

Virgin Islands Housing Authority

Homeownership Units Concept Development

Client:

Virgin Islands Housing Authority
#402 Annas Retreat
St. Thomas, Virgin Islands 00802
Attn. Robert Graham, Executive Director
(340) 777-8442

Project Assignment:

With high housing costs on the Virgin Islands it is very difficult to purchase an affordable home. Creative Housing Solutions' assignment was to develop a Two-family home that would have one unit be a rental unit to support the home's affordability. We evaluated sites on St. Thomas, VI; Developed proforma; Analyzed HUD home-ownership regulations and precedents; Developed designs and renderings describing new duplex Homeownership developments as a HUD demonstration program project.

Assignment Details:

- The recommended site is near services, shopping, and schools.
- The project goal is to achieve US Green Building Council LEED for Homes Silver Certification
- 5% percent of the units will be fully accessible
- Fifty (50) Two-Family 3-bedroom Dwellings on 10,000 square foot lots are proposed. Total project area of 18.32 acres.
- Two-story structure with lower parking level. There are front and rear porches on each building. There is 1300 square foot in living area for each unit.
- Three (3) covered parking spaces area provided for each building
- A 0.75 acre Mini-Park is provided as open space with picnic tables and play area



Development is close to businesses and services



View of Two-family with accessible parking



Ariel view of new neighborhood



Street view



View of Two-family with garage access



Creative Housing Solutions, Inc.

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