

### Orchard Gardens

Like Mission Main, Orchard Gardens originally consisted of “superblocks” of three story brick walkups. In 1995, prior to its redevelopment, 90 percent of Orchard Gardens residents had incomes less than \$20,000 and 50 percent of the units were vacant. By 2000, after redevelopment, household income had increased by 79.6% and crime rates had decreased substantially.

The new Orchard consists of 491 apartments that have expanded beyond the original borders of the development; 405 of these apartments remain affordable to persons with low income. An additional 20 affordable homeownership units are scheduled to be built as well. The redevelopment allowed the BHA to change the original footprint of the development, re-knit the housing into that of the existing neighborhood and reintroduce through streets in and around the new homes that were built. This redevelopment effort served as a catalyst for the surrounding neighborhood, which has since seen the addition of a new K-8 elementary school and has received \$293.8 million in public and private investment.

The national “Community Building by Design Award” was presented to the BHA on behalf of the American Institute of Architects and the U.S. Department of Housing and Urban Development. The authority was the only HOPE VI housing redevelopment effort to win an award that year, and with this experience under its belt, the BHA was confident its future endeavors in modernization and energy conservation would be just as successful.

Orchard Gardens was also awarded the “Builder’s Choice Design and Planning Award” by the National Association of Home Builders.



**Before**



**After**