



ESSENTIAL HOUSING **PLAN BOOK**

SINGLE-FAMILY + DUPLEX

CRA
COMMUNITY REDEVELOPMENT AGENCY
YOUR VISION. YOUR VOICE

www.cramemphis.org



ABOUT THE CRA

The Essential Housing Program is a CRA partnership that provides access to land and funding for new construction of affordable housing in the Uptown and Binghampton neighborhoods. Developers must produce well-designed, quality construction, energy-efficient, and environmentally sustainable housing units. Essential housing is accessible to a range of income levels, from low- to middle-income households. The program offers a variety of housing types, including single-family and multifamily units, as well as homeownership and rental opportunities.



850 N. Manassas | Gould Cottage
Memphis TN 38107

City of Memphis and Shelby County
Community Redevelopment Agency

CRA PLAN BOOK

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PLAN LICENSE

Approved Developers, selected by the CRA, may obtain a single-use site license for a plan upon payment of a “License and Permit Fee” of Two Thousand Five Hundred Dollars and Zero Cents (\$2,500.00). The Approved Developer will pay the “License and Permit Fee” to the corresponding Architect. The site license will be valid for one parcel and one construction instance.

The fee covers the following services and deliverables:

- Cover sheet with Project Information including address, parcel data, building code data, energy efficiency recommendations, REScheck compliance, and an aerial photo to demonstrate contextual infill house alignment.
- Scale drawing showing property boundary, setbacks, driveway, and walks (survey to be provided by developer)
- Basic design customization including mirrored (flipped) plan, window style, and minor location adjustments based on site context.



UNIT SUMMARY

Number of Units	1
Number of Stories	2
3 Bedrooms, 2 Bathrooms	

BUILDING SUMMARY

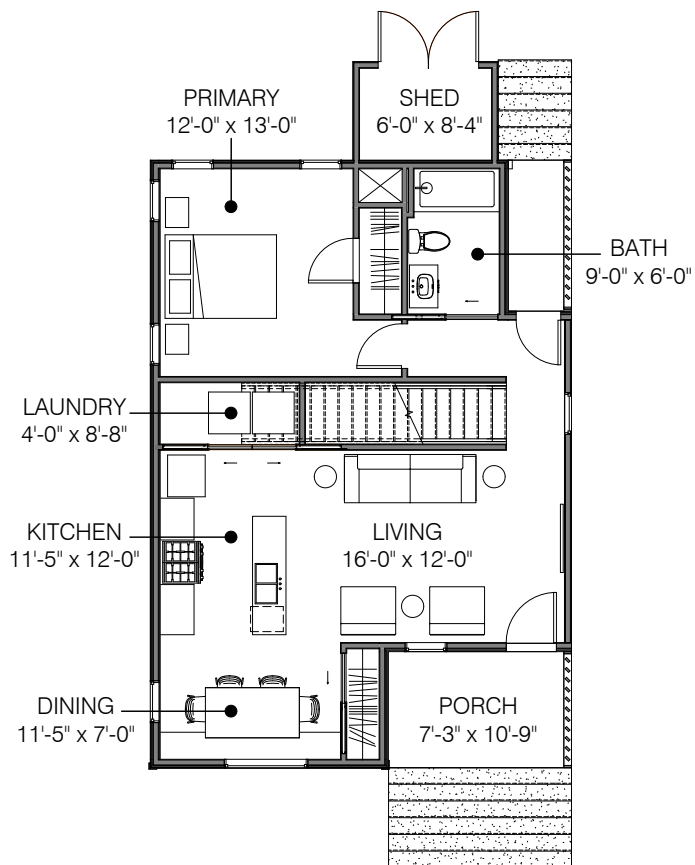
Building Footprint	1,887 sq. ft.
Building Height (Roof Peak)	29 ft. 7.5 in.
Building Width	25 ft. 0 in.
Building Depth	36 ft. 0 in.

81 Tillman St | 901.303.8255 | info@designshoparc.com

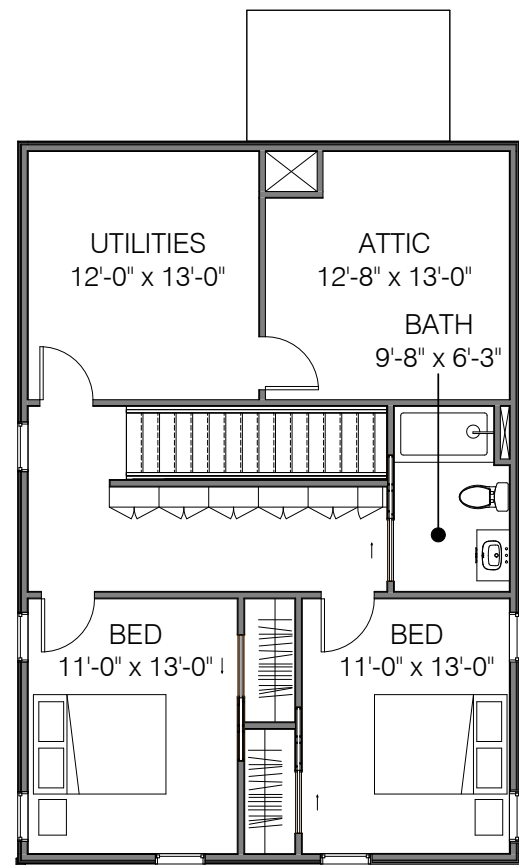
Disclaimer

The designs depicted in this document are for illustrative and general information purposes only and should not be used to obtain a site plan approval or building permit, or building permit. To access the full designs, reach out to the CRA's Essential Housing Program.





Ground Floor



Second Floor



UNIT SUMMARY

Number of Units	1
Number of Stories	1.5
3 Bedrooms, 2.5 Bathrooms	

BUILDING SUMMARY

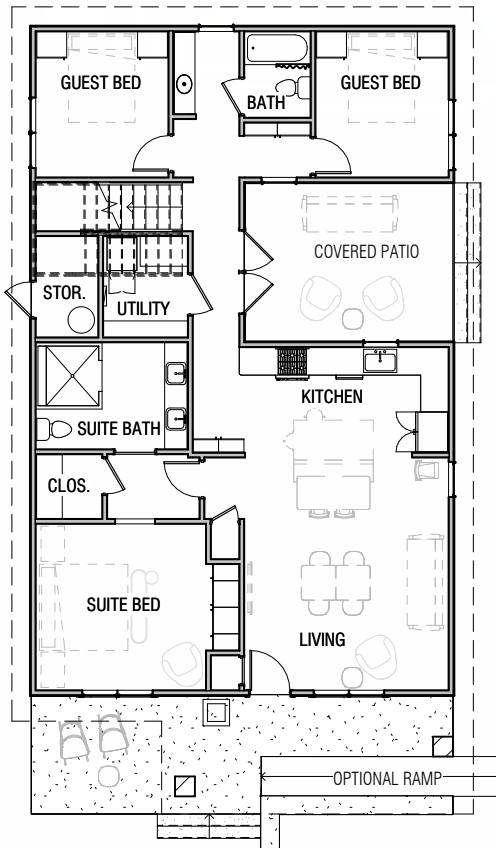
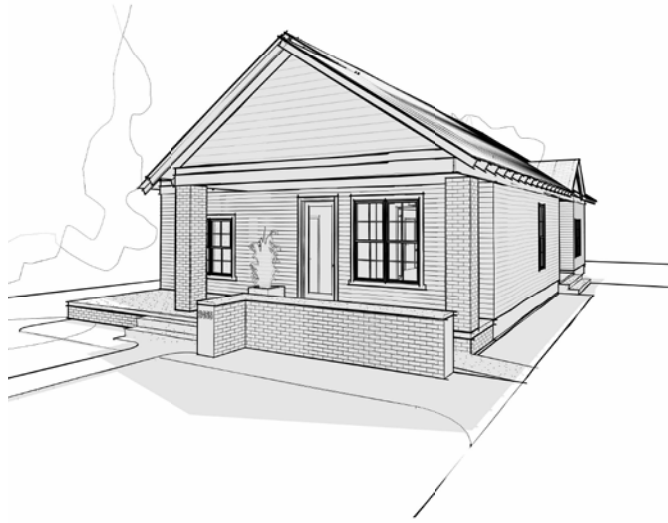
Building Footprint	2,010 sq. ft.
Building Height (Roof Peak)	22 ft. 8 in.
Building Width	31 ft. 10 in.
Building Depth	50 ft. 4 in.

2125 Central Ave | 901.440.2070 | kate@dailydesigngroup.com

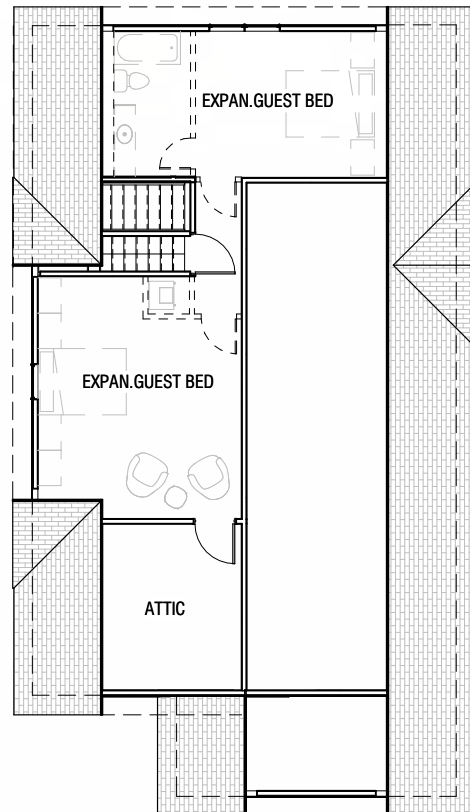
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Ground Floor



Expandable Attic



UNIT SUMMARY

Number of Units	1
Number of Stories	1
3 Bedrooms, 2 Bathrooms	

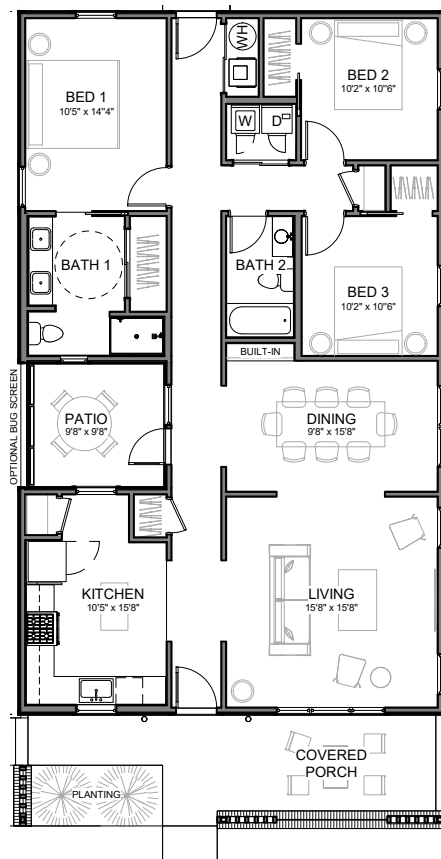
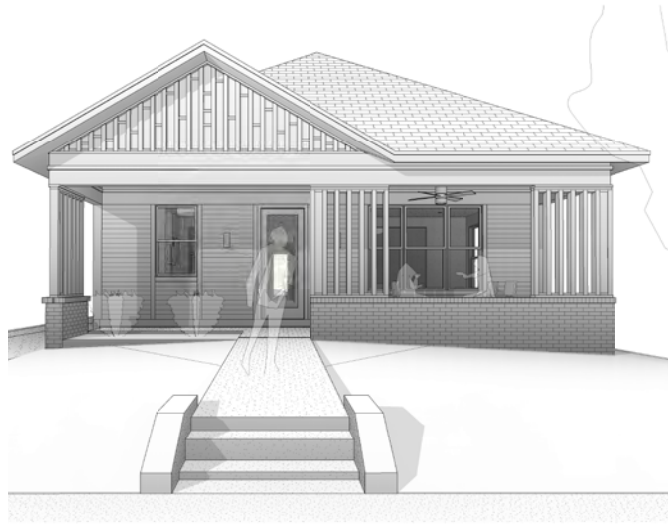
BUILDING SUMMARY

Building Footprint	1,522 sq. ft.
Building Height (Roof Peak)	21 ft. 0 in.
Building Width	32 ft. 0 in.
Building Depth	51 ft. 8 in.

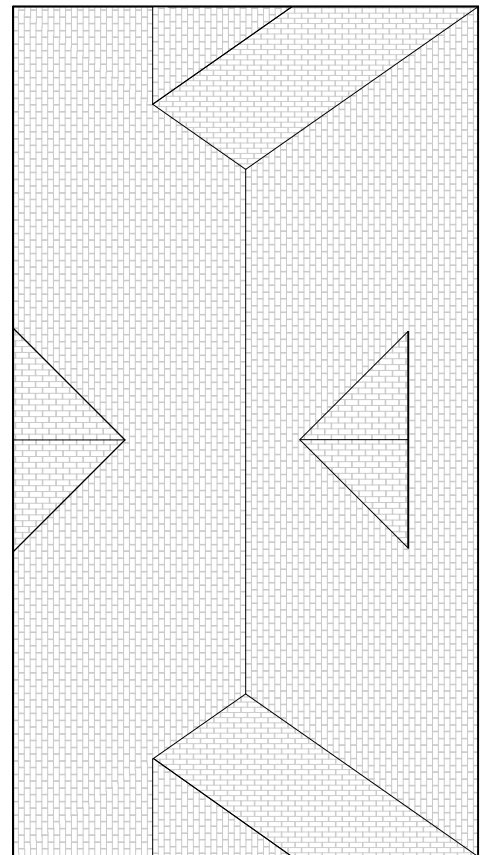
202 S Cooper St | 901.484.3437 | info@ooba.design

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Ground Floor



Roof Plan



UNIT SUMMARY

Number of Units	2
Number of Stories	2
2 Bedrooms, 2 Bathrooms	

BUILDING SUMMARY

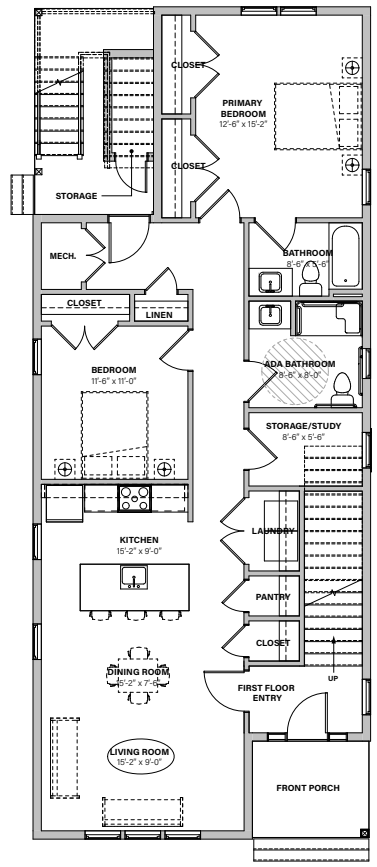
Building Footprint	3,148 sq. ft.
Building Height (Roof Peak)	32 ft. 7 in.
Building Width	27 ft. 4 in.
Building Depth	64 ft. 5.5 in.

480 Dr MLK Jr Ave #201 | 901.261.1515 | info@selftucker.com

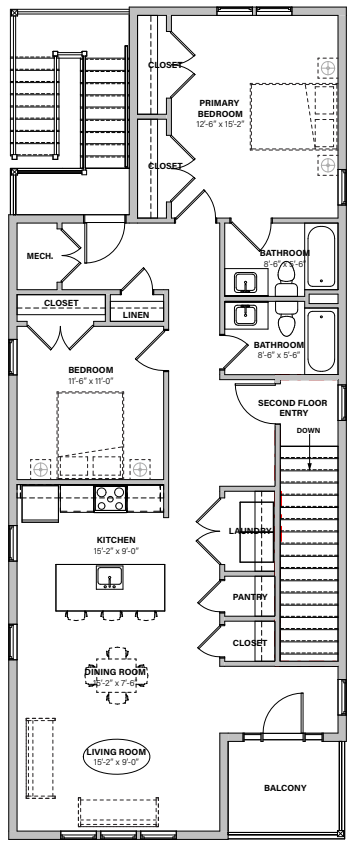
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Ground Floor



Second Floor

