Modular Multi-Family
Tahanan Supportive Housing
146 homes on .33 acres
San Francisco, CA
50% below typical square foot cost
occupied in 3 years
philanthropically financed
used state legislation to streamline permitting
used Density Bonus
Modular Construction
modular efficiency
146 Homes Stacked in Less Than Two Weeks
HOUSING + SUPPORT SERVICES + AMENITIES
Open Space
Gathering Space
Gathering Space
Auburn University Rural Studio

20K House Research
student-led iterative research
Front Porch Initiative

Address challenges of housing access through small, comfortable, efficient homes that minimize utility and maintenance costs.
Front Porch Initiative

system of partners to:
adapt ordinances for minimum plot & home size
put loans within reach (sweat equity as down payment)
create incentives for resilient healthy efficient homes
Wharf Avenue Development

- Four 1 Bedroom Homes
- Two Lots
- R6 Zoning
Horizontal Property Regime

Homeowners Association
Nashville Affordable Housing
140 homes for families
Corner Retail

Residential Stoops Along Street

Protected Generous Courtyard

Rooftop Solar

Rainwater Gardens

Community Hub

Corner Retail
24 Units

92 Units

individuals <$26,440
households <$75,440

80% AMI
17.1%

40% AMI
17.1%

60% AMI
65.7%
State & Federal Low Income Housing Tax Credits + Supplemental Gap Funds

(Barnes Housing Trust Fund, Amazon & Others)
The Qualified Allocation Plan (QAP) sets out the state's eligibility priorities and criteria for awarding federal tax credits to housing properties.
Funding sources have requirements – some better than others.

QAP’s vary greatly from state to state
site criteria
parking
unit sizes
unit features
building features (some very prescriptive)
energy performance
amenity requirements
Innovate on how we deliver housing.

Change zoning and land use policy to work for housing production.

We need more funding mechanisms in our state.

Revise our State QAP to be less prescriptive and add value, not cost.
Thank You.
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