



## **Southeastern Plains Workforce Housing Design Charrette**

July 20, 2021

# What are Goals and Outcomes if we are successful in the next 2 years with Housing?

- To ensure our community's workforce is successful in attaining long-term, safe and energy efficient housing
- To provide housing opportunities both home ownership and rental opportunities to our community's workforce
- To work with our local Municipal and County leadership on creating compatible housing within their jurisdictions
- Establish capacity for future projects to be replicated at a local level
- Revive lending market and financing options for housing projects

# Goal of Today's Meeting



- ▶ To inform not dictate design options in the RFQ
- ▶ To prevent cookie cutter development
- ▶ Discuss tradeoffs and how value engineering can be incorporated in design
- ▶ Come to consensus on important priorities to be included as part of the build

# Status Update on SE Plains Workforce Housing Project

- ▶ Project has been presented to all 9 communities and 6 Counties
- ▶ MOUs executed in over half of the communities and set on agendas of rest of communities by the end of the month
- ▶ Market Demand Study underway
- ▶ Developer RFQ set to be released next week
- ▶ Surveying and Banking conversations beginning over the next 2 months
- ▶ Developer Selection on track for end of September

# Does Size Matter?

- ▶ Good Design over Square Footage allows for livability and value engineering
- ▶ Bedroom and Bathroom Counts Matter
- ▶ Addons such as storage, garages, and other finishes make these projects successful
- ▶ Good design allows for future expansion if family conditions warrant change
- ▶ First Question circle all bedroom counts that should be considered in the designs
- ▶ 1bed/1bath, 2bed/1bath, 2bed/1bath 2bed 1&1/2bath, or 3bed/2bath

# Part 1: Architectural Style

Overall Style Types of Home

Roof Pitch and Eaves

Windows

Siding

Porches

Colors

# Architectural Styles

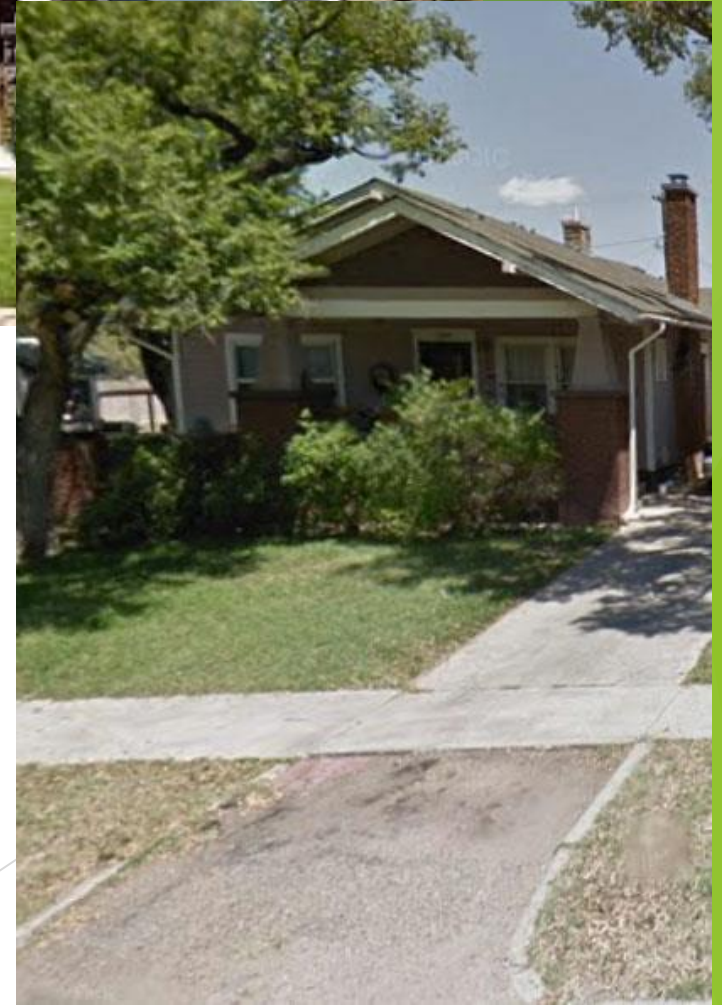
## Ranch House





# Architectural Styles

## Craftsman Bungalow





# Architectural Styles

## Shotgun





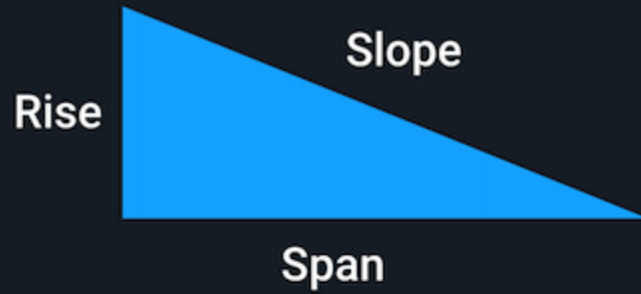
# Architectural Styles

## Traditional “Gable Front”



# Roof Pitch

## Min? and Max?

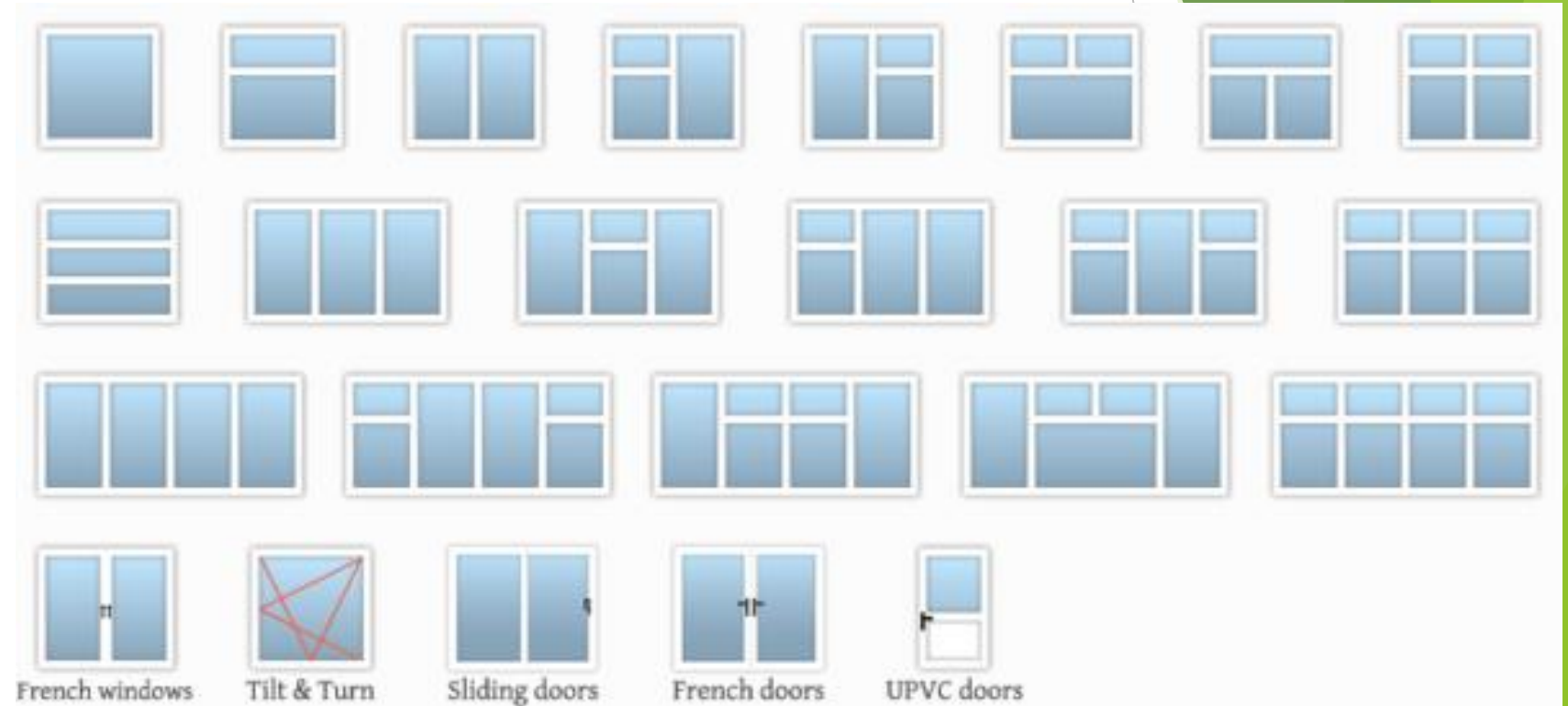


Roof pitch = Rise/Span



# Window and Door Styles

1. Sliding windows
2. casement windows
3. Sliding doors
4. Casement doors
5. Bay windows
6. Balcony doors
7. french windows
8. French doors
9. Ventilators
10. Top hungs
11. Fixed windows
12. Arch windows
13. Combination windows
14. Angle windows
15. Bathroom windows
16. Tilt and turn windows
17. Lift and slide doors
18. Folding Doors





# Siding Options



# Stucco



# Material Options





# **Porch Styles**



**Extended Roof**



**Farm Style**



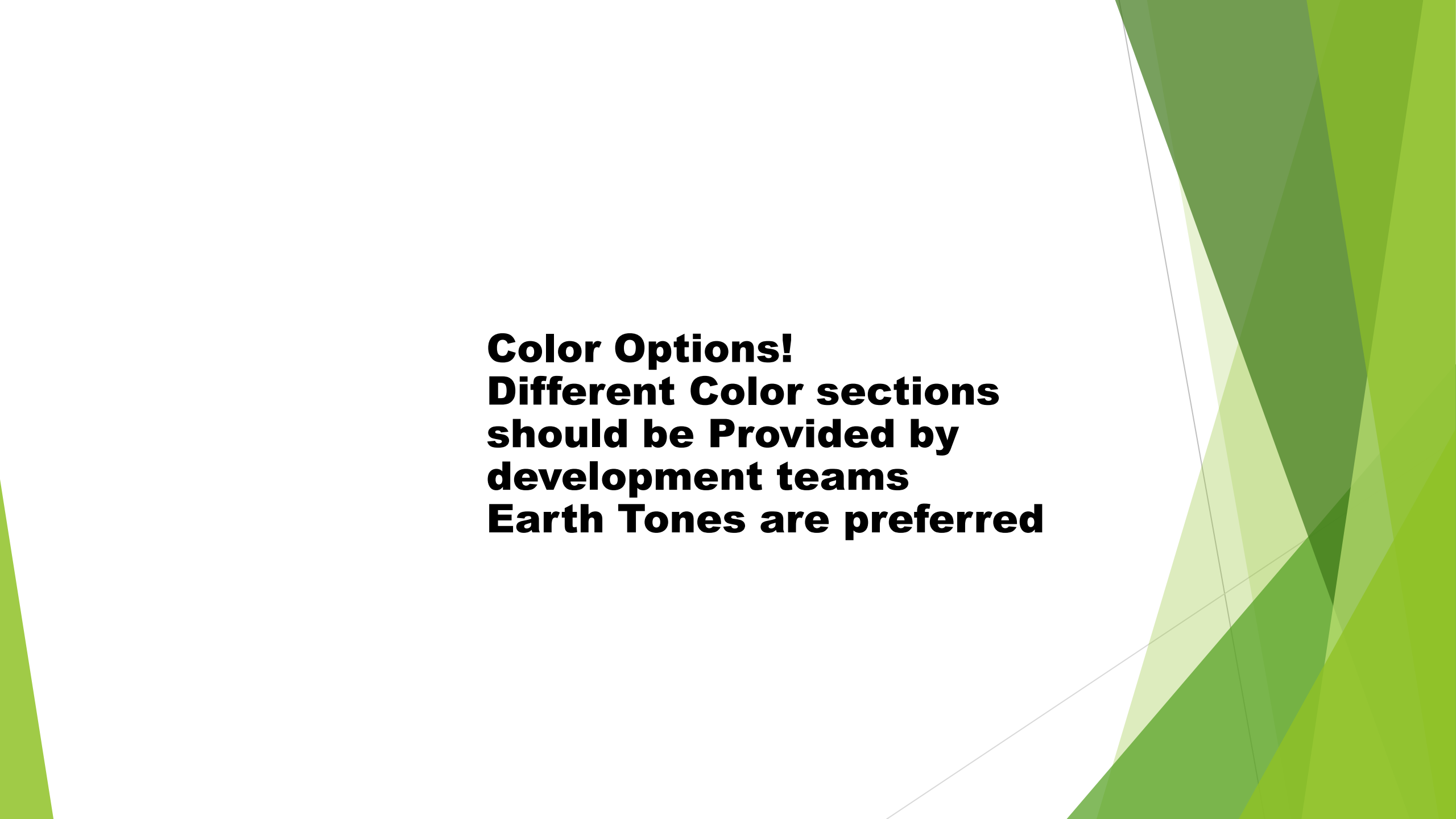
**Flat Extended**

**Gable**



**Framed Bungalow**



The background features abstract, overlapping geometric shapes in various shades of green, ranging from light lime to dark forest green. These shapes are primarily located on the right side of the slide, with some extending towards the left. The overall effect is a modern, layered design.

**Color Options!**  
**Different Color sections**  
**should be Provided by**  
**development teams**  
**Earth Tones are preferred**

## Part 2: Interior Finishes

Appliances

Heating and Cooling

Storage

Lighting and flooring

Cabinets and Counter tops

Landscaping, Parking, and ad-ons

# Appliances

- ▶ Appliances are expensive but are necessary to be included to not cost burden new home buyers
  - ▶ Range, Refrigerator, dishwasher, Sinks- Yes
  - ▶ Washer and Dyer No Min. Hook ups must be provided
  - ▶ Microwave No and hood vent- Yes

# Heating and Cooling Systems

- ▶ Heating and Cooling systems are the most expensive part of a home. New technology has made these systems more efficient.
  - ▶ Gas Heat- Yes
  - ▶ Air Conditioning- Yes



# Storage

- ▶ Both external and internal storage is a must
  - ▶ Attached or detached storage for external will be required
  - ▶ Internal Closets provide space for storage
    - ▶ Pantries- Yes
    - ▶ Mudroom or coat closets- Would be nice but not a must
    - ▶ Bedroom Storage- closets
    - ▶ Built in cabinets in living rooms-No

# Lighting, Flooring, Counter tops, and Cabinets

- ▶ Finishes will be instrumental from nice home and cheap homes. As part of the RFQ response developers must provide details on finishes
  - ▶ Flooring- Carpet?
  - ▶ Lighting
  - ▶ Counter tops
  - ▶ Vanities
  - ▶ Cabinets
  - ▶ Sinks
  - ▶ Other?



# Parking and Landscaping

- ▶ Parking will be required and improved areas
  - ▶ 2 spaces per unit- from road not alley unless only option
  - ▶ Road base min standard
  - ▶ Concrete porches must
  - ▶ Concrete Walkways would be nice
- ▶ Landscaping
  - ▶ Developers must have a minimum finish standard to prevent noxious weeds
  - ▶ Hydro seed-Yes
  - ▶ Xeriscape No Rock-no
  - ▶ Min # of Trees-2per unit

# Ad-ons

- ▶ Developers will need to provide costing for extras that buyers may want as part of the final sales price
  - ▶ Garages both attached and detached
  - ▶ Storm Shelters
  - ▶ Carports
  - ▶ Basements
  - ▶ Other?

# Next Steps

- ▶ RFQ will be created from input Released in Late July/Aug
- ▶ HOC/SECED will select Finalists to present
- ▶ Developer Finalist Selection Presentation in late September
- ▶ HOC makes final decision on developer and negotiations on contract
- ▶ Presales begin October-December
- ▶ Sales open to General Public in December of unsold units
- ▶ Groundbreaking in Spring of 2022

