

Affordable Senior Living

Stephan Fairfield

Orchard Communities

Creating Affordability - Capital

- Alternate forms of capital to reduce debt
 - Low Income Housing & Historic Tax Credits
 - HOME Program (HUD)
 - CDBG Program (HUD disaster assistance)
 - Grants (FHLB, foundations, private donors)
 - Donated land
 - Fee waivers and entitlements assistance
 - Infrastructure assistance
 - Cheap construction (not recommended)

Creating Affordability - Operations

- Client income subsidy via public housing, Housing Choice Vouchers, VASH, Section 202
- Reduced operating costs via:
 - Scale to spread fixed costs over more units
 - Tax exempt bonds to reduce cost of debt
 - Tax abatement
 - Reduced utility rates
 - Unit cross-subsidies

The Orchard at Garden Oaks

Senior Community Living
118 Residences on 5 Acres in
Houston's Garden Oaks

Neighborhood Friendly Design



Community Living Room & Kitchen



Senior-Friendly Fitness & Rehabilitation



Arts & Crafts, Reading & Technology



Visiting Caregiver Suite



Covered Access to All Buildings



Interaction Seating Near Big Elevators



Sliding Scale Residences from \$315



Cozy & Internet Ready



Personal Spaces (some roll-in)



Multi-Use Outdoor Spaces



Amenities to Encourage Family Visits



Individual Raised Garden Beds



Rose Gardening



Rest stop on accessible 1/4 mile path



Double-Gated Pet Park



Grandkid Enticements



Standby Emergency Power

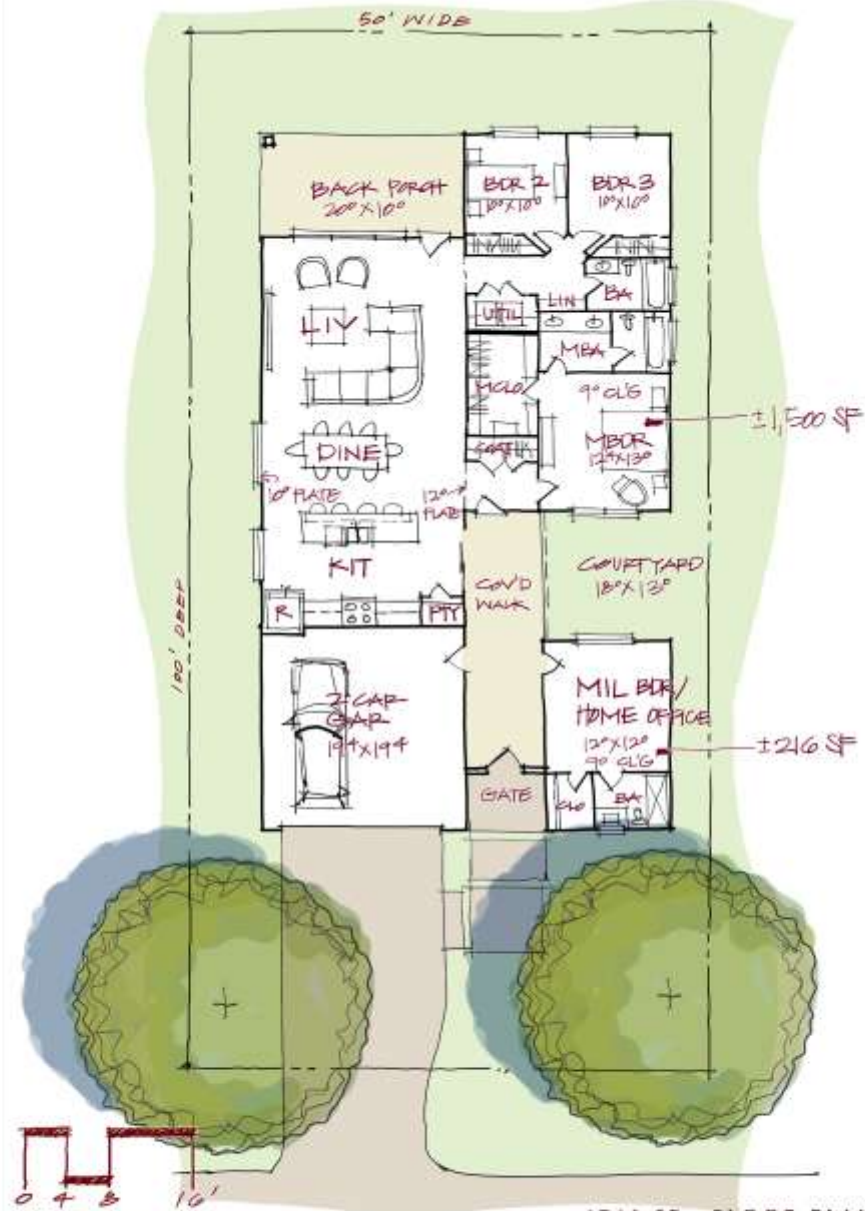


Neighborhoods Of Opportunity

Multi-Generational Homes

Independence Heights

Houston



1716 SF - FLOOR PLAN

NEIGHBORHOODS
of OPPORTUNITY

ORCHARD COMMUNITIES
HOUSTON, TEXAS



FEB 15, 2013
13902.001



MODERN



BUNGALOW



SPANISH
CONTEMPORARY

1716 SF PLAN - ELEVATION CHARACTER



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NEIGHBORHOODS
of OPPORTUNITY

ORCHARD COMMUNITIES
HOUSTON, TEXAS

For More Information

Stephan Fairfield
SFairfield@OrchardCommunities.org
713-223-1864 ext. 14