

## Mixed income housing matrix

Braddock Metro Area Plan, Alexandria VA  
Goody Clancy - December 18, 2007

Project	Location	Site Area	Units	Residential Density	Affordability Breakdown	Parking Ratio	Parking Provided	Planning/Urban Design	Architect	Developer	Notes
		acres		units/acre		spaces/unit					
Auburn Court	Cambridge, MA	2.3 acres	77 (Phase I)	33 units/acre	40% low-income, 9% affordable, 51% market-rate	1 space/unit	77 spaces		Goody Clancy		
Franklin Hill	Boston, MA	9.9 acres	378	38 units/acre	97% low-income, 3% market-rate	0.75 spaces/unit	195 surface spaces, 90 garage spaces	Goody Clancy (2003)			unsuccessful 2003 HOPE VI application; \$87 million development proceeding with alternate funding; first phase under construction; 5000 gsf community center; 0.5 acre park
Hismen Hin-nu Terrace	Oakland, CA	1.46 acres	92	85 units/acre (mixed-use portion); 65 units/acre overall	100% affordable (50-60% AMI)	< 1 space/unit	119 total spaces (89 residential)		Pyatok	The East Bay Asian Local Development Corporation	18,000 gsf commercial
Langham Court	Boston, MA	1 acre	89	89 units/acre	1/3 low-income, 1/3 affordable, 1/3 market-rate	0.7 spaces/unit	51 garage spaces		Goody Clancy (1990)		
Maverick Landing	Boston, MA		396	44 units/acre	77% low-income, 23% market-rate					Trinity (2005)	\$109 million development cost; \$34 million HOPE VI award
Parkside of Old Town (Cabrini Green Phase I)	Chicago, IL	19 acres (Phase I)	760 (Phase I)	40 units/acre	30% low-income, 20% affordable, 50% market-rate			Goody Clancy (2004)		Kimball Hill / Holsten Real Estate / Cabrini-Green LAC Community Development Corp. (2006-2010)	funded partially through a HOPE VI grant, as well as private funding with limited city and other public investment; anticipated \$250 million development cost
Quinnipiac Terrace	New Haven, CT	15 acres	226	20-30 units/acre	60% affordable, 40% market-rate	1 space/unit	233 surface spaces	Goody Clancy (2003)		Trinity(2006-2007)	received \$20 million 2002 HOPE VI award toward \$60 million overall cost; initial redevelopment phase complete; second phase in progress;
Tent City	Boston, MA	3 acres	269	89 units/acre	1/4 low-income, 1/2 affordable, 1/4 market-rate	0.7 spaces/unit	698 garage spaces		Goody Clancy (1985)		
Townhomes On Capitol Hill (Ellen Wilson)	Washington, DC	5 acres	147	29 units/acre	91% low-income and affordable, 9% market-rate				Weinstein Associates/ Sorg & Associates	Telesis (1996-2005)	funded through the award of a \$25 million HOPE VI grant in 1993; 6000 gsf community center