Building a Mixed Income Neighborhood

HfH-Catawba Valley
Hickory, NC
www.habitatcatawba-valley.org
Northstone
Hickory, NC

- Foreclosure Purchase
- Infrastructure Complete
- 22 lots/18 Buildable
- Open space for play
- Low to Moderate Income
- County School District
- Grocery/shopping
Market Rate vs Habitat

- Market research with realtor and TightLines Designs
- House plan matched with lot
- Market rate vs. Habitat
  - Appraised value
- Lot Selection based on resale
Lot Types:

Key:
Yellow = HfH Homes
MR = Market Rate
Green = Open Space
Inspiration: Cooke Street Community

- Completed in 2006
- Mix of abandoned homes & empty lots
- Some existing infrastructure
- Four developers teamed up with City of Raleigh to redevelop, including Wake Habitat
- Built market-rate & affordable homes with equal quality construction
Inspiration: Cooke Street Community

- Site visits
- Design meetings
- Flexibility
- Collaboration!
Inspiration: Cooke Street Community

- Design guidelines established
- House plans & elevations varied
- Community space - garden
Carlisle

- Carlisle I
  - 1072 sq ft
  - Bedrooms: 3
  - Bathrooms: 2
  - Width: 33' 4"
  - Depth: 49' 0"
  - Stories: 1
  - 1st floor ceiling: 9' 0"
  - Roof pitch: 8/12
  - 1st floor master suite
  - Exterior framing: 2x4
  - Foundation: Crawl space

- Carlisle II
  - 1312 sq ft

- Carlisle III
  - 1492 sq ft

- Carlisle IV
  - 1592 sq ft
### Hawkins

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**Julia**

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The Future of Housing—Today

Only a select group of the top builders in the country meet the extraordinary levels of excellence and quality specified by U.S. Department of Energy guidelines.

Habitat for Humanity is currently constructing ZERO Energy Ready Homes in the Hickory area, contact us for more information.

FOR MORE INFORMATION ABOUT NET ZERO TECHNOLOGY VISIT: buildings.energy.gov/zero

Habitat for Humanity of Catawba Valley
DOE Zero Energy Ready Home Partner
(828) 328-4663
www.habitatcatawbavalley.org
Neighborhood Features

• Curb & gutter
• Planned community design
• Upgraded siding – LP Smart Siding
• Historic color palate
• Street lights
• Community commons area (creative use of wet lands!)
• Picnic shelter, community mailboxes
A Place to Play

- Pocket Neighborhood
- Wet lands Protection
- Common area for neighborhood
- Picnic Shelter
- Passive Playground
Little things

• Traditional house design
• Front porches
• LP Smart Siding
• Established Color Palate
Philosophy of the neighborhood

• “Habitat homes and market rate homes should look the same, until you’re invited inside the home,” Becca Morris, TightLines Designs

• Provide a sense of community – front porch
• All quality built homes
• All homes meet DOE Net zero ready standards
Market Rate

Upgrades
Interiors

Upgrades:
• Larger House Plan
  (150-300sq/ft)
Interiors

Upgrades:
• Larger House Plan (100-200sq/ft)
• Hardwood Floors
• Granite Counter Tops – Kitchen
• Recessed Lighting
Interiors

Upgrades:
• Larger House Plan (100-200sq/ft)
• Hardwood Floors
• Granite Counter Tops – Kitchen
• Recessed Lighting
• Detached Garage
Community Impact
Why Mixed Income Matters
What is Mixed-Income Housing?

Definitions
• Mixed-income vs income diverse
• Must include the poor
• Particular emphasis on children

Habitat Model
“Seeking to put God’s love into action, Habitat for Humanity brings people together to build homes, communities and hope.”
• Building homes
• Bringing people together
• Building communities
Benefits

Workforce housing
Housing satisfaction
Safety
Job Networks
Education
Mental Health
Self-esteem
Empathy and Understanding

Limitations

Self-reported
Small sample size
Varying degree of results
Culture of Poverty Hypothesis
Benefits of place more than people
Bottom Line Effects:

**Earnings Increase**
16% higher annual earnings

9% more likely to be employed

$45,000 increase in lifetime earnings
The Younger the Children, 

The More They Benefit:

- 31% increase in earnings if moved before teen,
- $99,000 increase in lifetime earnings if moved before age 8,
- Generate an additional $22,000 in tax revenue over lifetime,
- Increased family stability - The grandchildren of mixed-income movers are more likely to be raised by 2 parents, enjoy higher family incomes, and spend their entire childhoods in better neighborhoods.

“The gains are likely to persist over several generations.”
Moving the Needle

More than Mobility

Integration ....

...Not Gentrification
The Future of Affordable Housing

Place matters, but the most successful mixed income neighborhoods create connections between people.

The benefit comes not only from strong neighborhoods, but strong neighbors.
Questions?