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Affordable Project Wins Best Multifamily Rental Community – First Time in History of McSAM Awards

May 15, 2009 – Dallas, TX – The Villas of Hillcrest, designed by Humphreys & Partners Architects, L.P., is the first affordable housing development to win a prestigious McSAM Award in the 30-year history of the Home Builders Association of Greater Dallas' annual competition. The award was one of two bestowed on the architectural firm in this year's competition.

"Incorporating affordable housing into an established neighborhood is no easy task. The Villas of Hillcrest is a prime example of the role that design plays in overcoming the challenges of adding affordable housing to a community," said Jenny Lynn of the Home Builders Association of Greater Dallas. "The out-of-state judges certainly recognized that by selecting The Villas of Hillcrest to be the first affordable housing development to receive a McSAM Award."

The Villas at Hillcrest in North Dallas won the "Best Multifamily Rental Community" category. It bested several high-end, luxury projects. Humphreys also received a McSAM Award for Lake Park Estates' Urban B-2 Plan in Richardson, which was voted as the "Best Architectural Design for Townhomes or Condominiums Under \$300,000."

The 40-unit Villas of Hillcrest is owned by the Dallas Housing Authority. Humphreys & Partners Architects used a four-plex design with faux garage doors, and building elevations to replicate a single-family neighborhood in a suburban environment.

"It was important that this development fit into the neighborhood. This was a feel good project," said Architect Mark Humphreys, who took special care to ensure the units had upscale curb appeal so that "if a child was dropped off at home by his friend's mother, his home would look just like his friend's."

"It fits in great with the neighborhood. It's multifamily, but it was designed to look like single-family homes," said William Manning, vice president of development for the Dallas Housing Authority. "Humphreys did a great job with that design. The residents who moved there love the design." He added that the 40 units, averaging 1,002 square feet and all Section 8 subsidized, are fully leased.

Lake Park Estates is a gated development with 253 for-sale townhomes and lofts, designed and developed by Mark Humphreys, CEO of the architectural firm and owner of Atticus Real Estate in Dallas. The density is 14 units per acre, providing a park-like setting with water features, picnic area and walking trails. The two- and three-bedroom townhomes and lofts range from 1,425 square feet to 1,984 square feet. Design features include entertainment-style kitchens with islands, fireplaces, balconies, high-efficiency energy-saving HVAC systems and two-car garages.

NOTE TO EDITORS:

The McSAM Awards were created in 1979 by the Sales and Marketing Council of the Home Builders Association of Greater Dallas. The awards are given to builders, developers and associates who have made a significant and creative contribution in residential marketing.

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Villas of Hillcrest



Lake Park Estates