

# Beyond the Threshold at Woodhill Homes



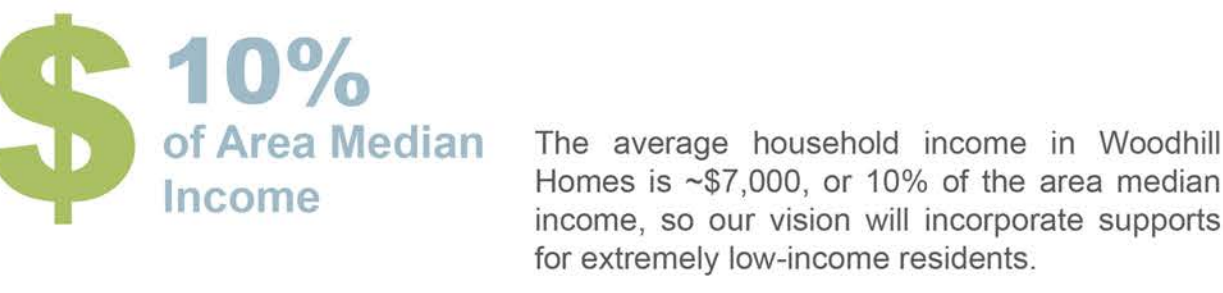
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## Resident Demographics



On the Woodhill Homes site, 45% of residents are under the age of 18. In response, our program will engage children of all ages.

In the Cuyahoga Metropolitan Housing Authority, 96% of households with children are female-headed. As a result, our design will make the lives of single moms easier.



## Site Conditions



Steep grade changes throughout the site separate tenants from other villages and from the surrounding community. These hills make navigation difficult for those with mobility challenges.

The existing units are institutional. The buildings have no transitions from public to private space, and it is difficult to distinguish the fronts from the backs.

## Financial Sustainability

Sources	
Permanent Mortgage	\$6,636,863
9% LIHTC	\$7,090,138
4% LIHTC	\$2,604,900
CMHA	\$339,846
HDAP	\$480,000
FHLB	\$985,000
Gund Foundation	\$100,000
<b>Total</b>	<b>\$18,236,747</b>

The project financing will draw on low-interest loans to attract investment from local foundations and University Circle institutions. These loans will become two permanent mortgages, at a 2.25% interest rate, for 30-35 years, at a minimum debt service coverage ratio of 1.11. FHA 221(d) (4) mortgage insurance will lower the risk for investors, resulting in the mortgage terms listed above. Construction loans will be financed through the Ohio Housing Finance Agency at a 2.5% interest rate.

Uses	
Hard Costs	\$13,879,630
Soft Costs	\$3,213,588
Contingency	\$390,417
<b>Total</b>	<b>\$18,236,747</b>

Cost Per Unit	
<b>Rehabilitated</b>	<b>\$97,776</b>
<b>New</b>	<b>\$216,361</b>

Redevelopment will depend on subsidies from several sources: the Cuyahoga Metropolitan Housing Authority's (CMHA) allocation for capital upgrades to Woodhill Homes in the next five years; the Ohio Housing Development Assistance Program (HDAP), which draws on Federal HOME and Ohio Housing Trust Fund monies; the Federal Home Loan Bank Affordable Housing Program; and the George Gund Foundation, a Cleveland organization that supports environmentally friendly programming.

## Village C

Our plan, **Beyond the Threshold**, will support families and youth as they grow, through connectivity, community empowerment, and sustainability. The redevelopment will transform existing buildings into a series of residential commons. Additional units and tenant-built fences will enclose and reactivate unutilized backyards. Front porches, updated playgrounds, and landscape programming will complete the continuum of semi-private and public spaces that draw residents outside. The network of communal spaces for early learning and independent youth activities will stretch from the residential commons to the new building, Morris Lofts, which will include a daycare and a woodworking shop. This mixed-use building will connect Village C with the Community Center and other villages downhill, turning the site's steep grade changes into an architectural amenity. The new construction will meet the strict green-building Passive House Standard, while the rehabbed units will receive environmental upgrades.



## Landscape & Circulation



**Residential Commons**  
Semi-private courtyards will offer room to run, while intimate seating will offer an area to chat or play games. Planting beds with edibles will allow community gardening and low-maintenance evergreens and perennials will add a splash of color year-round. Rain gardens will mitigate stormwater and relieve pressure from the city's aging sewer system.



**Communal Space**  
Communal space will be tailored to the environment and the tastes of residents. Space will be personalized through community-built mosaics, murals, and areas that feature whimsical play structures created from mature trees harvested from the site. Beds of low-maintenance native plants will take advantage of stormwater runoff for irrigation and will define the shape of paths and activity areas.

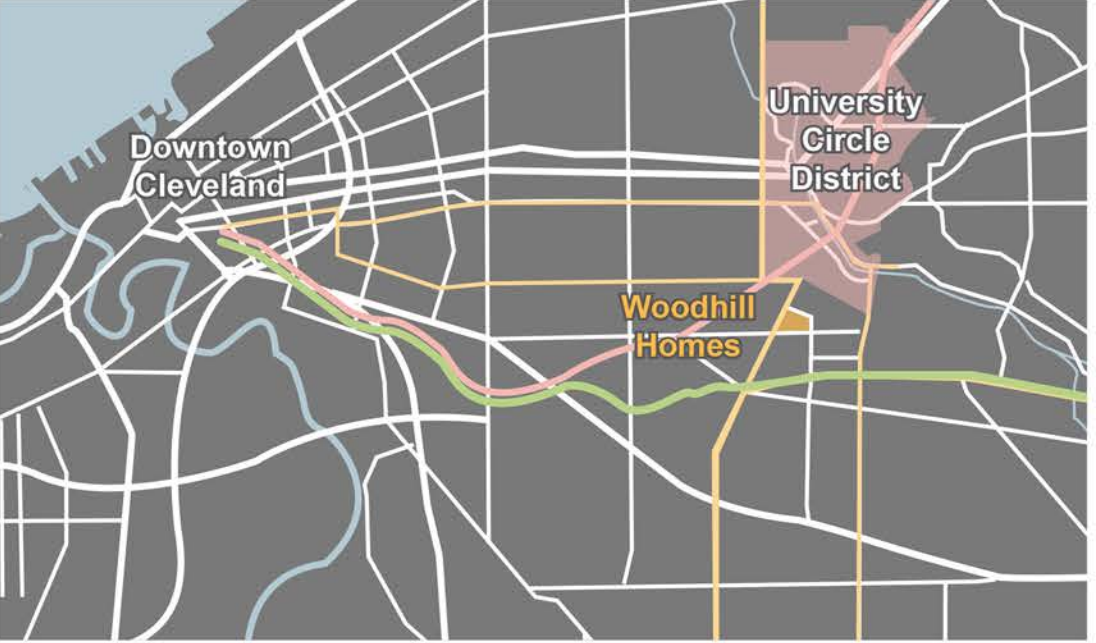


**Shared Street**  
The demolition of three units on the ends of existing buildings will widen the roadway through Village C and create more usable space. The new shared street will allow parallel parking, increased pedestrian safety, and improved circulation. Brick-colored patterning will visually knit the community together, and the street will become a unifying agent instead of a dividing element.

## Connecting to Cleveland

### Economic Development

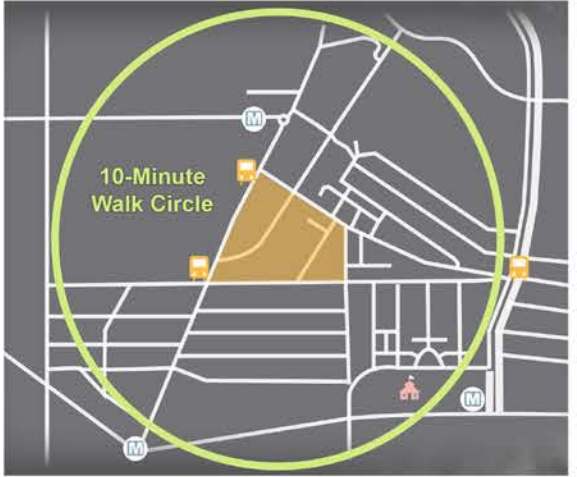
The Woodhill Homes site is located in the Buckeye-Shaker neighborhood of Cleveland, Ohio. It lies southeast of downtown and less than a quarter-mile south of the University Circle neighborhood.



University Circle is home to hospitals, universities, and museums, such as Case Western and The Cleveland Clinic. The district is undergoing a development boom, and between 2008 and 2014 the area gained 4,500 jobs. Our economic development and financing strategies focus on building connections with these local institutions to ensure equitable regional development, modeled on successes in cities like Philadelphia.

### Transit

Residents currently have access to multiple public transit modes within a 10-minute walk of their front doors. The site contains two high-frequency bus stops, while the Greater Cleveland Regional Transit Authority red and green lines have stops within several blocks.



### Site Plan

**Beyond the Threshold** can be applied to all of Woodhill Homes, by preserving existing buildings and adding strategic new construction. Similar residential commons will create semi-private, personalized spaces. New construction will increase density and include corner stores, to provide convenience for residents and gathering spaces for children.



The site-wide plan will encourage use of alternative transit modes. New construction along Woodhill Road will contain integrated bus-waiting facilities, and public streets will be restriped to add bike lanes to connect the site to Cleveland's city network. New crosswalks and bump-outs will upgrade pedestrian connections to the surrounding neighborhood, while internal footpaths and shared streets will encourage circulation within Woodhill Homes.



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## Residential Commons



The rehabilitation will use an “eyes from the kitchen” approach that starts with open and bright interiors and extends to a mother’s ability to watch children play in community spaces just beyond her threshold. Additions to the ends of selected units will increase capacity and create enclosed, semi-private backyard spaces. These rear courtyards will act as community backyards for the residents of each commons. Each household will have its own deck, defined by exterior utility sheds with high-efficiency HVAC units and storage closets for bikes and outdoor toys. A fence, constructed by tenants, will complete the enclosure. This fence will give Mom the peace of mind that her child won’t run off into the street, and it also will act as a psychological deterrent for non-residents.

Front porches will create places for neighbors to get together, define private space, and wrap around to activate the street. New pitched roofs will make the buildings feel more like homes and form attic spaces for cellulose insulation. Each residential commons will be differentiated with the use of color, selected by the families. This color will unite the residents and gives them ownership of their commons, while making it easier for young children to recognize their homes.

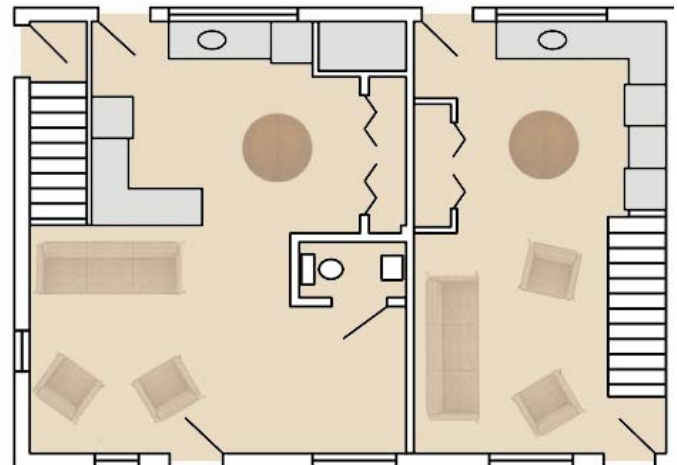
## Residential Commons Floorplans

The existing end units consist of two one-bedrooms next to a two- bedroom unit, with small and compartmentalized interiors. One-bedroom units will be converted into three-bedroom units. With HVAC equipment moved to backyard utility sheds, open floor plans will create more space and light for the interiors. Reoriented kitchens will overlook the backyards and include closets with washer and dryer hookups. Through new kitchen windows, moms will be able to watch their children play as they prepare dinner or do that hundredth load of laundry.

Floorplans Before



Floorplans After



## Community Empowerment



**Career Pathways Partnership**  
A full-time program coordinator, hired with support from the Cleveland Foundation, will establish a Career Pathways Partnership (CPP). By drawing on the expertise of Cuyahoga Community College, this economic development program will train residents for available jobs in University Circle. Like the existing Family Self Sufficiency (FSS) program, any rent increases resulting from additional income will be placed in escrows that can be used at residents’ discretion after five years.



**Train the Trainers**  
Train the Trainers will increase utilization of existing services and foster relationships among residents. The housing authority will pay resident trainers to learn how to navigate the city benefits system, and these ambassadors will help friends and neighbors access benefits. Because people are more likely to follow guidance from those they trust, this program will increase the proportion of residents using existing supports and saves the housing authority from investing in redundant services.



**Cleveland Child Care**  
Cleveland Child Care (CCC) will run the on-site daycare, as well as administer a nutrition and community gardening program. It will provide childcare outside of the 9-5 workday, since many low-wage jobs have non-traditional hours. CCC already runs team-oriented early learning and Farm-To-Table programs for families that primarily rely on childcare vouchers. The nutrition program will use the gardening beds included in the rehab to increase exposure to vegetables among children 10 and younger.



**Urban Workshop**  
The Urban Workshop will teach young residents how to build fences, picnic tables, and other non-structural components included in the rehab, which will develop a sense of ownership over the built environment. As exemplified through the Urban Boat builders program in Minnesota, hands-on experience engages kinesthetic learners, develops confidence, and increases interest in STEM subjects. A tiered system will provide basic classes for younger students and part-time paid apprenticeships for more advanced teens.

## Environmental Sustainability

**Beyond the Threshold** prioritizes environmental sustainability, in order to create a greener site and to lower utility costs.

### Preserve Existing Buildings

Preserving the existing buildings will lower the life-cycle costs of the entire project and will reduce the energy that would be needed to produce and transport new materials.

### Passive House Standards

Morris Lofts will meet the Passive House Standard, a set of strict green building guidelines that enables a unit to run on the energy required to power a small household appliance. New construction will contain high-efficiency insulation, windows, and HVAC system.

Rehabbed buildings will receive blown-in cellulose insulation in attics, cellulose board insulation in walls, and new, tightly sealed, double-paned windows. HVAC systems will be replaced with wall-mounted, ductless split systems.

Energy recovery ventilation systems will increase HVAC efficiency and improve indoor air quality.

### Passive Solar Design

Porches and the angled facade with a living wall will maximize low-angled winter sun while shading summer sun.

Open floorplans will allow more sunlight to reach the unit interiors.

### Water Conservation

Low-flow fixtures and tankless water heaters will conserve water on-site.

Drought-resistant plantings, rain gardens, and swales will reduce irrigation needs and mitigate stormwater.

### Utility Rebates

A utility rebate program will incentivize energy conservation by awarding rebates to tenants that substantially cut utility usage.

### Recycled Materials

Communal spaces will express the site’s sustainability measures by incorporating reclaimed brick and producing play equipment and seating produced from hardwoods harvested within Woodhills Homes.

## Village C Unit Mix

The redevelopment will add 45 units to the site, increasing density by 48%. Additional units will be two- and three-bedrooms, at a ratio of two to one.	Current		Rehab & Additions		Morris Lofts	Total
	1 BR	63	1 BR	51	0	51
	2 BR	18	2 BR	22	35	57
	3 BR	12	3 BR	25	5	30
	Total	93	Total	98	40	138

## Morris Lofts



The Morris Lofts structure will be built into the hill and transform the steep grade change into an architectural amenity. Stepped courtyards will transition to a veranda and staircase that will run through a separate, public portion of the building that will connect the upper site of Village C to the community at the lower level. A ramp and elevator will provide ADA access through the building, creating a vital wheelchair-friendly route to transit stops and villages at lower elevations.

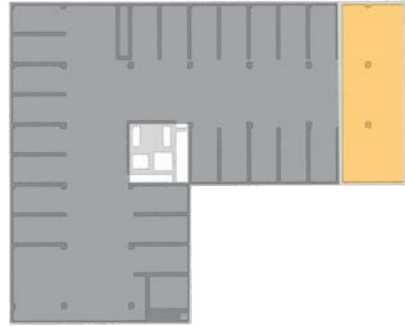
By adding density to the site, Morris Lofts will address a profound need for affordable housing among extremely low-income households, as evidenced by the Cuyahoga Metropolitan Housing Authority’s waiting list of 19,000 families. Morris Lofts residents will have direct access to on-site programming and services that mitigate the challenges caused by intergenerational poverty. The new units’ deep affordability will be realized through reduced operating costs in two ways: Passive House technology, which dramatically reduces utility costs, and economies of scale, which reduce marginal cost.

## Morris Lofts Floorplans

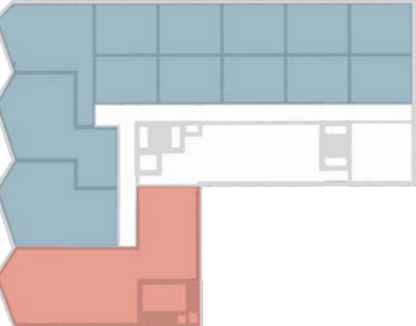
Morris Lofts will provide community space, covered parking, and 40 additional residential units. The ground floor will be accessible from the expanded community center parking lot and will feature 23 parking spaces, a bicycle storage room, and a woodworking shop. The parking area’s open-air design will increase safety and reduce the cost of ventilation. The first floor will include a 1,690 square-foot daycare with an enclosed outdoor play area, storage space, and lofted residential units to take advantage of the high ceilings necessitated by the grade change. The upper floors will contain a mix of two- and three-bedroom units.

Parking  
Woodshop  
Daycare  
ADA  
2Br  
3Br

Ground Floor



1st Floor



2nd Floor



3rd & 4th Floors

