

Affordable Housing: Azteca Housing Corporation, Dimmitt, Texas

2001 Fall: ARCH Studio 5605/Service Learning

Project Manager/Principle Investigator: Ben K. Shacklette, AIA

Students: Eric Perea, Theresa Hernandez, Jared Wright

2002 Summer: CDS Funded Research (\$5,000)

Research Assistant: Pavlina Ilieva

Client: Azteca Corporation

Project Description:

Originally designed in the 1960's to house migrant farm workers, the current complex is now substandard and unattractive. Current tenants are now permanent residents in Dimmitt as shifts in regional agriculture no longer draw significant numbers of migrant workers into the area. Working with community organizations and Azteca a design was developed for new buildings, modification of existing buildings, and improvements to the overall site. The central focus of the project was to transform the existing facility into a community oriented neighborhood geared toward moderate to middle income families. The new design addresses nine two story apartment buildings to be remodeled and 40 single family units to be demolished and replaced with new three and four bedroom homes that respond to current market trends in affordable housing. The student design team performed an extensive site study and documentation of the existing housing complex to assess current condition and evaluate potential for adaptive reuse. In a series of open seminars the students facilitated a process of participatory programming and the development of a new design based on direct engagement with local community leaders, residents, and facility administrators including representatives of USDA. Following the fall semester of 2001 advanced computer imaging was applied to delineate façade transformation schemes to aid the Azteca Corporation in application for funding. Using the CDS work the client has received \$3 million in grant funding to proceed with construction and has hired a professional architecture firm.



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3 Bedroom Floor Plan "A"

07/14/01

Scale: 1/4" = 1'-0"



Elevation "A"

Scale: 1/4" = 1'-0"



Elevation "B"

Scale: 1/4" = 1'-0"



Elevation "C"

Scale: 1/4" = 1'-0"



3 Bedroom Floor Plan "B"

08/14/01

Scale: 1/4" = 1'-0"



Elevation "A"

Scale: 1/4" = 1'-0"



Elevation "B"

Scale: 1/4" = 1'-0"

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Site Plan "A"

Scale 1" = 40'



Side Elevation



Elevation