

AN EXAMPLE

# The Hacienda




# Affordable Housing

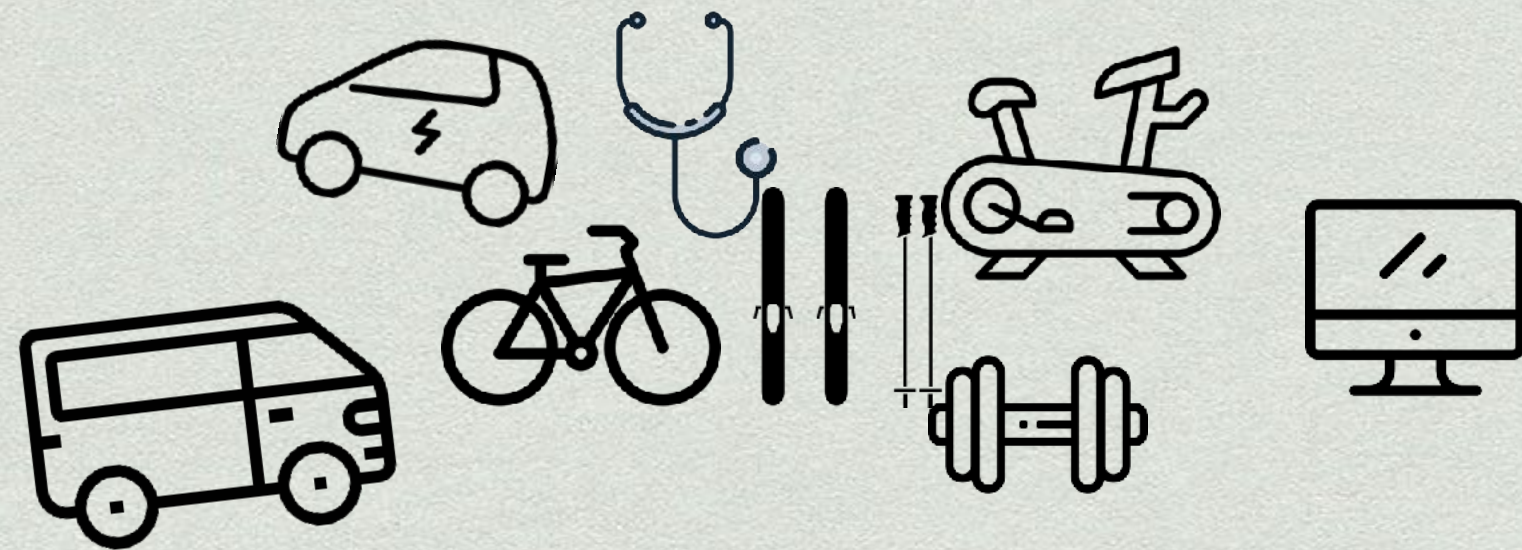
*Live Well, Live Cheap*

- Cost effective building technologies
- Shared household economics
- Balance of privacy and shared spaces
- Low square feet per person in an elegant space
- Shared energy, water, and waste infrastructures
- Shared transportation, recreation, security, and IT
- Energy efficiency



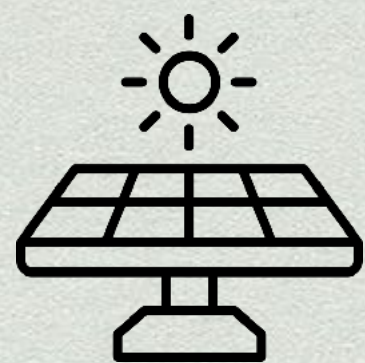
# Social Goals

- \* Housing insecurity situation  affordable living.



A holistic solution.

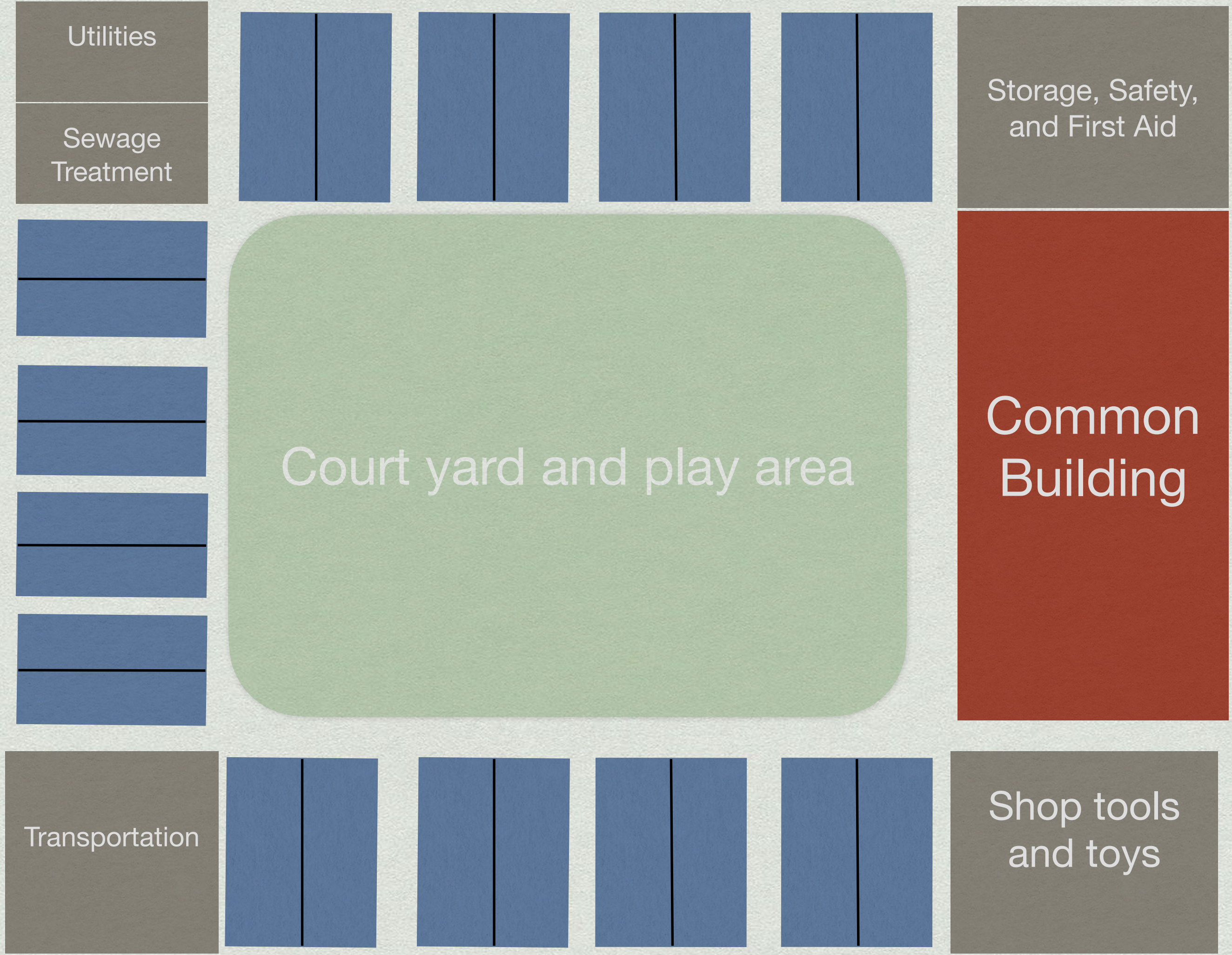
- \* A path to financially self sustaining without subsidies.



Alternative energy, lower carbon footprint



# Multifamily Hacienda





# Multifamily

Shared Storage  
Safety  
Fire Suppression  
First Aid

Utilities  
Sewage  
Treatment

Storage, Safety,  
and First Aid

Court yard and play area

Common  
Building

Shared Tools  
Recreation Equipment

Shop tools  
and toys

Transportation

Community

- Kitchen
- Function Room

*Foldable walls to for  
reconfigurable spaces*

- ... Dining
- ... Functions
- ... Meetings
- ... Classes
- ... Religious Service

Computer Room

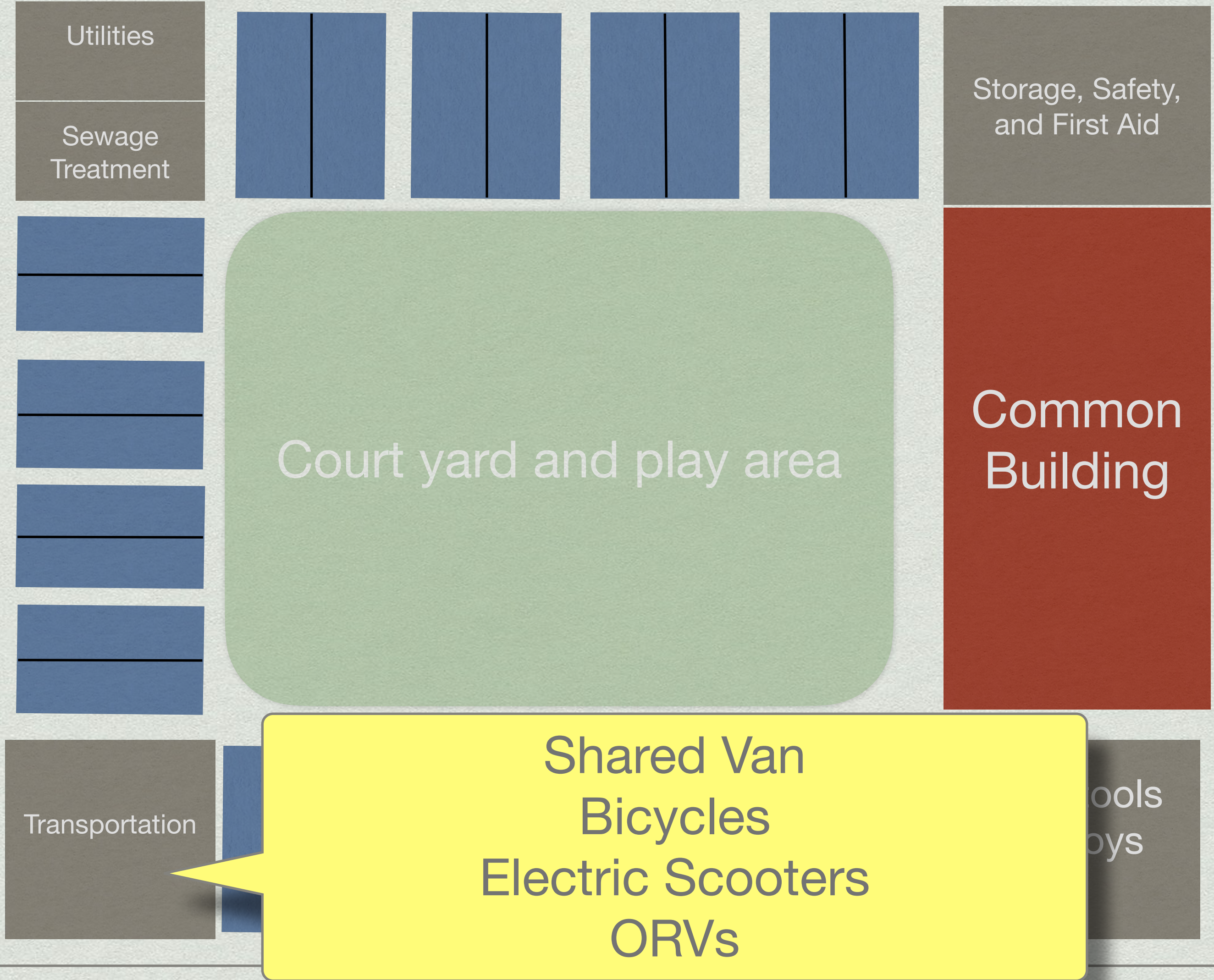
- Computers
- Printers
- Copier

Library

Guest Suites



# Multifamily Hacienda





# Making Small Space Elegant

- \* Higher ceilings
- \* Light Pipes
- \* Quiet Design
  - \* (interior insulation, double stud walls)
- \* Passive Solar
  - \* South windows, eve placement
- \* Super insulated
- \* Passive Air Circulation & Attic Fan
- \* HEPA Filter
- \* Space savers
  - \* Murphy Beds, fold out tables, pull out desks, kitchen on a wall, storage overhead



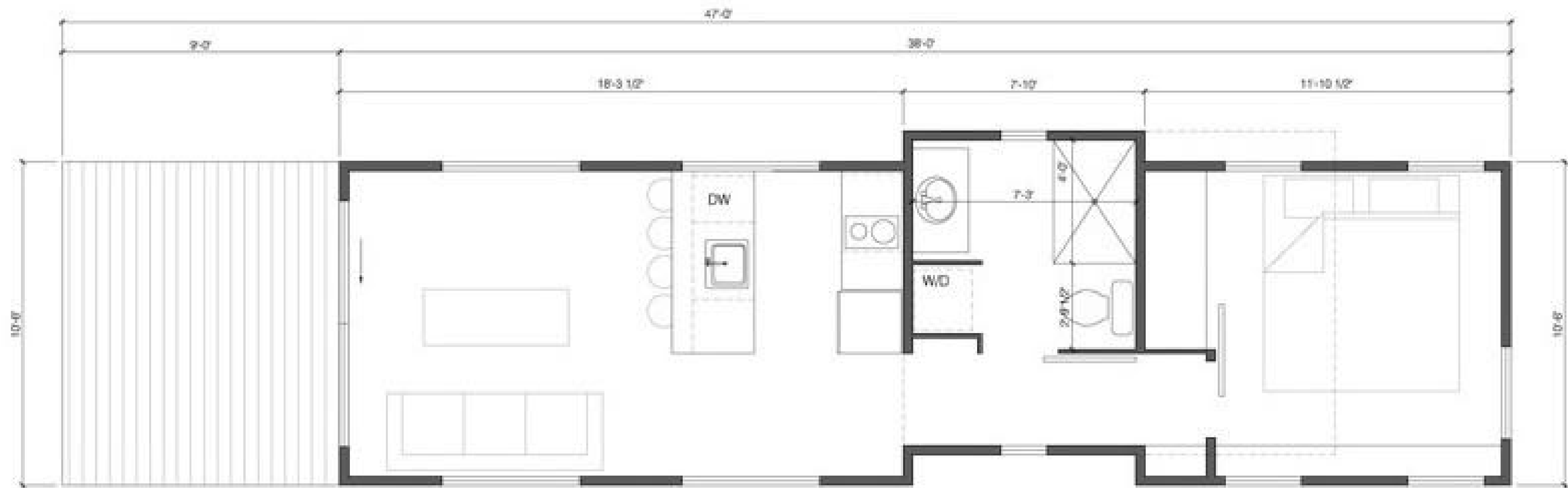


# Could You Live Here?





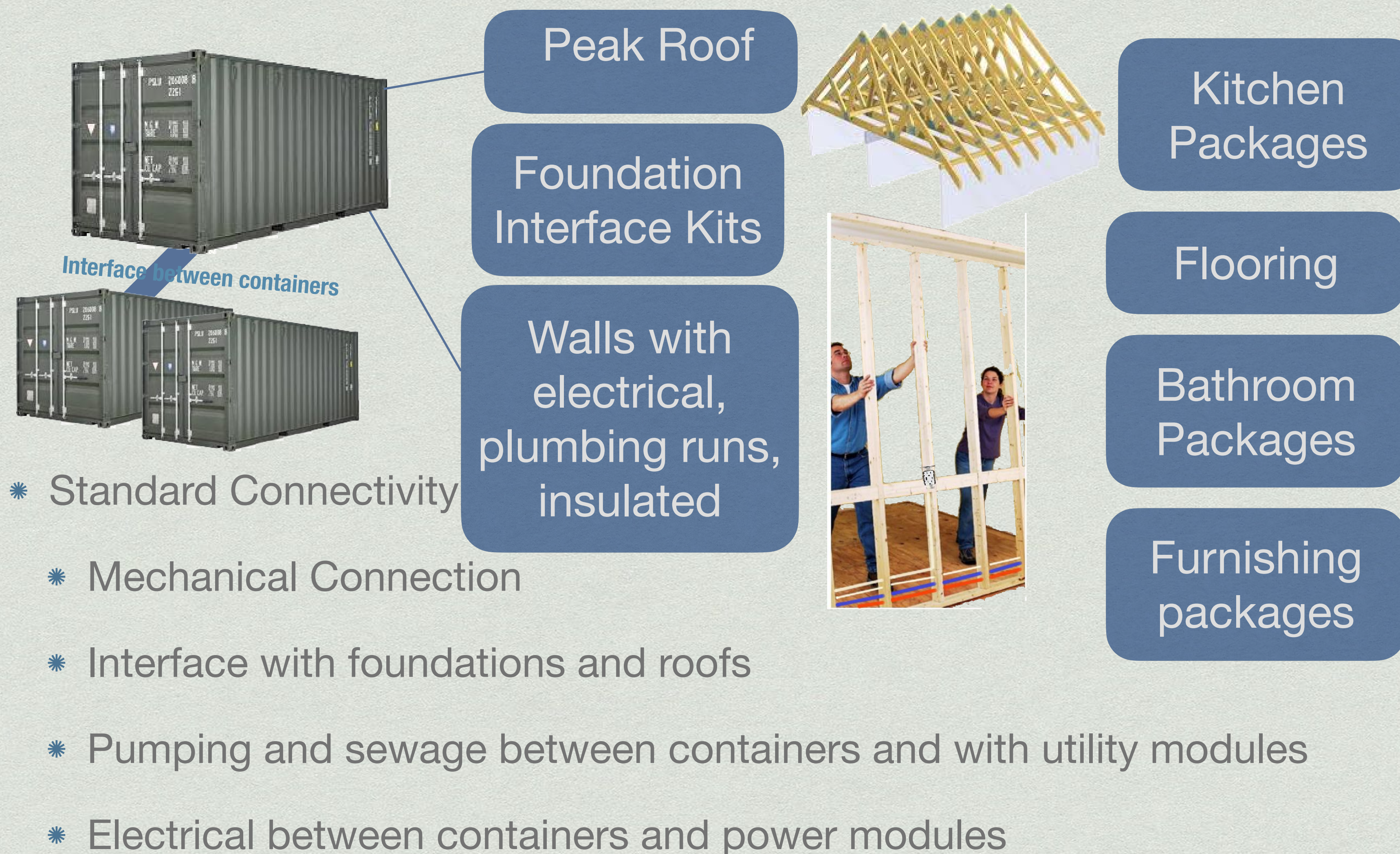
# 400 Square Feet





# Going Beyond the Current Market

## Modular and Standardized





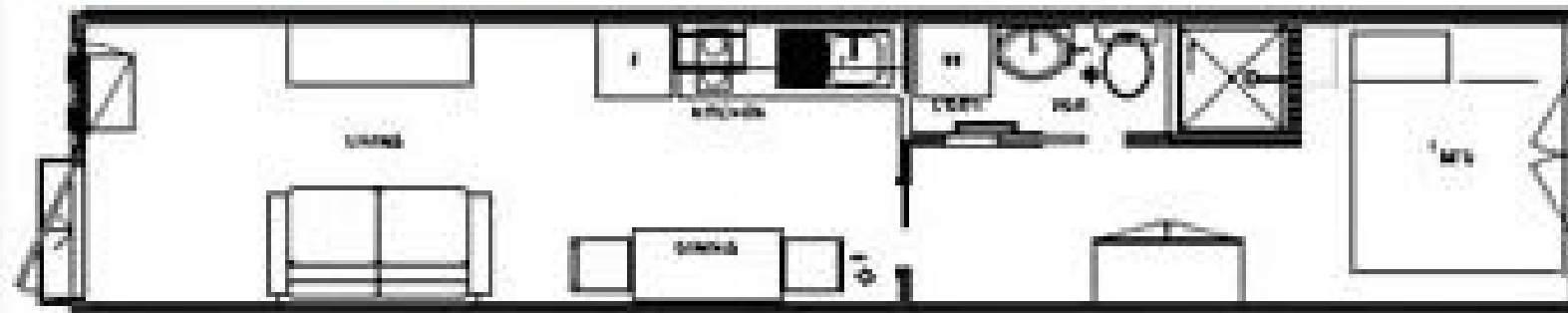
# Kitchen and Laundry on a Wall



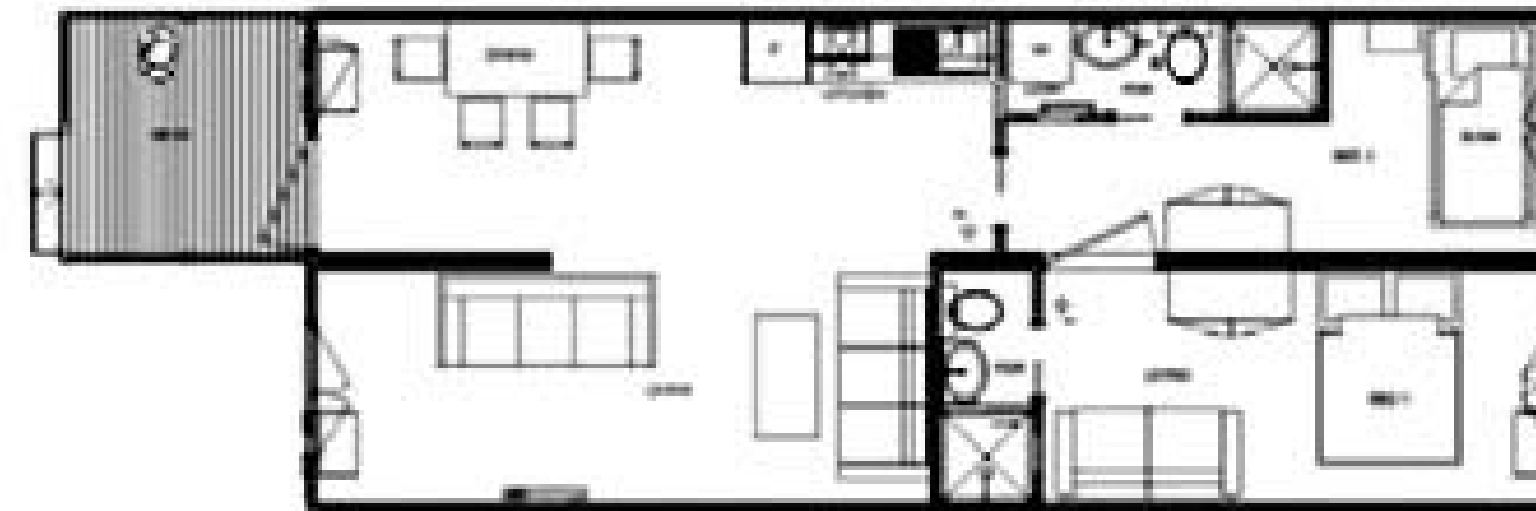


# Shipping Container Layouts

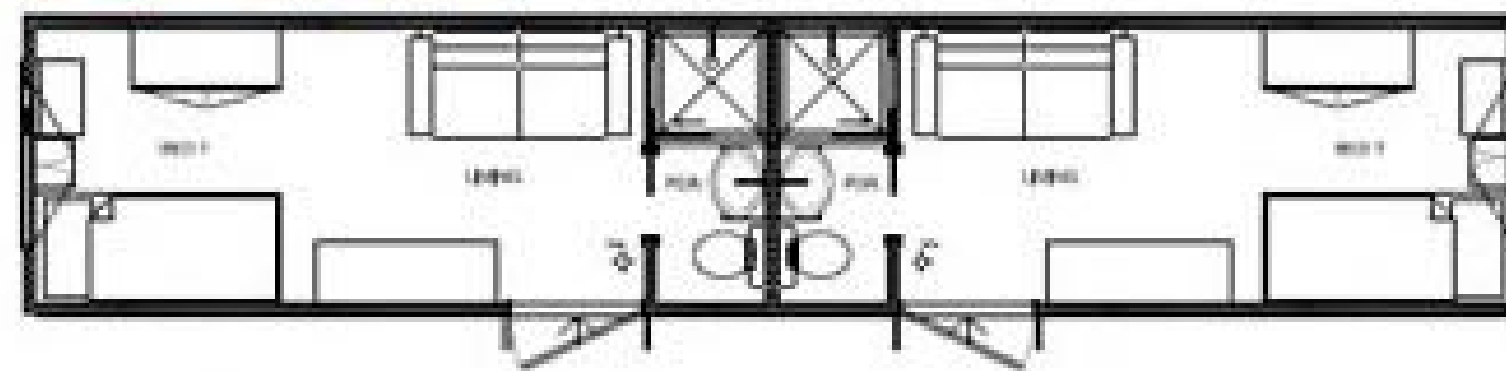
**1 Bedroom Unit**



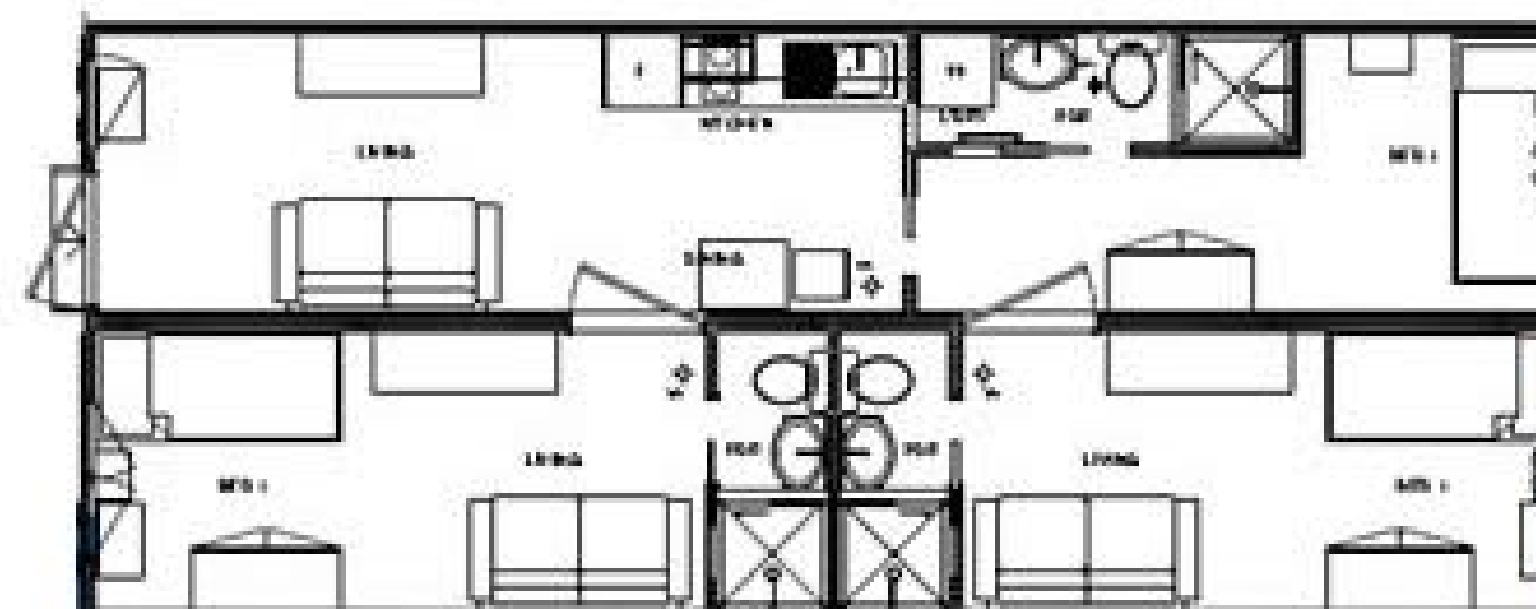
**2 Bedroom Unit with Open Plan Living**



**2 Bedroom Unit**



**3 Bedroom Unit**





# Land and Cost



# Hacienda

- 32 living units
  - 1 bedroom - 200 square feet - for 1 person
  - 1 bedroom - 400 square feet - for a couple
  - 2 bedroom - 600 square feet - for small family
  - 2+ bedroom - 800 square feet - for family
  - 3 bedroom - 1000 square feet - for large family
- Two - Three flexible configuration guest houses
- Common building - flexible configuration - kitchen - 7000 square feet



# Hacienda

- Furnished
- Passive energy design
- Shared vehicles and recreation equipment
- Shared common area -
  - First class kitchen for family get togethers
  - Flexible hall - eating, entertaining, praying, classes - mental and physical
  - Entertainment Equipment
  - Computers/printers/copiers
  - Two-three guest rooms



# Hacienda Operations

- Property Tax
- Insurance
- Internet
- Utilities
- Hacienda Organizer (the following will be done by members or about \$300 per unit added)
  - Light Maintenance
  - Common Areas
  - Administration
  - Landscape care
  - Security



# Monthly Cost - JUST HOUSING

*Rough Estimate*

*Includes \$80K land. 32 Units. \$3.4 million*

*With common area*

	Size	Mo. Cost
1 person 1 bedroom	200 sq ft	\$220
A couple 1 bedroom	400 sq ft	\$441
Small family 2 bedrooms	600 sq ft	\$661
Family 2+ bedrooms	800 sq ft	\$882
Large Family 3 bedrooms	1,000 sq ft	\$1,102



Rough Estimate

# Monthly Cost - ALL

*32 Units.*

*Housing • Furnished • Shared Vehicles and Rec Equipment  
• Operations, taxes, insurance, incl. Labor*

	Size	Mo. Cost
1 person 1 bedroom	200 sq ft	\$490
A couple 1 bedroom	400 sq ft	\$980
Small family 2 bedrooms	600 sq ft	\$1,471
Family 2+ bedrooms	800 sq ft	\$1,961
Large Family 3 bedrooms	1,000 sq ft	\$2,451



Rough Estimate

# Monthly Cost - ALL

32 Units.

*Housing • Furnished • Shared Vehicles and Rec Equipment*  
*• Operations, taxes, insurance, incl. Labor*

	Size	Mo. Cost
1 person 1 bedroom	200 sq ft	\$490
A couple 1 bedroom	400 sq ft	\$980
Small family 2 bedrooms	600 sq ft	\$1,471
Family 2+ bedrooms	800 sq ft	\$1,961
Large Family 3 bedrooms	1,000 sq ft	\$2,451

This had an error due to double counting energy costs. Replaced on next slide.



Rough Estimate

# Monthly Cost - ALL

32 Units.

*Housing • Furnished • Shared Vehicles and Rec Equipment*  
*• Operations, taxes, insurance, incl. Labor*

Admin and common transport allocated by unit. 20% added to operations estimate for reserve.

	Size	Mo. Cost
1 person 1 bedroom	200 sq ft	\$660
A couple 1 bedroom	400 sq ft	\$884
Small family 2 bedrooms	600 sq ft	\$1,109
Family 2+ bedrooms	800 sq ft	\$1,333
Large Family 3 bedrooms	1,000 sq ft	\$1,557



Rough Estimate

# Monthly Cost - ALL

*32 Units.*

*Housing • Furnished • Shared Vehicles and Rec Equipment  
• Operations, taxes, insurance, incl. Labor*

Weighting of operating costs to lower the price of 200 and 400 sq ft units.

Admin and common transport allocated by unit. 20% added to operations estimate for reserve.

	Size	Mo. Cost
1 person 1 bedroom	200 sq ft	\$375
A couple 1 bedroom	400 sq ft	\$775
Small family 2 bedrooms	600 sq ft	\$1,196
Family 2+ bedrooms	800 sq ft	\$1,455
Large Family 3 bedrooms	1,000 sq ft	\$1,695



# Hacienda Membership

- Must apply
- Background check - non-violent
- Residence/job requirement
  - Either have live here for a \_\_\_\_ or have a job in Ravalli County
- Not required to in any government supported program or status
- Generally expect the applicant to be able to pay the fare with wages or other support, including government funded programs.
- Will probably have a community funded program for some of members who simply cannot come up with the money, needs extra support, etc.



## Housing Security and Homelessness in the Ravalli County

# Recommendations

- Include a response to housing security and homelessness strategic economic development plans.
- WHEN WINTER COMES  
COVID-19 may turn homelessness from a problem to a crisis in Ravalli County.
- What ever happened to the CARES Act Money?