OFFICE WORKBOOK

LOW INCOME HOUSING DEMONSTRATION
RESTON, VIRGINIA

NORMAN ROWNLAND
The Low Income Housing Demonstration Program was created by Section 207 of the Housing Act of 1961. The Act authorizes the Department of Housing and Urban Development to enter into contracts to make grants to public and private agencies for the purpose of developing and demonstrating new or improved means of providing housing for low income persons and families.

Reston is studying utilization of the engineering and manufacturing experience of the mobile home industry and other methods to produce housing for lower income persons. The project staff and consultants are functioning under a $200,000 grant from the Department of Housing and Urban Development under the terms of the said Section 207 of the Housing Act of 1961, as amended, and P.L. 89-174. HUD's principal interest is the integration of low cost housing into a new town. If the houses and the lower income occupants are successfully incorporated into Reston's environment, it will be an example for public and local governmental acceptance of such housing in other new towns and urban areas of the United States.

Reston is interested in a market which will encompass the people who will work in the industrial plants and in governmental agencies which will be part of Reston. Nearly one-half of these people are in the $5,000 to $8,000 range of family income. The house that this income level can afford is not presently available.

A purpose of the presentation of the workbook at this time is to present schematic design suggestions produced in the first phase of activity for the research and development of housing for lower income persons employed at Reston together with a combination of the data collected to assist in selecting a scheme or schemes to be finally developed. In addition, it contains the work program and critical path schedule, a resume of the participants in the program and their activities, and a brief study of alternate construction methods. There is a list of contacts made with materials manufacturers and other firms whose interests are aligned with successful program completion.

The workbook is published and distributed so it may be the basis of communication between HUD, the management of Reston and the Reston Foundation and the research staff and its consultants. The updating process will be continuous to reflect the program activity and status.
SECTIONS OF ACTIVITY

CONSULTANTS
Resumes; Scope of Work; Contracts

WORK PROGRAM AND SCHEDULE
Abstract of Grant Application; Objectives; Timing; Critical Path Schedule; Revised Work Program

BUILDING CODE CONSTRAINTS

LAND DEVELOPMENT COSTS
Governmental Constraints

MARKET ANALYSIS

CONSTRUCTION AND PERMANENT FINANCING COSTS

REAL ESTATE TAXATION

MOBILE HOME INDUSTRY
Manufacturing and Engineering Technology; Investigation of Industry Resources

ALTERNATE CONSTRUCTION METHODS

ENVIRONMENTAL DESIGN TEAM
Performance Requirements

F.H.A. LOW INCOME MINIMUM PROPERTY STANDARDS STUDY

PROPOSED SCHEMATIC DESIGNS
Revised Schematics; Evaluation and Critiques

SITE SELECTION

CONSTRUCTION INDUSTRY CONTACTS

DEVELOPMENT OF CONTACTS

SUMMARY AND CONCLUSIONS