ | ___ |

1. LAND DEVELOPMENT

C. Sanitary Sewer Systems (continued)

	<u>YES</u>	<u>NO</u>
3. Is manhole spacing maximized? An 800-foot section of sewer can be cleaned with equipment that can reach 400 feet. Manholes can cost as much as \$1,000 each.	___	___
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D. Storm Water Management

1. Do you use retention and detention concept to reduce peak runoff? Detention basins can effectively reduce storm sewer pipe requirements.	___	___
2. Are curvilinear storm sewers used?	___	___
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E. Utilities

1. Do you use a common utility trench? Multiple trenching can add as much as \$450 to the sales price of each new home.	___	___
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F. General

1. Are dwellings located near the street? Ten feet of excessive set-back can increase the price of a new home by as much as \$800 in extra driveway, sidewalk, utility and landscaping costs.	___	___
2. Are small lots used? Excessive lot size minimums can add several thousand dollars to total home costs, depending upon cost of raw land.	___	___

II. HOUSES

A. Design

	<u>YES</u>	<u>NO</u>
1. Are homes design to 4-foot, out-to-out module?	___	___
2. Is basic rectangular plan used?	___	___
3. Do you take maximum advantage of lumber and truss span capabilities?	___	___
4. Have you considered cantilevered floors?	___	___
5. Do interior partitions intersect exterior wall studs?	___	___
6. Are doors and windows located to take advantage of normal studs?	___	___
7. Would 7'-6" ceiling heights be marketable?	___	___
8. Is plumbing clustered in one part of house?	___	___
9. Are plumbing, electrical and HVAC runs preplanned to minimize lengths of runs and to avoid disruptions?	___	___
10. Is plan designed for expandability? A well conceived design can contribute significantly to total cost reduction.	___	___

B. Foundations

1. Can you use slab-on-grade construction? Slabs are usually less costly than other foundation types.	___	___
2. Have you eliminated welded wire mesh (wwm) in concrete concrete slabs? Under normal conditions, wwm provides no significant function.	___	___
3. Do you design footings to soil-bearing capacity? Soil bearing tests often prove that footings can be reduced in size.	___	___
4. For crawl space or basement construction, have you considered pressure treated wood foundations? Wood foundations are often less costly than concrete or concrete block.	___	___

	<u>YES</u>	<u>NO</u>
C. Wood Floors		
1. Have you eliminated or reduced the size of sill plates? If foundations are level, sill plates may be eliminated. Otherwise, 2x4 is adequate.	_____	_____
2. Do you use built-up wood center girders? Built-up wood girders are usually less costly than steel beams.	_____	_____
3. Do you use 24-inch o.c. floor joists? Often joist spacing can be increased if plywood is glue-nailed.	_____	_____
4. Have you considered in-line off-center spliced floor joists? The allowable span may be increased by maintaining continuity over center bearing.	_____	_____
5. Have you eliminated floor bridging? Bridging does not contribute to strength of floor.	_____	_____
6. Have double joists under non-bearing partitions been eliminated? Weight of partitions does not need extra support if 5/8" or 3/4" subfloor is used.	_____	_____
7. Do you use single layer T&G subfloor? If glue-nailed, this construction stiffens floor and reduces squeaks.	_____	_____
D. Exterior Walls		
1. Do you use tilt-up construction? End nailing is less time consuming than toe-nailing.	_____	_____
2. Do you use engineered 24-inch o.c. framing? 24" o.c. framing is acceptable in most parts of the country.	_____	_____
3. Do you use a single top plate? If roof and wall framing is in-line, that is, truss directly over stud, a single top plate is adequate.	_____	_____
4. Do you use 2-stud corners? A 3-stud corner post is not structurally necessary. Drywall back-up can be provided by metal clips or wood cleats.	_____	_____
5. Have partition posts been eliminated? Partition posts are not necessary where interior partitions intersect exterior walls.	_____	_____

II. HOUSES

D. Exterior Walls (continued)

	<u>YES</u>	<u>NO</u>
6. Has mid-height fire blocking been eliminated? In platform construction, fire blocking is not necessary. In addition, full thick insulation eliminates chimney effect in walls.	—	—
7. Have structural headers been eliminated in non-bearing walls? Gable end walls are usually non load bearing.	—	—
8. Have you considered glue-nailed plywood headers? These headers are usually less expensive than built-up wood headers and offer space for insulation above doors and windows	—	—
9. Have you considered single layer siding? Siding products are available that do not need additional sheathing support.	—	—

E. Roof

1. Do you use engineered roof trusses?	—	—
2. Do you use prefabricated gable ends?	—	—
3. Are gable end vents used? These are less costly than ridge/eave vents.	—	—
4. Is 3/8-inch group 1 plywood roof sheathing used?	—	—
5. Have you eliminated rake overhangs on gable roofs?	—	—
6. Do you use standard 240 lb. asphalt shingles?	—	—

F. Interior Partitions and Finish

1. Have you considered 2x3 non-loadbearing interior studs spaced 24" o.c.	—	—
2. Have you investigated the comparative cost of light gage steel stud interior partitions?	—	—
3. Are openings in non-bearing partitions single framed?	—	—
4. Do you use a single top plate?	—	—

II. HOUSES

F. Interior Partitions and Finish

	<u>YES</u>	<u>NO</u>
5. Has bulkhead (furr-down) been eliminated over kitchen cabinets?	___	___
6. Do you design for straight run stairs?	___	___
7. Do you use one color (flat, off-white) paint for all interior painting?	___	___

G. Plumbing

1. Have you clustered plumbing, preferably back-to-back?	___	___
2. Do you use standard white fixtures?	___	___
3. Can you eliminate individual fixture shut-off valves?	___	___
4. Do you use one-piece molded fiberglass tub and shower modules?	___	___
5. Can you use wall hung lavatories rather than vanity tops?	___	___
6. Do you use "stack" venting?	___	___
7. Can you use reduced size venting pipes?	___	___
8. Have you considered polybutylene supply piping?	___	___
9. Do you use PVC or ABS drain, waste and vent pipe?	___	___
10. Can you use smaller size water heaters?	___	___

H. Electrical

1. Have you studied floor plans to eliminate receptacles and switches?	___	___
2. Do you wire most circuits with #14 copper wire?	___	___
3. Can you eliminate door chimes?	___	___
4. Have you located heavy loads near to service entry panel?	___	___
5. Do you use plastic utility boxes?	___	___

II. HOUSES

YES NO

I. Heating, Ventilation, Air Conditioning

- | | | |
|---|-----|-----|
| 1. Have you selected the most economical system from both first cost and operating expense? | ___ | ___ |
| 2. Have you had the duct system engineered for least cost? | ___ | ___ |
| 3. Have you considered a dropped hall ceiling plenum? | ___ | ___ |
| 4. Can registers be eliminated in small rooms such as interior baths? | ___ | ___ |

J. Labor

- | | | |
|--|-----|-----|
| 1. Do you use the smallest crew that can do the job? | ___ | ___ |
| 2. Are work crews composed of apprentices as well as journeymen? | ___ | ___ |
| 3. Do you use specialists for higher productivity? | ___ | ___ |
| 4. Have you considered component prefabrication? | ___ | ___ |
| 5. Have you conducted cost/benefit analyses of labor saving tools and equipment? | ___ | ___ |

K. Materials - General

- | | | |
|---|-----|-----|
| 1. Do you have a scrap and waste reduction program? | ___ | ___ |
| 2. Is material handled properly? | ___ | ___ |
| 3. Have you developed a workable program to reduce theft and vandalism? | ___ | ___ |
| 4. Do you specify materials and products that are locally available? | ___ | ___ |

CONTENTS
OF
JOINT VENTURE FOR AFFORDABLE HOUSING
TECHNICAL ASSISTANCE PACKAGE

(Including Bibliography of Cost Effective Construction Publications)

CONTENTS

- **COST SAVING TECHNIQUES** - A compendium of proven cost saving methods for almost every phase of residential land development and direct construction. The methods summarized in this manual were taken from research documents prepared by the NAHB Research Foundation, the National Association of Home Builders, HUD, and others.
- **MANUAL OF LUMBER AND PLYWOOD SAVINGS TECHNIQUES** - Prepared by the NAHB Research Foundation, Inc., for HUD, this manual includes practical and suitable techniques for constructing good quality, safe dwellings while reducing lumber and plywood content in light-frame dwellings.
- **REDUCING HOME BUILDING COSTS WITH OVE DESIGN AND CONSTRUCTION** - This manual provides practical instructions for applying value engineering cost reduction techniques to the design and construction of homes. Application of basic planning, engineering, and construction techniques produces a significant reduction in labor and material costs making it possible to provide greater value at an affordable cost. The Manual was prepared for HUD by the NAHB Research Foundation.
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- **EER - ENERGY EFFICIENT RESIDENCE - RESEARCH RESULTS -**
This booklet contains the results of a study conducted by the Research Foundation for HUD in which two similar sized homes were compared for energy consumption. One of the homes, the EER house, contained many energy conservation features while the other was basically a "standard" home for the area. The EER house also contained many cost saving construction systems.
- **COST BUSTER -** This pamphlet discusses the results of a cost saving demonstration home built in Las Vegas, NV, under HAHB guidance and sponsorship.
- **PLANNING FOR HOUSING - DEVELOPMENT ALTERNATIVES FOR BETTER ENVIRONMENTS -** This NAHB Publication, written by Land Design/Research, Inc., describes how to use land more wisely, small lot development, energy conserving development, and other land use concepts.
- **ALL-WEATHER HOME BUILDING - GUIDELINE 4 -** This manual, written by the NAHB Research Foundation and sponsored by HUD, describes methods builders use to reduce the adverse effects of bad weather on home building.
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- **Bibliography of Cost Effective Construction Publications (attached).**

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|---|-----|-----|
| 1. Are dwellings located near the street? Ten feet of excessive set-back can increase the price of a new home by as much as \$800 in extra driveway, sidewalk, utility and landscaping costs. | ___ | ___ |
| 2. Are small lots used? Excessive lot size minimums can add several thousand dollars to total home costs, depending upon cost of raw land. | ___ | ___ |

II. HOUSES

A. Design

	<u>YES</u>	<u>NO</u>
1. Are homes design to 4-foot, out-to-out module?	___	___
2. Is basic rectangular plan used?	___	___
3. Do you take maximum advantage of lumber and truss span capabilities?	___	___
4. Have you considered cantilevered floors?	___	___
5. Do interior partitions intersect exterior wall studs?	___	___
6. Are doors and windows located to take advantage of normal studs?	___	___
7. Would 7'-6" ceiling heights be marketable?	___	___
8. Is plumbing clustered in one part of house?	___	___
9. Are plumbing, electrical and HVAC runs preplanned to minimize lengths of runs and to avoid disruptions?	___	___
10. Is plan designed for expandability? A well conceived design can contribute significantly to total cost reduction.	___	___

B. Foundations

1. Can you use slab-on-grade construction? Slabs are usually less costly than other foundation types.	___	___
2. Have you eliminated welded wire mesh (wwm) in concrete concrete slabs? Under normal conditions, wwm provides no significant function.	___	___
3. Do you design footings to soil-bearing capacity? Soil bearing tests often prove that footings can be reduced in size.	___	___
4. For crawl space or basement construction, have you considered pressure treated wood foundations? Wood foundations are often less costly than concrete or concrete block.	___	___

	<u>YES</u>	<u>NO</u>
C. Wood Floors		
1. Have you eliminated or reduced the size of sill plates? If foundations are level, sill plates may be eliminated. Otherwise, 2x4 is adequate.	—	—
2. Do you use built-up wood center girders? Built-up wood girders are usually less costly than steel beams.	—	—
3. Do you use 24-inch o.c. floor joists? Often joist spacing can be increased if plywood is glue-nailed.	—	—
4. Have you considered in-line off-center spliced floor joists? The allowable span may be increased by maintaining continuity over center bearing.	—	—
5. Have you eliminated floor bridging? Bridging does not contribute to strength of floor.	—	—
6. Have double joists under non-bearing partitions been eliminated? Weight of partitions does not need extra support if 5/8" or 3/4" subfloor is used.	—	—
7. Do you use single layer T&G subfloor? If glue-nailed, this construction stiffens floor and reduces squeaks.	—	—
D. Exterior Walls		
1. Do you use tilt-up construction? End nailing is less time consuming than toe-nailing.	—	—
2. Do you use engineered 24-inch o.c. framing? 24" o.c. framing is acceptable in most parts of the country.	—	—
3. Do you use a single top plate? If roof and wall framing is in-line, that is, truss directly over stud, a single top plate is adequate.	—	—
4. Do you use 2-stud corners? A 3-stud corner post is not structurally necessary. Drywall back-up can be provided by metal clips or wood cleats.	—	—
5. Have partition posts been eliminated? Partition posts are not necessary where interior partitions intersect exterior walls.	—	—

II. HOUSES

D. Exterior Walls (continued)

	<u>YES</u>	<u>NO</u>
6. Has mid-height fire blocking been eliminated? In platform construction, fire blocking is not necessary. In addition, full thick insulation eliminates chimney effect in walls.	___	___
7. Have structural headers been eliminated in non-bearing walls? Gable end walls are usually non load bearing.	___	___
8. Have you considered glue-nailed plywood headers? These headers are usually less expensive than built-up wood headers and offer space for insulation above doors and windows	___	___
9. Have you considered single layer siding? Siding products are available that do not need additional sheathing support.	___	___

E. Roof

1. Do you use engineered roof trusses?	___	___
2. Do you use prefabricated gable ends?	___	___
3. Are gable end vents used? These are less costly than ridge/eave vents.	___	___
4. Is 3/8-inch group 1 plywood roof sheathing used?	___	___
5. Have you eliminated rake overhangs on gable roofs?	___	___
6. Do you use standard 240 lb. asphalt shingles?	___	___

F. Interior Partitions and Finish

1. Have you considered 2x3 non-loadbearing interior studs spaced 24" o.c.	___	___
2. Have you investigated the comparative cost of light gage steel stud interior partitions?	___	___
3. Are openings in non-bearing partitions single framed?	___	___
4. Do you use a single top plate?	___	___

II. HOUSES

F. Interior Partitions and Finish

	<u>YES</u>	<u>NO</u>
5. Has bulkhead (furr-down) been eliminated over kitchen cabinets?	___	___
6. Do you design for straight run stairs?	___	___
7. Do you use one color (flat, off-white) paint for all interior painting?	___	___

G. Plumbing

1. Have you clustered plumbing, preferably back-to-back?	___	___
2. Do you use standard white fixtures?	___	___
3. Can you eliminate individual fixture shut-off valves?	___	___
4. Do you use one-piece molded fiberglass tub and shower modules?	___	___
5. Can you use wall hung lavatories rather than vanity tops?	___	___
6. Do you use "stack" venting?	___	___
7. Can you use reduced size venting pipes?	___	___
8. Have you considered polybutylene supply piping?	___	___
9. Do you use PVC or ABS drain, waste and vent pipe?	___	___
10. Can you use smaller size water heaters?	___	___

H. Electrical

1. Have you studied floor plans to eliminate receptacles and switches?	___	___
2. Do you wire most circuits with #14 copper wire?	___	___
3. Can you eliminate door chimes?	___	___
4. Have you located heavy loads near to service entry panel?	___	___
5. Do you use plastic utility boxes?	___	___

II. HOUSES

	<u>YES</u>	<u>NO</u>
I. Heating, Ventilation, Air Conditioning		
1. Have you selected the most economical system from both first cost and operating expense?	___	___
2. Have you had the duct system engineered for least cost?	___	___
3. Have you considered a dropped hall ceiling plenum?	___	___
4. Can registers be eliminated in small rooms such as interior baths?	___	___
J. Labor		
1. Do you use the smallest crew that can do the job?	___	___
2. Are work crews composed of apprentices as well as journeymen?	___	___
3. Do you use specialists for higher productivity?	___	___
4. Have you considered component prefabrication?	___	___
5. Have you conducted cost/benefit analyses of labor saving tools and equipment?	___	___
K. Materials - General		
1. Do you have a scrap and waste reduction program?	___	___
2. Is material handled properly?	___	___
3. Have you developed a workable program to reduce theft and vandalism?	___	___
4. Do you specify materials and products that are locally available?	___	___

CONTENTS

OF

JOINT VENTURE FOR AFFORDABLE HOUSING

TECHNICAL ASSISTANCE PACKAGE

(Including Bibliography of Cost Effective Construction Publications)

CONTENTS

- **COST SAVING TECHNIQUES** - A compendium of proven cost saving methods for almost every phase of residential land development and direct construction. The methods summarized in this manual were taken from research documents prepared by the NAHB Research Foundation, the National Association of Home Builders, HUD, and others.
- **MANUAL OF LUMBER AND PLYWOOD SAVINGS TECHNIQUES** - Prepared by the NAHB Research Foundation, Inc., for HUD, this manual includes practical and suitable techniques for constructing good quality, safe dwellings while reducing lumber and plywood content in light-frame dwellings.
- **REDUCING HOME BUILDING COSTS WITH OVE DESIGN AND CONSTRUCTION** - This manual provides practical instructions for applying value engineering cost reduction techniques to the design and construction of homes. Application of basic planning, engineering, and construction techniques produces a significant reduction in labor and material costs making it possible to provide greater value at an affordable cost. The Manual was prepared for HUD by the NAHB Research Foundation.
- **COST EFFECTIVE SITE PLANNING** - This Workbook, prepared by NAHB, is a compilation of planning techniques which have been proven successful in reducing development costs, conserving energy, and preserving a satisfactory living environment with today's smaller homes and lots.
- **HOUSING COST DEMONSTRATION** - This booklet is a summary of the results of four cost reduction demonstration projects.
- **COST CUTS - CONSTRUCTION METHODS AND MATERIALS FOR AFFORDABLE HOUSING** - These briefs, developed for HUD, summarize methods for reducing costs in design, development, construction, and management.
- **CONSTRUCTION COST CONTROL MANUAL** - Developed by the NAHB Research Foundation for NAHB, this manual discusses ways to reduce costs in design, planning and control, materials and labor.
- **PRODUCTIVITY IMPROVEMENT MANUAL** - Also produced by the Research Foundation for NAHB, this manual offers suggestions for improving on-site productivity and increasing value.

- **EER - ENERGY EFFICIENT RESIDENCE - RESEARCH RESULTS -**
This booklet contains the results of a study conducted by the Research Foundation for HUD in which two similar sized homes were compared for energy consumption. One of the homes, the EER house, contained many energy conservation features while the other was basically a "standard" home for the area. The EER house also contained many cost saving construction systems.
- **COST BUSTER -** This pamphlet discusses the results of a cost saving demonstration home built in Las Vegas, NV, under HAHB guidance and sponsorship.
- **PLANNING FOR HOUSING - DEVELOPMENT ALTERNATIVES FOR BETTER ENVIRONMENTS -** This NAHB Publication, written by Land Design/Research, Inc., describes how to use land more wisely, small lot development, energy conserving development, and other land use concepts.
- **ALL-WEATHER HOME BUILDING - GUIDELINE 4 -** This manual, written by the NAHB Research Foundation and sponsored by HUD, describes methods builders use to reduce the adverse effects of bad weather on home building.
- **THE ACCOUNTING SYSTEM FOR ALL BUILDERS -** An NAHB Business Management Department publication, this uniform chart of accounts was designed expressly for builders and provides an excellent basis for cost analysis.
- **AFFORDABLE HOUSING CHECK LIST -** This check list should assist the builder in determining the areas of cost reduction that need to be evaluated for each subdivision and home.
- **Bibliography of Cost Effective Construction Publications (attached).**

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Washington, D.C. 20005

Builders Reference Manual: Guidelines for Affordable Housing, NAHB,
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AFFORDABLE HOUSING CHECK LIST

Attached is a check list of 90 questions developed from the manuals and reports contained in the Technical Assistance Package. It is recommended that each builder answer the check list for his or her community and building business to determine the extent of changes required to build affordable housing. Although there may be items on the check list that are not applicable to all communities, most of the items should prove marketable and cost effective and offer greater value to the home buyer.

1. LAND DEVELOPMENT

A. Street Design (continued)

	<u>YES</u>	<u>NO</u>
5. Are street lights minimized according to American National Standard Practice for Roadway Lighting? Studies have shown that excessive residential street lighting can add as much as \$170 to the sales price of a new home.	___	___

B. Water Supply Systems

1. Is water supply system designed for Average Daily Demand (ADD) and peak usage? Arbitrary water system pipe sizes rather than engineered systems can add as much as \$140 to the price of a new home.	___	___
--	-----	-----

2. Do you use least expensive pipe material available? If plastic supply pipe is not used, excessive cost to the homeowner could be as much as \$170 per house.	___	___
--	-----	-----

3. Are fire hydrants located at maximum spacing? Studies have shown that, for residential areas, hydrants should be located so all dwellings can be reached by 500 feet of hose. Each fire hydrant costs about \$800.	___	___
--	-----	-----

4. Are "blow-offs" used at the end of water mains instead of hydrants for flushing?	___	___
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C. Sanitary Sewer Systems

1. Are sewers designed for peak flows? Studies have shown that excessive sewer pipe size can easily add \$120 to the price of a new home.	___	___
--	-----	-----

2. Are curvilinear designs used where appropriate?	___	___
--	-----	-----

1. LAND DEVELOPMENT

C. Sanitary Sewer Systems (continued)

YES NO

3. Is manhole spacing maximized? An 800-foot section of sewer can be cleaned with equipment that can reach 400 feet. Manholes can cost as much as \$1,000 each. _____ _____
4. Are prefabricated manholes used? Prefabricated manholes may cost as much as \$300 less than site-built manholes. _____ _____

D. Storm Water Management

1. Do you use retention and detention concept to reduce peak runoff? Detention basins can effectively reduce storm sewer pipe requirements. _____ _____
2. Are curvilinear storm sewers used? _____ _____
3. Do you use natural drainage and impaved swales for storm water control? Underground storm water management is very costly when compared to above ground control. _____ _____

E. Utilities

1. Do you use a common utility trench? Multiple trenching can add as much as \$450 to the sales price of each new home. _____ _____

F. General

1. Are dwellings located near the street? Ten feet of excessive set-back can increase the price of a new home by as much as \$800 in extra driveway, sidewalk, utility and landscaping costs. _____ _____
2. Are small lots used? Excessive lot size minimums can add several thousand dollars to total home costs, depending upon cost of raw land. _____ _____

II. HOUSES

A. Design

	<u>YES</u>	<u>NO</u>
1. Are homes design to 4-foot, out-to-out module?	___	___
2. Is basic rectangular plan used?	___	___
3. Do you take maximum advantage of lumber and truss span capabilities?	___	___
4. Have you considered cantilevered floors?	___	___
5. Do interior partitions intersect exterior wall studs?	___	___
6. Are doors and windows located to take advantage of normal studs?	___	___
7. Would 7'-6" ceiling heights be marketable?	___	___
8. Is plumbing clustered in one part of house?	___	___
9. Are plumbing, electrical and HVAC runs preplanned to minimize lengths of runs and to avoid disruptions?	___	___
10. Is plan designed for expandability? A well conceived design can contribute significantly to total cost reduction.	___	___

B. Foundations

1. Can you use slab-on-grade construction? Slabs are usually less costly than other foundation types.	___	___
2. Have you eliminated welded wire mesh (wwm) in concrete concrete slabs? Under normal conditions, wwm provides no significant function.	___	___
3. Do you design footings to soil-bearing capacity? Soil bearing tests often prove that footings can be reduced in size.	___	___
4. For crawl space or basement construction, have you considered pressure treated wood foundations? Wood foundations are often less costly than concrete or concrete block.	___	___

	<u>YES</u>	<u>NO</u>
C. Wood Floors		
1. Have you eliminated or reduced the size of sill plates? If foundations are level, sill plates may be eliminated. Otherwise, 2x4 is adequate.	—	—
2. Do you use built-up wood center girders? Built-up wood girders are usually less costly than steel beams.	—	—
3. Do you use 24-inch o.c. floor joists? Often joist spacing can be increased if plywood is glue-nailed.	—	—
4. Have you considered in-line off-center spliced floor joists? The allowable span may be increased by maintaining continuity over center bearing.	—	—
5. Have you eliminated floor bridging? Bridging does not contribute to strength of floor.	—	—
6. Have double joists under non-bearing partitions been eliminated? Weight of partitions does not need extra support if 5/8" or 3/4" subfloor is used.	—	—
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2. Do you use engineered 24-inch o.c. framing? 24" o.c. framing is acceptable in most parts of the country.	—	—
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5. Have partition posts been eliminated? Partition posts are not necessary where interior partitions intersect exterior walls.	—	—

II. HOUSES

D. Exterior Walls (continued)

	<u>YES</u>	<u>NO</u>
6. Has mid-height fire blocking been eliminated? In platform construction, fire blocking is not necessary. In addition, full thick insulation eliminates chimney effect in walls.	___	___
7. Have structural headers been eliminated in non-bearing walls? Gable end walls are usually non load bearing.	___	___
8. Have you considered glue-nailed plywood headers? These headers are usually less expensive than built-up wood headers and offer space for insulation above doors and windows	___	___
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1. Do you use engineered roof trusses?	___	___
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1. Have you considered 2x3 non-loadbearing interior studs spaced 24" o.c.	___	___
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II. HOUSES

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	<u>YES</u>	<u>NO</u>
5. Has bulkhead (furr-down) been eliminated over kitchen cabinets?	___	___
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7. Do you use one color (flat, off-white) paint for all interior painting?	___	___

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2. Have you had the duct system engineered for least cost?
3. Have you considered a dropped hall ceiling plenum?
4. Can registers be eliminated in small rooms such as interior baths?

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3. Do you use specialists for higher productivity?
4. Have you considered component prefabrication?
5. Have you conducted cost/benefit analyses of labor saving tools and equipment?

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2. Is material handled properly?
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___	___
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___	___