Costs and Benefits of Affordable Housing

What Makes the Design of Affordable Housing Unique?
Affordable Housing Design Outline

1 / Designing for Specific Populations
Resident Focused, Research on Special Needs, Amenities + Support Services

2 / Community Context
Designed to Reflect the Community, Community Engagement, Investing in Community Building

3 / Housing Crisis = Need for Higher Density
Capital A Affordable Housing, Maximize Use of the Site, Massing + Exterior Facade Moves

4 / Durability + Sustainability + Accessibility Goals
Funding Requirements, Ensuring Affordable Rentals for 55 Years
01 / DESIGNING FOR SPECIFIC POPULATIONS
Affordable Housing Design...

SERVES SPECIFIC POPULATIONS

- Low-Income Households
- Large Families
- Seniors
- Transitional Age Youth Exiting the Foster System (TAY)
- Adults with Intellectual Developmental Disabilities (IDD)
- Veterans
- Families at Risk of Experiencing Homelessness
- Individuals who have Experienced Chronic Homelessness
Mitchell Park Apartments
IDD Community + Low Income

Roosevelt Park Apartments
Families + Transitional Foster Youth + Rapid Rehousing

Auzerais Apartments
Permanent Supportive Housing + Low Income

Leigh Avenue Senior Apartments
Seniors who have Experienced Chronic Homelessness

Iamesi Village
Veterans + Formerly Homeless + Int. Dev. Disabled

Orchard Gardens Apartments
Family + Rapid Rehousing + IDD + PSH
Affordable Housing Design... IS BACKED BY RESEARCH

Trauma Informed Design
The Kelsey: Design for Inclusion
Human Experience Research

Community Engagement with Potential Future Residents
Working Sessions with Resident Service Providers
Post Occupancy Evaluations
Trauma Informed Design

Mitigate Sensory Overload, Allow for SENSORY DELIGHT

Unit Entry Alcove as a respite and transition between public and private spaces

Views to art that reflect the local flora and fauna

Murals by Morgan:
Central Courtyard (left)
Street Side Elevation (center)
Parking Garage Entry (right)
Create Opportunities for VISUAL Connection for **Safety** and Calming
UNIVERSAL AND INCLUSIVE DESIGN

Wayfinding Directional Signage

Level 1: Design building directional signage to be clear and broadly usable.
- Signage includes room name or use e addition to room numbers, in both raised text and braille.
- Signs are high-contrast (light text on a dark field yields the least glare).
- Signs have pictograms for non-English speakers, children, and others who cannot read.
- Coordinate signage for the site and the building to use a consistent set of pictograms, wording, font style, etc.
- Directional signage: Position to face the direction of approach at intersecting routes and include arrows with room number groups or other primary rooms and functions.
- In-situ signage indicates the floor number and direction to exit clearly.
- Reference: SITE - OVERALL DESIGN / SITE DIRECTIONAL SIGNAGE.

Level 2: Use tactile building orientation / evacuation maps.
- Tactile maps showing rooms and circulation spaces let people who are blind navigate spaces easier - can be 3D printed or built up. Locate at all primary entrances, the primary access point to each floor, and all corridor intersections.
- Consider having this available as printout for people to memorize/carry with them, especially if it contains evacuation information.

Level 3: Augment signage with QR codes.
- Provides a link to additional online resources (information about the room, a link to get assistance or report a problem, etc.)

simple painted walls  wayfinding signage in pop color zone  dusty blue + wood to match lobby and exterior color  resident art opportunity / or bulletin?  2 strips of molding at 2nd floor, 3 strips for 3rd floor, etc.
Gardens and Courtyards
Sensory Garden

Include a sensory garden and aromatic plantings.
- Plants in a sensory garden are selected to stimulate and appeal to the five senses
- Fragrant plants at building entrances aid in wayfinding, particularly for people with cognitive, mental, or visual disabilities
HUMAN EXPERIENCE DESIGN

Who are the people who will live and work at Capitola 38th?

Design with understanding and empathy. Consider the lived experience in every decision.

Ask questions to better understand each persona’s typical day. Consider how the persona’s day may start, how they will move throughout the site.
HUMAN EXPERIENCE DESIGN

Since we have limited space, I appreciate having options of where we spend our time in our home. I can work on my hobbies.

Draw each persona's path of travel across site. Discuss strategies that may be implemented to best support personas.
Affordable Housing Design...

AMENITY AND SERVICES RICH
Affordable Housing Design...  

AMENITY AND SERVICES RICH

Outdoor seating + play area outside the Laundry Room for families

Multi-level central courtyard allows for active play areas and quieter outdoor spaces adjacent to indoor amenities
Affordable Housing Design...

AMENITY AND SERVICES RICH

Home First
Christina Figueroa, Services Director, Housing Retention
Kassandra Guerrero, Program Manager, Housing Retention
Lead Resident Service Provider for All Residents

Housing Choices
Aloinda Chavez, Resident Coordinator
Luisa Cuqiel, Program Manager
Supporting Residents with Developmental Disabilities

Veteran Affairs
Rhonda Staton, Supervisory Social Worker,
VA Supported Housing Program
Supporting Veteran Residents

The John Stewart Company
Sonia Toor, Property Manager
Lynda Bright, Sr. Regional Director
Property Management for Entire Building
02 / COMMUNITY CONTEXT
Affordable Housing Design...

DESIGNED TO REFLECT THE COMMUNITY

Taking a deep dive into history and culture to create buildings that celebrate place.

Community: Spirited / Authentic / Seen

Reciprocal Preservation of Belonging: Exchange / Celebrate / Bound

Concept presentation courtesy of Determined By Design
Affordable Housing Design... PRIORITIZES COMMUNITY ENGAGEMENT

At Engage FORA, we know that design is better with diverse perspectives at the table.
Affordable Housing Design...

SUPPORTS COMMUNITY BUILDING
03 / HOUSING CRISIS = NEED FOR HIGHER DENSITY
We have been...

UNDER PRODUCING HOUSING FOR DECADES

Existing housing units relative to population demand in the U.S.

America is short around 3.2 million homes, a big reason why prices are still high.

Why it matters: There aren't enough homes to keep up with the increase in households.

Between the lines: Apartment construction surged in recent years. Yes, but: Most newly built housing is high-end, and not widely affordable.

https://www.axios.com/2023/12/16/housing-market-why-homes-expensive-chart-inventory
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HIGHER DENSITY TO PROVIDE MORE HOMES

Part of property not zoned for multi-family housing - next to highway.

Property sandwiched next to raised highway and train tracks

Extremely odd shaped property - next to highway.
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HIGHER DENSITY TO PROVIDE MORE HOMES

/ 1: LIGHT TOUCH

176 Homes

- Maximizes the re-use of existing structures paired with renovation and strategic infill
- Minimizes construction impacts from both sustainability and resident experience perspective
- Minimizes construction costs and timeline to completion

/ 2: BALANCED APPROACH

267 Homes

- Balanced approach to demolition of lower density and addition of higher density infill
- Prioritizes contextual scale and creating a central office + community hub
- Prioritizes clear project scopes and phasing to optimize number of relocations

/ 3: HIGH IMPACT

347 Homes

- Maximizes the number of homes added & corresponding service areas
- Prioritizes cost efficient development of larger scale, fully accessible buildings
- Optimizes for the long term maximization and best use of these sites
Affordable Housing Design...

WHY DOES IT COST SO MUCH?

How is Affordable Housing financed?
Federal + State + Local sources, all with requirements associated:

- Minimum size and mix of unit types
- Accessibility requirements and support spaces needed
- Construction and labor requirements
- Affordable rent rates for 55 years

Funding is Extremely Competitive:
Goal is to build as many units as cost effectively as possible

- Efficient unit sizes + greater clearances for accessibility
- More support spaces + high level of safety requirements
- Complicated construction types + prevailing wage labor rates
- Durability key + keep operational costs low
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HIGHER DENSITY DRIVES DESIGN MOVES

Building codes and construction cost efficiencies

Why is it so tall?
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HIGHER DENSITY DRIVES DESIGN MOVES

Why does the ground floor look like a concrete bunker?

PARKING
Affordable Housing Design...

HIGHER DENSITY DRIVES DESIGN MOVES

Why is it so boxy?

Maximizing number of units and efficiency of stacking units +
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HIGHER DENSITY DRIVES DESIGN MOVES

16 Studios + 4 Two-Bedrooms = 20 NEW HOMES

Why are there so many windows?
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HIGHER DENSITY DRIVES DESIGN MOVES

Do the residents have any privacy?

Fin walls are angled so windows do not look directly into other units
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NEW TECHNOLOGY DRIVES DESIGN MOVES

Why are all new buildings covered in rectangles?

Building Technology advancement to provide better energy efficiency + durability

PANEL SUB-FRAMING  C.I. SUB-FRAMING
Affordable Housing Design...

CODE REQUIREMENTS DRIVE DESIGN MOVES

Why do they all look the same?

Objective Standards
04 / DURABILITY + SUSTAINABILITY + ACCESSIBILITY GOALS
Affordable Housing Design... IS HIGH QUALITY + DURABLE

- Integral color materials that don’t need to be repainted as often
- Corner trim for added protection
- Walk-off entry mats at doors to units
- Durable, easy to clean, easy to repair floor finishes
Affordable Housing Design...

IS SUSTAINABLE + RESILIENT
Affordable Housing Design... IS CONNECTED + TRANSIT-ORIENTED
Affordable Housing Design...

IS ACCESSIBLE FOR ALL ABILITIES

ACCESSIBLE AND ADAPTABLE UNITS (CA Ch. 11B only)
36” WIDE MINIMUM ACCESSIBLE ROUTE THROUGH DWELLING UNIT

1) ELEMENTS At least one accessible building in all accessible spaces and living or facility, including otherwise connected by a exemplied by Section 1 through 7.

2) SPACES Within a y-door, doorway, or gate areas complying with this th Section 11B-404.

3) DWELLING UNITS units required to provide lying with Sections 809.4, all doors and n passage shall comply.

11B-804.3 TURNING SPACE
In kitchens within multi-bedroom housing units and on floors containing accessible sleeping rooms with adaptable features in undergraduate student housing, turning spaces complying with Section 11B-304 shall be provided.

Accessible path of travel to unit entry must be provided.
Affordable Housing Design...

Centers around the people who will live and work there.

Reflects its community context & supports community building.

Creatively responds to the need for more homes.

Is durable + sustainable + accessible for all.
Thank you!

Questions?