

SHIRTWEARER, LLC

A Native American owned company

THF/CCS Casitas on Broadway Senior Housing + Feasibility Studies Tucson, Arizona

Year Design Completed: 2008 (ongoing)

Construction Estimate: \$ 6,000,000

Construction Bid: Currently Bidding

targeting LEED Gold Certification

Consultants

Mechanical: SMU Mechanical Engineering, LLC

Electrical: McGettrick

Civil: Dowl

Structural: Schneider + Associates, Inc.

Cost: Compusult

Owner Contact:

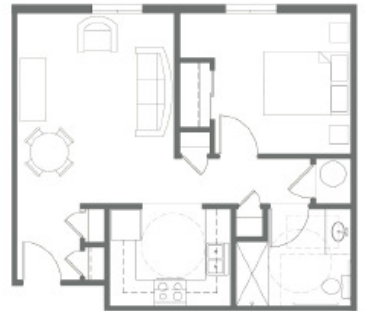
Joy D. Taylor

Developer, HUD Consultant

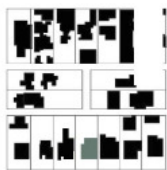
2980 N. Swan Road, Suite 225

Tucson, AZ 85712

520.795.5886



one bedroom unit plan



BLOCK



LOT



STREET



This project is a continuation of an earlier feasibility study undertaken for the City of Tucson in the Sam Hughes neighborhood. The site is located on a former car dealership, and after extensive work with the neighborhood, a non-profit housing joint venture between Tucson Housing Foundation and Catholic Community Services was created to build the project.

The project included assisting the non-profit in applying for a HUD 202 grant, which was funded in 2006. At the request of the neighborhood, the non-profit agreed to LEED certify the building. Because of tight budget constraints, the design team made every effort to maximize sustainable design without adding cost--for example, the project received substantial LEED points for its density, use of an existing infill site, and compliance with City of Tucson low water use and native plant ordinances. The project will be one of the first HUD projects to achieve LEED certification, and although the "Certified" level was initially targeted, the project is now targeting Gold Certification. The project will include newly developed windows made from recycled materials, low water use plumbing fixtures, and highly efficient mechanical units.

Casitas is innovative on two fronts. First, although unit size and common areas are strictly limited by HUD requirements, the organization of the units around small scale courtyards provide a sense of smaller communities not found in typical HUD projects. Second, the project massing is derived from and reinforces the neighborhood urban fabric.