



## **Taft Townhomes – Project Summary**

### **Project Description:**

CHN proposes the conversion of the Taft Education Center site into a mixed-income (30% to 60% AMI) residential development utilizing tax credit financing from MSDHA and may include private financing to create:

- 60 one- to- four bedroom units:
  - 21 of which will be set aside for supportive housing with project based rental assistance.
  - 8 of which will be barrier free
- Housing for an estimated 80 additional K-12 students

### **Development Team:**

- Developer: Community Housing Network
- Contractor: O'Brien Construction
- Architect: Fusco Shafer and Pappas

### **Adaptive reuse of the existing school building to include:**

- 20 rehabilitated one and two bedroom units
- Community Space for general community needs and to include possible after-school tutoring program in partnership with FPS
- Potential child care center operated by FPS
- Leasing and supportive services offices

### **Surrounding Property to include:**

- 40 new construction three and four bedroom townhomes (the townhomes can be quads or more traditional brownstone buildings)
- Tot lot for on-site play scape

Based on feedback from both the school board, previous input from the City, and our architect, CHN is proposing two options for the exterior design of the townhomes.

- Option A has a modern look and feel that may be more appealing to current market trends.
- Option B has a more traditional townhome look and feel and is more consistent with the existing architecture of the school and surrounding neighborhood.

If selected to develop the site, CHN will work with all stakeholders- surrounding residents, City of Ferndale officials and planning department, and FPS School Board to select what exterior design will best fit into the community.

In addition, CHN will work closely with FPS and the City of Ferndale to manage the community relations process as the site transitions to a new use.

Substantial redevelopment of the former Taft Education Center property represents a prime opportunity to add mixed-income housing for working class families to the area. The site will also incorporate a childcare center which will complement the adjacent Garbutt Park. The substantial rehabilitation of the property and new construction of townhomes will renew this site's purpose in the community, creating a vibrant neighborhood and providing needed housing and community space for years to come.