

Middle Housing Case Study: Condominium Six-Plex



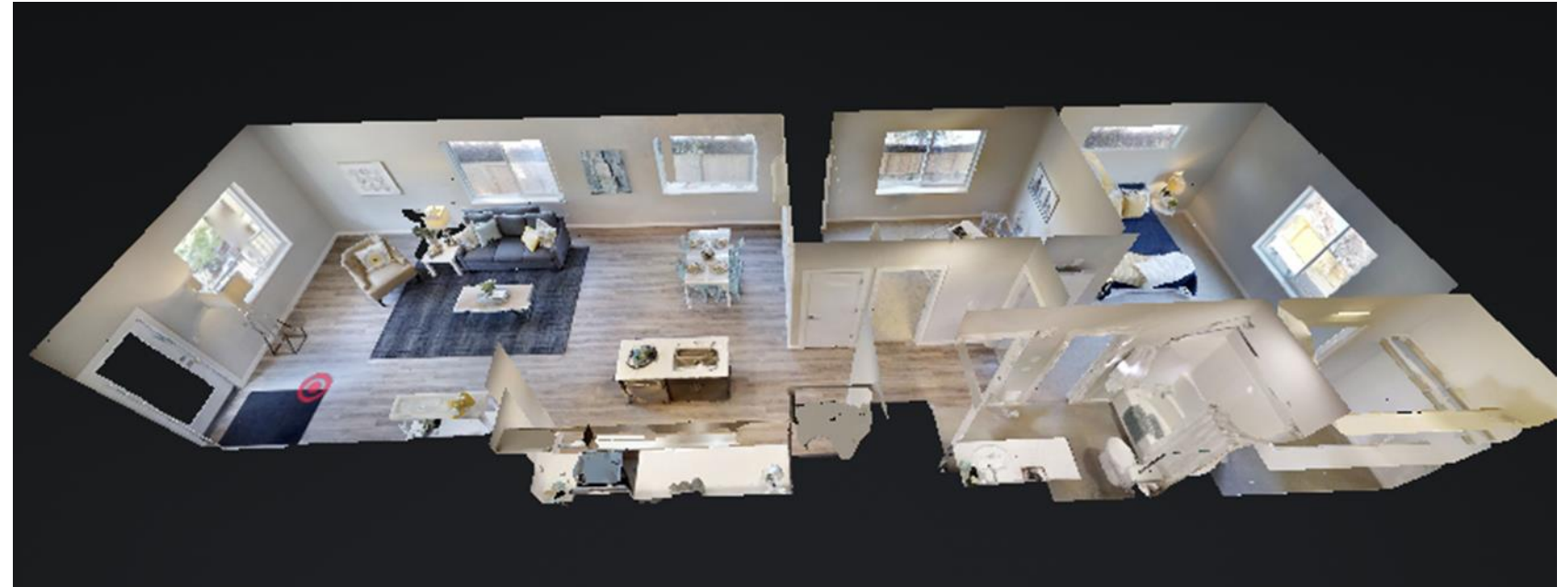
Realizing Land's Best Use for Middle Housing

From this...



To THIS!

SIX of them!



Six Affordable Home Ownership Opportunities

- Homebuyer Opportunity Limited Tax Exemption (HOLTE) program for income-qualifying households
- Price Ranges: \$285K - \$330K (2018)
- 989 Sq Ft units
- Common backyard outdoor space
- Bike parking



NE Burnside and 79th Ave, Portland OR

Interior Features

- Modern, open floor plan
- Natural light
- Unique design finish selections for each unit
- Upgrades: quartz counters and stainless steel appliances
- Energy efficiency



Our Homebuyers

- Purchased at relatively more attainable price points than ‘fee-simple’ homes
- First-time homebuyers & down-sizers
 - 4 individual buyers in their 20’s-30’s
 - 1 single parent in 40’s with child
 - 2 adult co-owners



Why We Chose Condominiums Over Townhomes

- Site and zoning code driven
- Meets an affordable market niche while maintaining reasonable return on investment
- Utilizes the land most efficiently to accommodate the most number of households
- While the market prefers fee-simple homeownership, condos are the only way to own your home in a stacked configuration



Condominium Challenges

- **Value** – first to fall, last to rise
- **Legal risks**
 - Builder, geotechnical, structural, and civil
- **Budget pressures**
 - Finishes
 - Proximity to amenities
 - Fire sprinklers & sound reduction measures
- **Tradeoff analysis**
 - Parking vs. # of homes
 - Personal vs. communal space
- **Larger structure complexities**
 - Insurance, Building codes, Organized litigation



Condominium Opportunities

- Another form of homeownership in amenity-rich neighborhoods with established infrastructure
- Smaller plexes are more attractive to buyers, manageable for builders
- Larger plexes can yield more economies of scale, helping set more attainable prices
- Home Owners Association (HOA) manages communal elements like yard maintenance
- Future middle housing opportunities: detached condo plexes & clusters

