

Housing in Hidden Places

Challenges and Solutions

White Elephants



- Mansions
- Barns
- Schools
- Churches
- Office Buildings
- Factories
- College campuses
- Institutions



Challenge: Getting Owners to Sell

- Over-valued pricing
- Over leveraged/tied up in legal proceedings
- Altogether abandoned – no owner
- Mortgage holder doesn't want to step in
- Municipality doesn't want to do tax sale
- Owner institution wants to restrict future use



Solutions:

- Listen
- Learn about concerns
- Cultivate trust
- Build relationships
- Practice patience
- Explore win/win outcomes



Challenge: Existing Site & Building Constraints

- Lot shape, size, location of entry points, setting of existing building on lot
- Handicap accessibility in downtown historic buildings
- Historic features such as large entry halls, wide corridors, grandiose staircases, school gymnasiums
- Cavernous spaces





Solutions:

- Prioritize goals and be prepared to compromise
- Be creative especially with
 - Site design
 - Common area uses





Think outside the
box...

Challenge: Reaching Economies of Scale

Solutions:

- Look for buildings sited on larger lots and add a new building
- Seek larger structures that can accommodate more units (factories, schools, churches with accessory spaces)





Challenge: Existing Conditions & Future Goals

- Historic preservation & renewable energy technologies (solar panels, air source heat pumps, pellet silos)
- Masonry & spray foam
- Energy codes & existing buildings



Solutions: Creative Design and Innovative Technologies



- Screening & Landscaping
- Low profile rooftop installations
- Insulated window panels

**Unique
Challenge:
Sacred
Spaces**



Creative Solutions...



GLOBAL MLS, Inc.



GLOBAL MLS, Inc.



Before



After



[Immanuel Place Grand Opening](#)