

Revitalizing Older Neighborhoods with New Homes

As land becomes increasingly scarce in many of the country's fastest-growing urban areas, we look for opportunities to be part of the redevelopment of older neighborhoods with new homes. A number of our communities are built on previously developed sites, including brownfield, greyfield and infill, and these are among our investment criteria when considering land purchases, as well as our focus on affordability for our core first-time and first move-up homebuyers. Often these new homes are the first to be built in these locations in years and contribute to creating stronger, safer communities with more energy- and water-efficient housing. In 2019, we operated 17 infill communities nationwide and delivered 550 homes at such communities, which we define as being on redevelopment sites in established urban settings.

Examples of Infill Communities

The Cottages on 4th Ontario, CA

- We developed a community of 55 single-family detached homes on the former site of a newspaper printing operation in Ontario, California.
- These six acres of abandoned commercial space were surrounded on three sides by established residential neighborhoods and attracting vandalism and crime.
- We replaced the space with a vibrant, affordably priced community of family-oriented home designs, an open space park, pool and playground.
- The community is walking distance to shopping, restaurants and employment centers.
- There had been very little new development in that part of Ontario for some time, so the response was very strong, driven by the compelling price, thriving infill location and low taxes.

Villas and Cottages at Harbor Pointe Harbor City, CA

- These two new-home communities in Harbor City, California were built on a former commercial site with oil wells and closed-down automotive businesses.
- We planned for a total of 120 new homes, including some specifically designated for low- and moderate-income buyers.
- We worked with the County of Los Angeles Planning Commission to allocate the entire project for residential use at their request.
- The community park runs down the middle of the neighborhood, where the oil well had been located.
- Our community is one of the only new-home options in this well-established area.



Top: The Cottages on 4th; Bottom: Cottages at Harbor Pointe