

PRODUCTION INFORMATION TROY GARDENS HOMES

1) Date of Certificate of Occupancy

- First unit completed September 2006
- Last unit completed February 2007

2) Total Cost of Project and Cost Per Square Foot

- **Total project cost of \$5,480,090**
 - Building construction costs: \$3,752,770
 - Sitework: \$687,697
 - Professional services: \$379,937
 - Architectural, legal, engineering, surveying, etc
 - Developer fees: \$215,038
 - Land acquisition: \$155,835
 - Marketing (commission plus adv): \$113,503
 - [Average of \$3,783 per unit or 2.4% of sales price]
 - Construction loan (interest/fees/closing costs): \$84,814
 - Permit fees/connection charges: \$39,809
 - Closing costs on sale of units: \$20,092
 - All other costs: \$30,595
- **Cost per square foot**
 - Building construction only: \$86
 - Building construction and sitework only: \$102
 - Total project costs (hard and soft costs): \$126

3) Exterior Construction Materials

- **Soffits/gutters/downspouts:** aluminum with baked enamel finish
- **Doors**
 - Front: Peachtree Avanti A31 insulated metal swing entrance door, Low-E glass
 - Rear: Peachtree Avanti A19 insulated metal swing patio door, Low-E glass
- **Foundation waterproofing/insulation (exterior):** Tuff-N-Dry sprayed waterproofing, Warm-N-Dry insulation protection board
- **Porches**
 - Rails/trim: #1 grade cedar
 - Floor: concrete
- **Privacy fences:** rough sawn cedar
- **Shingles:** GAF Timberline 30 architectural shingles
- **Siding:** Hardi-Plank fiber-cement siding
- **Trim (windows/doors/banding/gables):** MiraTEC

- **Windows:** preglazed with high-performance (Low-E with Argon) insulating glass, vinyl-clad, screens for entire operable area:
 - Silverline 2800
 - Configuration – single and double
 - Type – single hung
 - Silverline 2900
 - Configuration – double
 - Type – single hung
 - Silverline 7450
 - Configuration – triple
 - Type – awning
 - Silverline 7552
 - Configuration – double
 - Type - casement

4) Other Relevant Construction Information

- **Green Features**
 - Certifications:
 - Wisconsin Green Built Home
 - Energy Star
 - Base package (all units)
 - Energy recovery ventilators
 - Solar thermal ready (pilot project for WI Focus on Energy)
 - All fluorescent light fixtures (except dining room)
 - Bib insulation system (fiberglass)
 - Low-flow faucet aerators and showerheads
 - Energy Star appliances and mechanical systems
 - Upgrade Options
 - Green flooring
 - Bamboo
 - Ceramic tile
 - Marmoleum
 - Solar:
 - Solar thermal (hot water) system
 - Photovoltaic system
 - Plumbing
 - Dual flush toilets
 - Tankless hot water heater
 - Electrical
 - Energy star fans and fan/lights
 - Green “Downgrade” Options: price deductions were offered to buyers choosing to delete any one of the following items from the base package.
 - Central air conditioning
 - Dishwasher
 - Disposal

- Other Items of Interest:
 - At developers request, Madison Metro bus stop was moved right in front of housing site,
 - Within bike commuting distance of downtown Madison;
 - Within walking and biking distance of largest city park (Warner Park), library, grocery store, bank, and hardware store (all 1 mile or less);
 - Extensive use of rain gardens with the housing site, with future plans to supplement with rain barrels;
 - Goal is to retain all stormwater onsite (except for unusual storm events).
- **Universal Design/Accessibility/Aging in Place Features**
 - All homes, whether they are one or two story, have barrier-free first floors.
 - Single-story units have a full bath, two bedrooms and a laundry room on the first floor;
 - Two-story units have a full bath and one bedroom on the first floor
 - Two bedrooms upstairs – which can work well for live-in attendant care
 - Additional features include:
 - Two-thirds of the units have two wheelchair accessible entrances (the rest have one);
 - Open floor plan;
 - Bathroom cabinets are removable;
 - All outlets and controls set at a height that is an easy reach for a person who uses a wheelchair;
 - Design exceeds the standards of the *Easy Living Home*™ program.
 - We worked hard to identify buyers with disabilities before homes were completed, so that we could offer low or no-cost customization features. This included:
 - Smooth-top ranges (great for people with autism and other cognitive impairments);
 - Jacuzzi tubs (great for people with arthritis);
 - Finished basement for live-in attendant caregivers;
 - Choice of roll-in shower or tub with grab bars.
 - Entire housing site is barrier-free
 - Accessible paved pathways;
 - More accessible parking spaces than local code requires;
 - Accessible garbage and recycling enclosure;
 - Accessible community mailboxes;
 - Wheelchair accessible path to bus stop (right in front) with bench that has room on both sides for wheelchairs

- Future plans for expanding wheelchair accessible paths to open space areas of Troy Gardens, connecting the housing site all the way to the northwest corner of the prairie
 - Easy access to raised-bed community gardens and greenhouse;
 - Paved and/or hard packed surface connecting Troy Gardens to the Central WI Center, an in-patient center for persons with physical and development disabilities, which will enable patients full access to the natural areas of Troy Gardens.
 - Expansion of Living Space - Basements
 - Designed for expansion of living space – now or in the future. This means that families don't have to move as they grow larger (i.e. have kids), and allows older persons and/or persons with disabilities to remain in their homes if they should ever need live-in attendant care.
 - Features
 - Bathroom pre-plumbed
 - Finished basement offered as an upgrade option
 - One buyer finished the basement to create a separate living space for a live-in attendant and her family;
 - One buyer finished the basement bathroom to create an additional bathroom for in-home childcare
- **Sale Prices**
 - Homes sold to low to moderate income first-time homebuyers (20 total):
 - 2-bedroom units (1,150 sq feet): \$109,500
 - 3-bedroom units ((1,650 sq feet): \$139,500
 - [Average income of income-restricted buyers was 65% of Dane County median income]
 - Market-rate units (10 total)
 - 2-bedroom units (1,150 sq feet): \$149,500
 - 3-bedroom units ((1,650 sq feet): \$189,500
 - Median sale price at time of project (Dane County, WI): \$215,000