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## **Oaktree Development receives ULI Jack Kemp Excellence Award**

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Oaktree Development was honored last week as a finalist for the Jack Kemp Excellence in Affordable and Workforce Housing Award by the Urban Land Institute (ULI) for their development of 30 Haven. The 53-unit, mixed-income, urban infill project was constructed using an innovative modular construction model developed by the firm. The award is given annually to workforce housing developments that represent outstanding achievements in affordability, building technologies, quality of design, involvement of public-private partnerships, mass transit orientation and replicability of the development.

30 Haven was selected by the ULI Terwilliger Center's national advisory board, primarily for the innovative modular design and construction methods that enabled Oaktree and its partners to create affordable housing without the use of a public subsidy. The center focuses on developing ways to leverage private sector investment to create affordable and workforce housing. The development was built using modular construction combined with the patented GreenStaxx system developed by Oaktree founder Arthur Klipfel, which allows developers to build high-quality, cost effective and green structures in compressed time frames. 30 Haven was also recognized as a prime example of 40-R Smart Growth principles, given the development's strategic proximity to the MBTA commuter rail. Built to LEED and Energy Star standards, the four-story development combines 22,000 s/f of retail space with 53 one-and two-bedroom apartment units. Eleven of the units are designated as affordable and 18 are workforce housing, with the remainder of the units commanding higher market rate rents.

"The Jack Kemp Award recipients serve as models for developers seeking ideas on how to bring both private capital and expertise together with public resources to improve communities and increase housing opportunities," said Michelle Winters, senior visiting fellow for the ULI Terwilliger Center for Housing. "Not only do (the honorees) integrate a variety of household and family types seamlessly, but they also demonstrate how to create successful inclusive housing developments in a range of environments from central cities to suburbs."

The award was presented during the general session at the ULI Fall Meeting in New York City on October 23. "This award supports Oaktree's longstanding mission of producing housing that is both affordable and sustainable, and for that reason it is very much appreciated," said Klipfel. "For over 35 years our focus has been creating mixed-use urban multifamily housing configured near public transportation, and to be recognized with the Jack Kemp Award is indeed an honor."

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