

AFFORDABLE
HOUSING



Transitional, Supportive and Affordable Housing

At Kirksey, we believe that to create successful residences, we must first understand the fabric of the community and design to the context of the neighborhood. Whether its luxury condominiums, a planned retirement community, or upscale mixed-use development each residential project calls for something different — and we design based on those unique needs.

Avenue CDC Confidential Development / Houston

City of Dallas Affordable Housing - Miramar / Dallas

Family Gateway Transitional Housing / Dallas

Foundation Communities, Balcones Terrace / Austin

Good Shepherd (unbuilt) / Houston

Halo House (unbuilt) / Houston

Jubilee Park, Fleetwood Development / Dallas

Lighthouse Living Center I / Houston

Menninger Campus / Houston

New Hope Housing Avenue J / Houston

New Hope Housing Savoy Apartments / Houston

Our Friends' Place / Dallas

Shriners Children's Housing Complex / Galveston

St. Charles Place / Houston

St. Thomas Basilian Fathers Residence / Houston

Star of Hope Cornerstone Campus / Houston



Community Clients



Recreation

Angleton ISD
Boys & Girls Clubs of Greater Houston
City of Houston
City of Euless
Fort Bend Independent School District
Harris County
Houston Parks and Recreation Department
Jubilee Park and Community Center
Spring Branch Memorial Sports Association
Swim Club at Lodge 88
YMCA of Greater Houston
YMCA Castle Hills
YMCA of Greenville and Hunt County



Non-Profit

AIA Houston
American Heart Association
Bering Omega Community Services
Central Houston, Inc.
Center for Civic and Public Policy Improvement, Inc.
Charity Guild of Catholic Women
Children at Risk
Family Gateway
East Fort Bend Human Needs Ministry
Galveston Bay Foundation
Greater Houston Partnership
Foundation Communities
Halo House Foundation
Healing Hands Ministries
Houston Area Women's Center
Houston Food Bank
Houston Parks Board
Junior Achievement
Kids Meals, Inc.
Legacy Community Health
Memorial Assistance Ministries
Memorial Park Conservancy
New Hope Housing
Our Friends Place
Ripley House Neighborhood Center
Shriners Children's
Society for the Performing Arts
Star of Hope Mission
The Council on Recovery
Trees for Houston
Vogel Alcove
Yellowstone Academy



Cultural / Civic

Bastrop County
Brazosport College
City of College Station
City of Dallas
City of Garland
City of Houston
City of Kemah
City of Richardson
City of Spring Valley Village
Comal County
Dallas County
Cynthia Woods Mitchell Pavilion
Galveston Convention Center
Harris County
Lone Star Convention & Expo Center
Museum of Southern History
Port of Houston Authority
Queensbury Theatre
Spark School Park Program
Spring Branch Family Development Center
The Woodlands Township
U.S. Postal Service

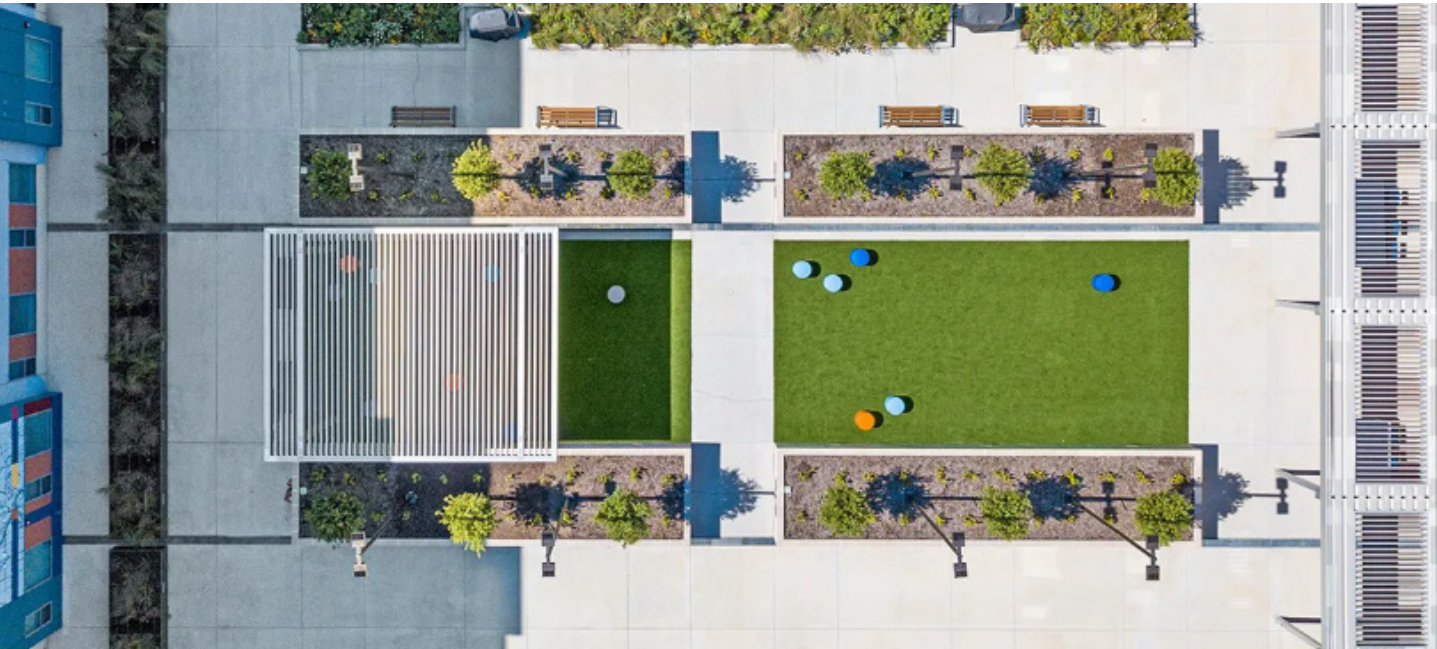


Worship & Religious

Austin Bible Ridge Church
Basilian Fathers
Champion Forest Baptist Church
Char Dham Hindu Temple
Congregation Beth Israel of Houston
CyFair Christian Church
Dominican Sisters of Mary Immaculate Province
First United Methodist Church
First Presbyterian Church Dallas
Good Shepherd Episcopal Church & School
Hindu Temple The Woodlands
Hope City
Houston Northwest Baptist Church
Houston's First Baptist Church
Lakewood Church
Parkway United Methodist Church
River Pointe Community Church
Rosehill United Methodist
Second Baptist Church
Spring Woodlands Church of Christ
St. Anne Catholic Community Church
St. John's Episcopal School
St. Philips United Methodist
St. Vincent de Paul Catholic Church
Sulphur Springs United Methodist Church
Tallowood Baptist Church
The Fellowship at Cinco Ranch
The Foundry United Methodist Church
Unity of Houston

New Hope Housing Avenue J

HOUSTON, TEXAS



Client
New Hope Housing

Project Dates
2019 - 2020

Size
130,000 sf

Construction Cost
\$20 million

Components
Non-profit Residential
Administration Space
Urban Site
Seeking LEED

The New Hope Housing Avenue J project is the tenth property for the organization dedicated to building safe, attractive, and affordable housing in Houston, Texas. Located in Houston's East End, Kirksey designed the facility to reflect the Hispanic culture deeply rooted in the neighborhood through architectural details such as expressive masonry and vibrant accent colors. Locally-based families are the target population for the 100-unit facility, comprised of an equal mix of one-bedroom and two-bedroom units. Ground-floor parking covers most of the site, with a grand lobby entry facing Avenue J. Administrative and support areas on the ground level serve prospective and current residents.

A double-height lobby volume connects the ground floor to the first of four residential levels above. Common areas on level one include spaces for family gatherings and child-focused activities, supported by a prep room. These gathering rooms open up to the elevated outdoor terrace, where toddlers climb on the playground and families gather under the shade canopy. The outdoor terrace faces downtown Houston and Buffalo Bayou, allowing views into the surrounding neighborhood while residents relax and recharge.

Family Gateway

DALLAS, TEXAS



Client
Family Gateway

Project Completion
2024

Size
33,000 sf

Construction Cost
\$2.9 million

Components
Interior Renovations
Upgraded Outdoor Play Areas
Transitional Housing
Early Education Center

Converted from a Candlewood Suites, the new Family Gateway facility helps the organization assist Dallas and Collin County families in need. Formerly a Candlewood Suites acquired by the City of Dallas, Family Gateway won the bid to operate at the Preston Road location, permanently increasing the organization's capacity to empower children and families affected by homelessness across North Texas.

Kirksey Architecture collaborated with Family Gateway and Vogel Alcove to renovate the 50-unit property, increasing its capacity while adding an early childhood center, pre-school/after-school space, outdoor play areas, counseling rooms, and computer labs to facilitate family services on-site. The project team also created four new outdoor play areas: infant, toddler, pre-school, and after-school (through 8th).

Kirksey's design team utilized trauma-informed color schemes, using soft blues, greens, and yellows to provide a soothing, peaceful space for healing. With a tight budget, Kirksey's expert team achieved critical code compliance renovations and developed a welcoming environment for families. A donor wall in the lobby proudly showcases people and companies that made the new, larger facility possible with generous gifts.

Star of Hope - Cornerstone Community Campus

HOUSTON, TEXAS



Client
Star of Hope Mission

Project Dates
2013 - 2017

Size
190,000 sf
48-acre site

Construction Cost
Confidential

Components
Community Center
Housing
Chapel
Cafeteria
Educational spaces
Childcare

The new Star of Hope campus is a 48-acre site and consists of a main in-take facility and volunteer center seeking to support homeless single women and families; a dining area with full commercial kitchen that doubles as a campus community center; a 300-seat chapel; a robust family counseling center; a collection center and retail shop for clients; and the House of Hope, which offers educational opportunities for the children on campus as well as child care throughout the day.

The campus also includes low-income housing, which helps the single women and family clients transition back to independent living and financial stability. At the new campus entry drive and street front, pad sites allow new businesses dedicated to the mission of Star of Hope, such as pediatric clinics, eye care and dental clinics, and tutoring organizations to help prepare adults for job interviews, take root — creating a larger community campus singularly focused on supporting the homelessness needs of the city.

St. Jude Center - Renovation/Re-Purposing

DALLAS, TEXAS



Client

St. Jude on behalf of the City of Dallas

Project Dates

2023 - 2025 (est.)

Size

72 units

Construction Cost

Confidential

Components

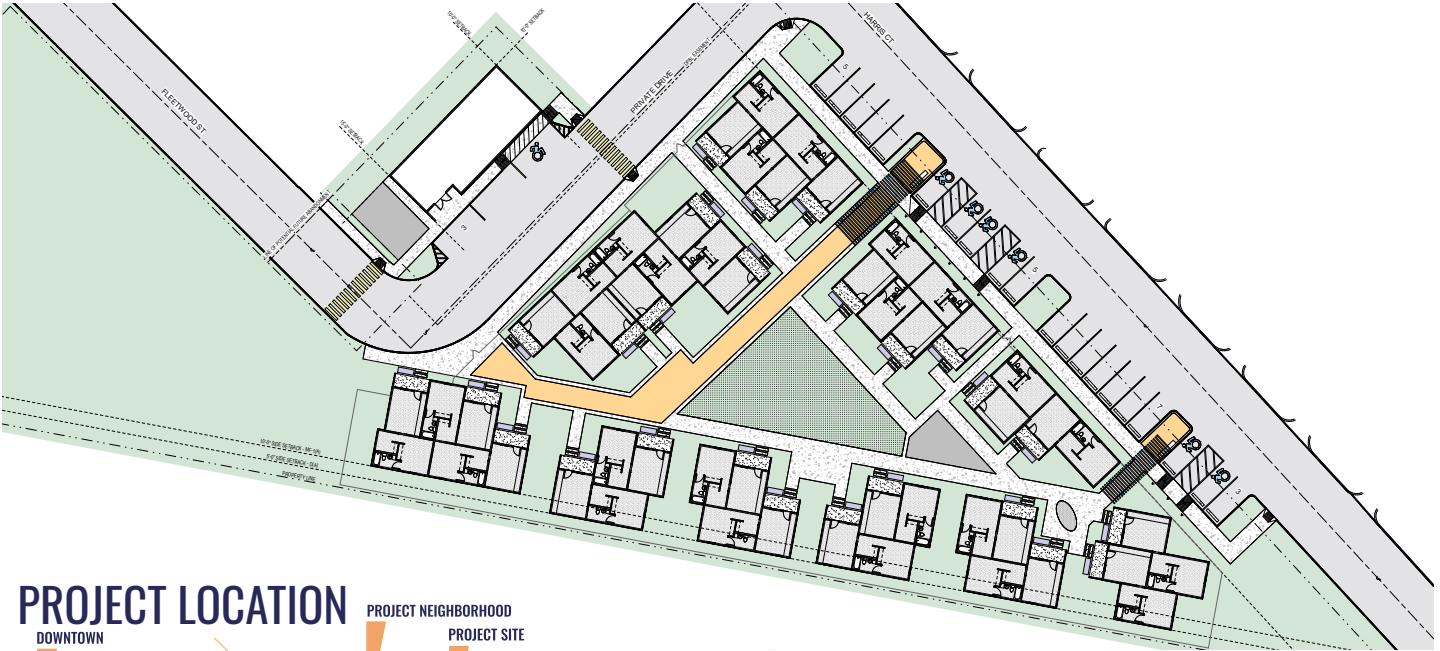
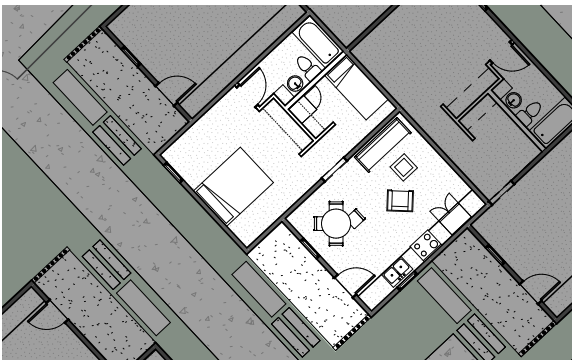
- Housing
- Resident Lounge
- Counseling Space
- Offices
- Conference & Meeting Rooms

As part of an initiative to provide solutions for the unhoused, the City of Dallas purchased an existing Motel Miramar to be re-purposed to serve as transitional and affordable housing. They selected Kirksey to design this adaptive re-use project and St. Jude to lead and operate the effort.

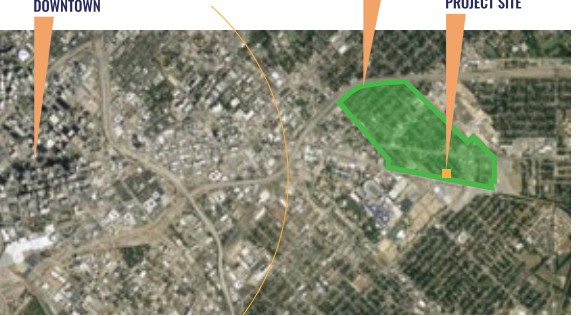
The existing two-story residential building will be renovated to provide support services and 72 units. In a secure setting, there will be a drop-off canopy, welcome lobby, resident lounge, conference and office space, counseling rooms, laundry, and other support spaces. The building is being refreshed with an updated exterior color palette, artwork, new fencing, and outdoor seating to create an inviting space that exudes a sense of community.

Jubilee Park and Community Park, Fleetwood Development

DALLAS, TEXAS



PROJECT LOCATION



Client
Jubilee Park Foundation

Project Dates
2009 - 2010

Size
16,100 sf, 26 units

Construction Cost
TBD

Components
Community Center
Green Spaces
Multi-Use Spaces
Medical Consult Rooms

Kirksey worked closely with Jubilee Park to develop a thoughtful site master plan for the Fleetwood development to provide affordable adult and LGBTQ housing in the Jubilee neighborhood. A goal of the project is to foster vibrancy and life in this community. Phase I of the plan includes a community center, 26 units, associated parking, and several open green spaces, shared outdoor seating and gardens to provide human scale spaces that further promote connectivity.

The community center includes offices, flexible multi-use spaces, medical consult rooms, a food pantry, and other associated support spaces. The efficient 600-sf, 1-bed, 1-bath living units were designed with clear entries sited around a common green space.

While this project is still securing funding, Kirksey has completed several other projects with Jubilee Park.

Foundation Communities, Balcones Terrace

AUSTIN, TEXAS



Client
Foundation Communities

Project Dates
2021 - 2024

Size
75,000 sf

Construction Cost
\$3,000,000

Components
Affordable Housing
Single-Room Occupancy
Treatment Center

Foundation Communities, a leader in affordable housing and homeless care, requested Kirksey Architecture design and manage the conversion of a former limited-service hotel to single-room occupancy housing. This project provides much-needed affordable housing to the Austin community while leveraging the budget benefits of creative adaptive-reuse. Kirksey worked closely with the client to convert over 130 units ranging in size from 300-500sf. These units serve as a stable housing for Austin's unhoused community and the also provides mental health treatment, healthcare, and other services. This project recently completed in 2024.

Shriners Children’s Texas Housing & Garage

GALVESTON, TEXAS



Client
Shriners Hospital for Children

Project Dates
2021 - 2024

Size
41,000 sf

Construction Cost
TBD

Components
40-unit Housing
Multi-use Space
300-car Garage
Lounge Area
Dining Area
Business Center
Laundry Facilities

Shriners Hospital for Children provides compassionate, innovative care that improves the quality of life for children and their families. Kirksey designed a residential complex, parking garage, and expansion to support the Galveston, Texas, campus. The 40-unit housing facility gives patient families a comfortable place to stay while the child receives treatment in the adjacent hospital and includes a suite of units for visiting medical professionals. The extended stay facility includes a common area with a lounge, dining area, laundry facilities, a business center, a multi-use space, and much-needed storage. The new spaces convey hope and focus on the children’s needs in their home away from home. The 300-car parking garage supports the hospital staff and guests.

Houston Housing Authority Master & Site Plan for Middle Street Property

HOUSTON, TEXAS



Option A - Linear Park



Option B -Central Green



Option C - Urban Promenade



Option - NRP



Client
Houston Housing Authority

Project Dates
2021 - TBD

Size
26.8 acres

Construction Cost
Confidential

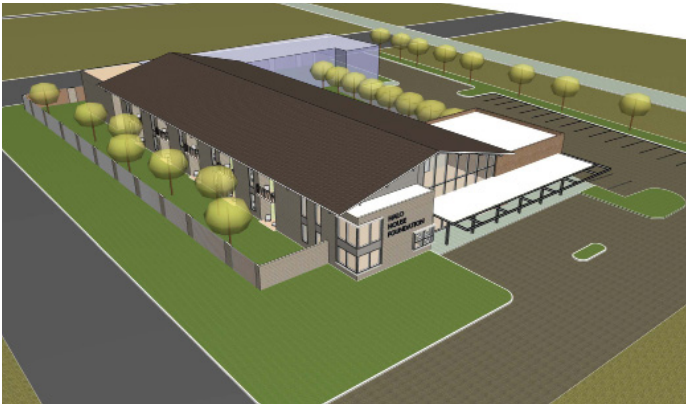
Components
Master Plan
Affordable Housing
Green Space
Updated Public Infrastructure

The Houston Housing Authority (HHA) has purchased approximately 26.8 acres situated at 800 Middle Street. The master plan for the site is to develop an affordable, mixed-income, new construction community in three phases. The first phase will consist of 400 affordable rental units, including 305 units serving eligible low-income households, and 95 units to be assisted with Section 8 Project-Based Vouchers to be developed by NRP. An additional 525 housing units are planned for the subsequent phases.

The Kirksey team will complete a the design of the public infrastructure to support the development of the phase I housing development by NRP Development, this includes but not limited to: public streets, side walk, public landscape, new water infrastructure, drainage for storm water and waste water, street lighting and public sidewalks. In the subsequent phase the Kirksey team will complete a design of a public part that provides the best practices in site planning for multifamily, sustainable development and responding the neighborhood historical and cultural character with amenities for the community.

Halo House

HOUSTON, TEXAS



Client Halo House Foundation	Kirksey helped plan and design a new facility for The Halo House Foundation, a non-profit organization that offers affordable housing options for people seeking blood cancer treatment.
Design & Planning Dates 2012 - 2014	
Size 38,000 sf 22 units	The facility will be located adjacent to the Texas Medical Center and will house 22 one-bedroom units with the potential to expand to two-bedroom units in the future. Each unit will consist of one bedroom, a living area, kitchen and dining space, and a bathroom. The facility will also feature a chapel, community center, town hall area, laundry lounge, and fitness center.
Construction Cost TBD	The unique L-shaped design provides residents with ample outdoor space and fosters a sense of community.
Components Apartments Fitness Chapel Town Hall	

Our Friends Place

DALLAS, TEXAS

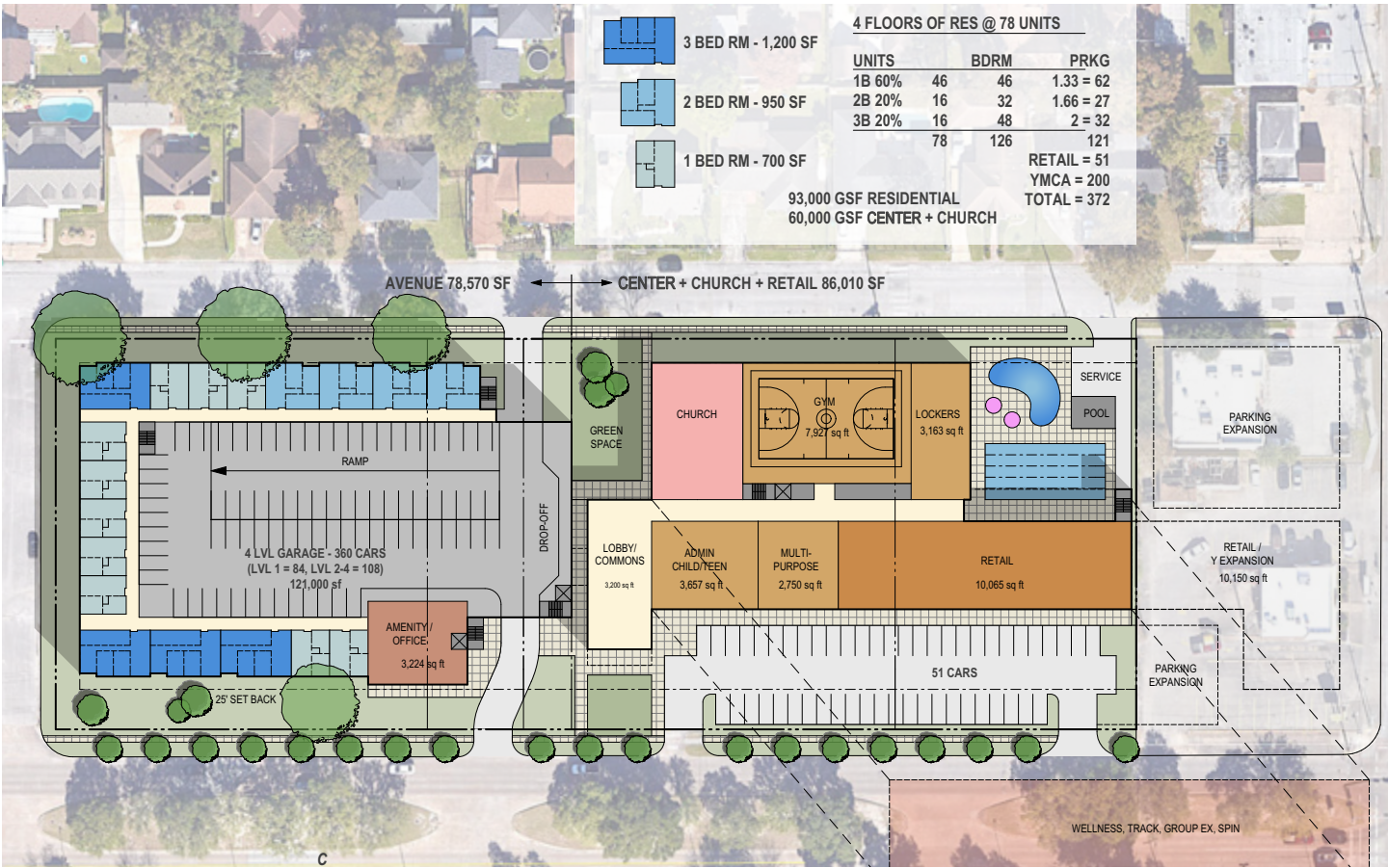


Client Our Friends Place	Our Friends Place is a Dallas-based nonprofit helping young women break cycles of abuse, poverty and homelessness by providing a safe, supportive home setting where they can prepare and learn skills necessary to be self-reliant adults. The multi-family project complex is located in east Dallas and consists of five units totaling 7,250 sf. The site provides for off street parking and an interior courtyard. Each unit is equipped with a living and dining area, a full kitchen, full bathrooms, and three bedrooms. Every bedroom takes advantage of ample natural lighting. The overall project was designed and built to meet Dallas green building codes.
Project Dates 2013 - 2016	
Size Five units 7,250 sf	
Construction Cost \$1.2 million	
Components Non-profit Housing Complex Lounges & Education Spaces Courtyard	

Site + Master Planning | Design Solutions

WE WORK WITH OUR CLIENTS TO CREATE HOUSING SOLUTIONS THAT MEET THEIR UNIQUE NEEDS

INNOVATIVE SOLUTIONS
INCLUSIVE PROCESS
ELEVATING THE HUMAN EXPERIENCE





HOUSTON

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DALLAS

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