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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

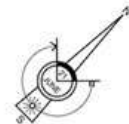
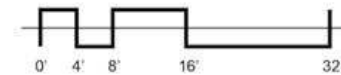
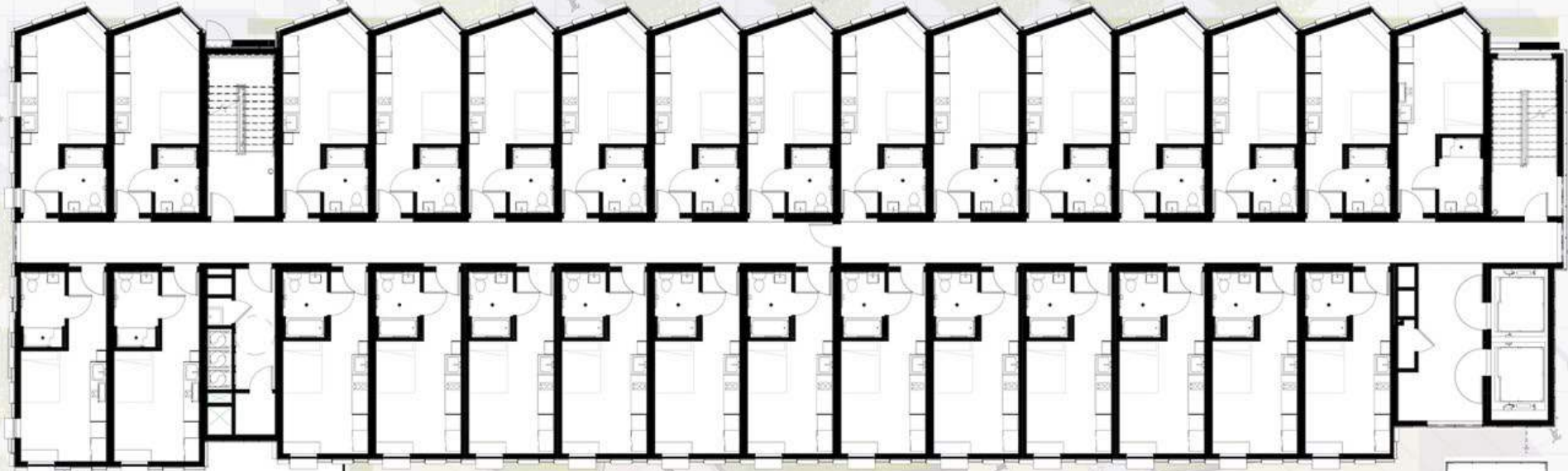


modular efficiency

BRYANT STREET

BOARDMAN PLACE

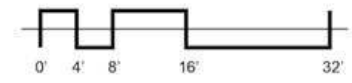
HARRIET STREET

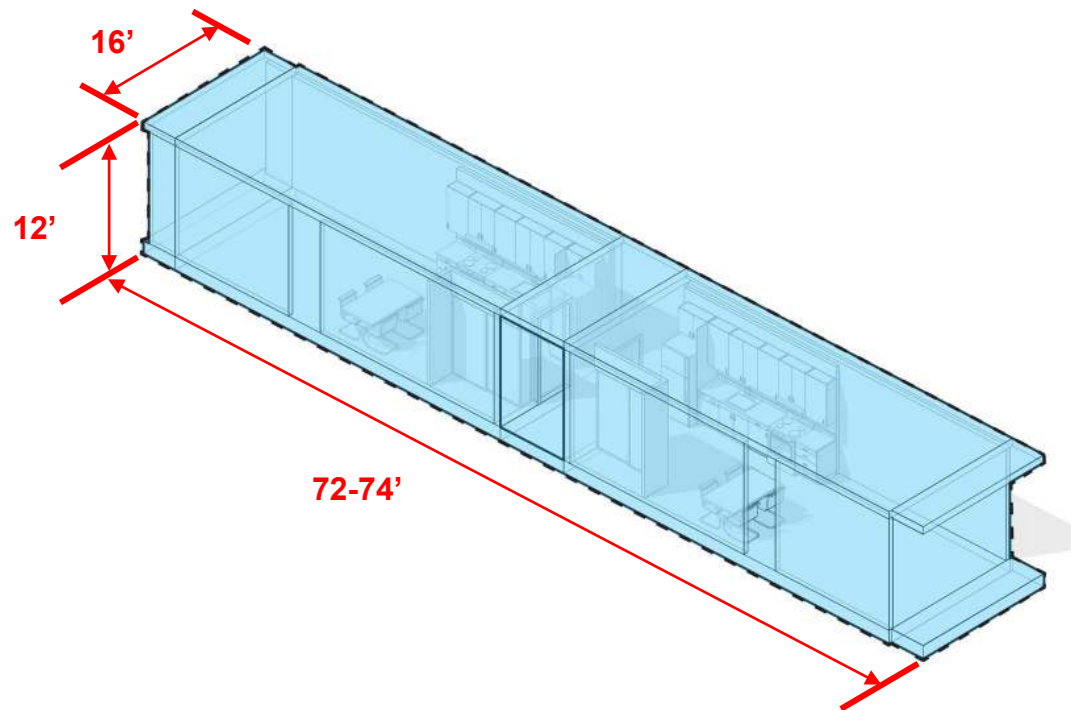


BRYANT STREET

BOARDMAN PLACE

HARRIET STREET













146 Homes Stacked in Less Than Two Weeks









HOUSING +

SUPPORT SERVICES + AMENITIES

Open Space



Open Space



Garden Space



Play Space



Kid Space



Early Learning



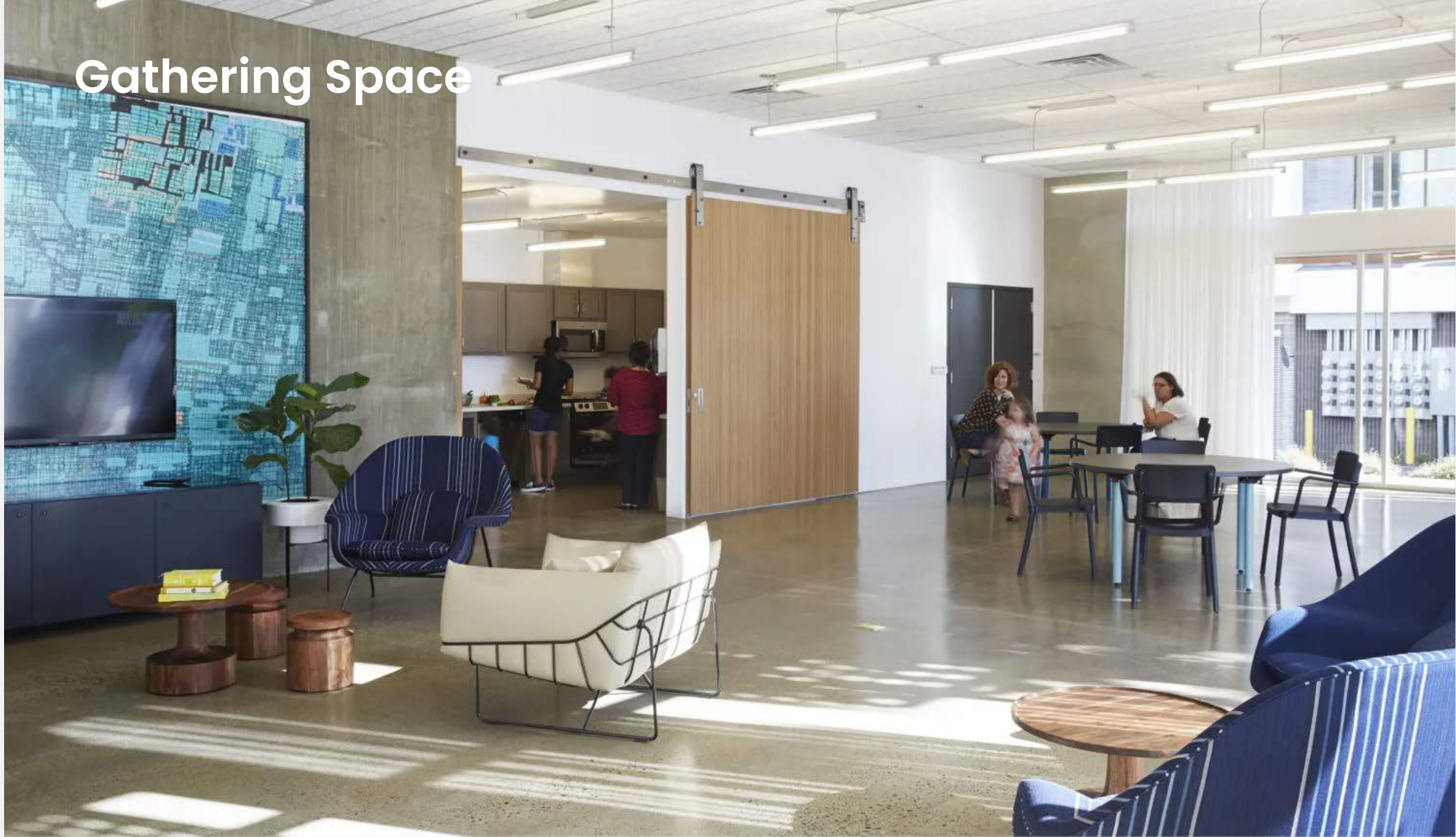
Art Space



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

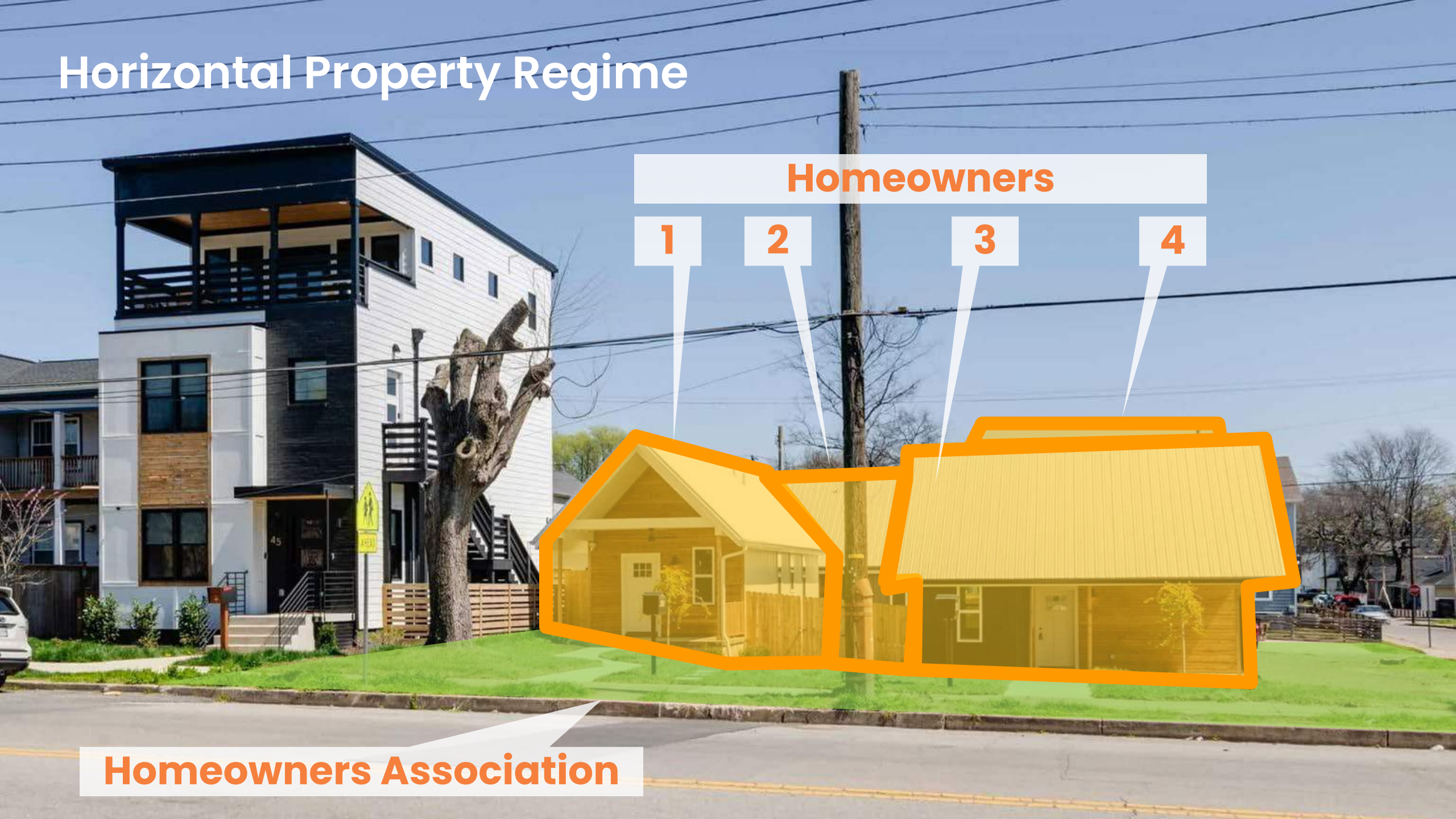
1

2

3

4

Homeowners Association







Nashville Affordable Housing

140 homes for families





80% AMI

17.1%

40% AMI

17.1%

24 Units

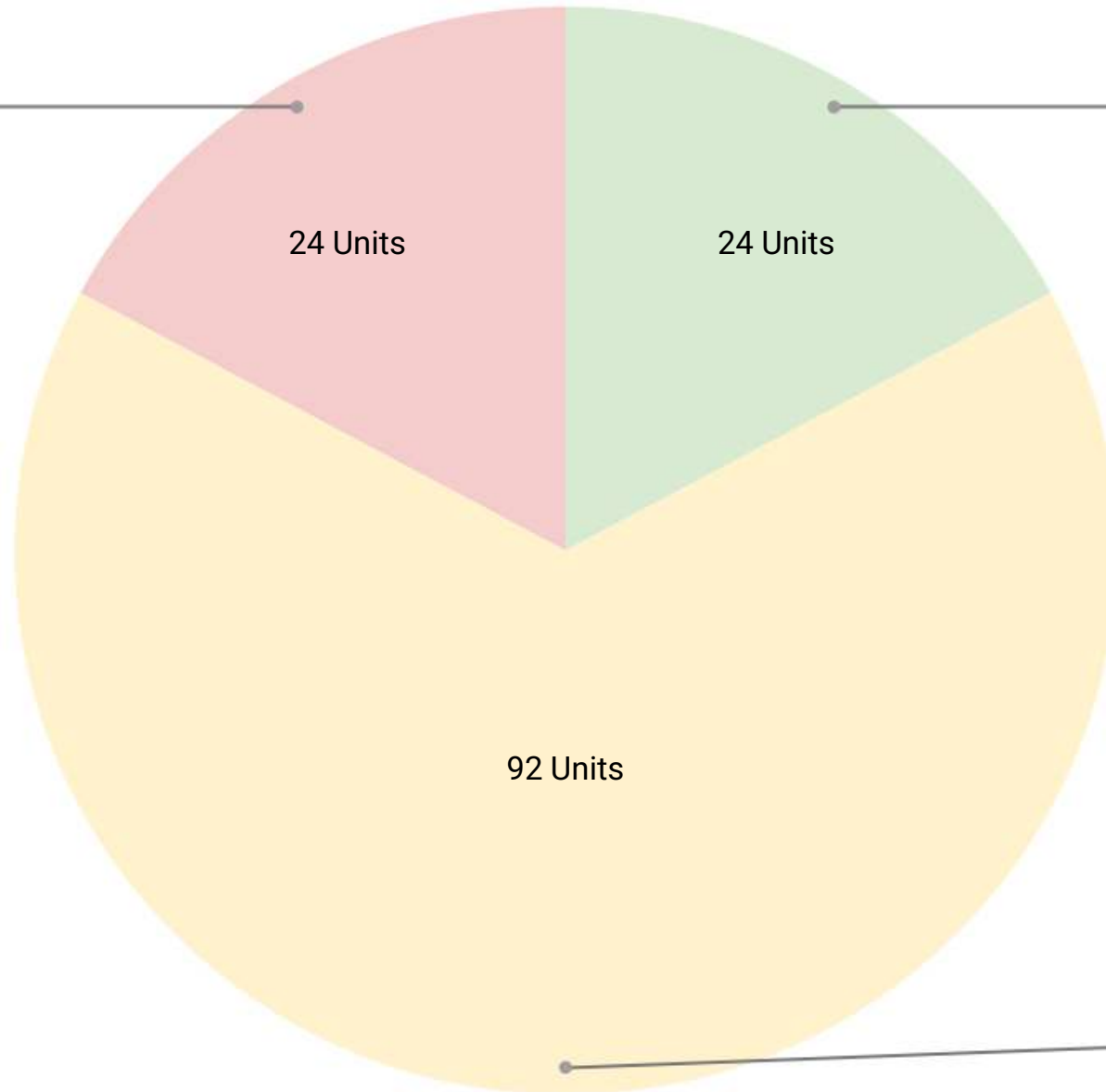
24 Units

92 Units

60% AMI

65.7%

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



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



An architectural rendering of a modern, multi-story residential building. The building features a mix of materials, including light-colored siding and dark wood accents. It has multiple balconies with glass railings and large windows. In the foreground, there is a paved courtyard area with some landscaping, including small trees and flowers. A person is walking a dog in the courtyard, and another person is sitting on a bench. The overall atmosphere is bright and sunny.

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.

An architectural rendering of a modern multi-story residential building. The building features a mix of green vertical siding, light-colored horizontal siding, and brickwork. It has large windows, balconies with metal railings, and a covered walkway on the right side. The courtyard in the foreground is paved and surrounded by lush landscaping, including large white flowers, green shrubs, and a small tree. People are depicted in the scene: a person on a balcony, a person walking a dog, and a group of people sitting at a table. A bicycle is parked near the building. The overall atmosphere is bright and sunny.

Thank You.

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