Innovations in Affordable Housing Design









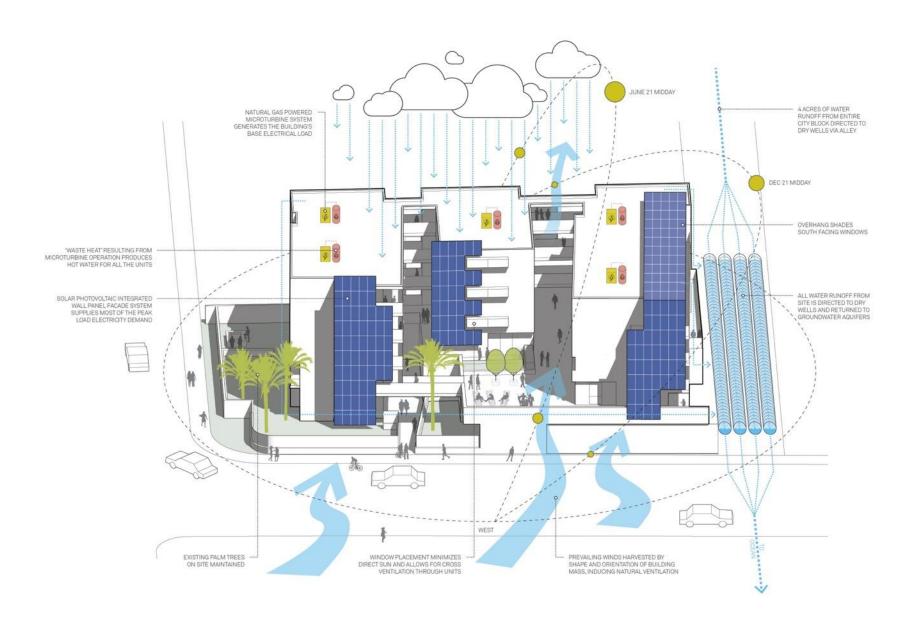
High Design For Low Income Housing

Lawrence Scarpa, FAIA and Jeffrey Huber, AIA

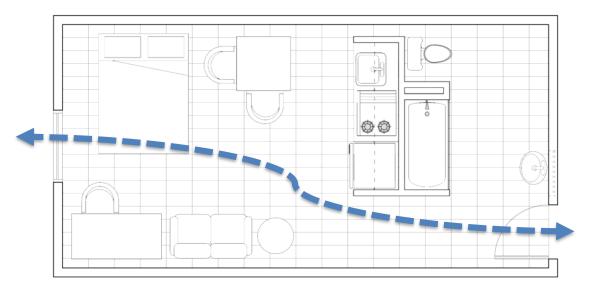
The Florida Housing Coalition 32nd Annual Affordable Housing Conference

www.brooksscarpa.com









Colorado Court Typical Unit Plan













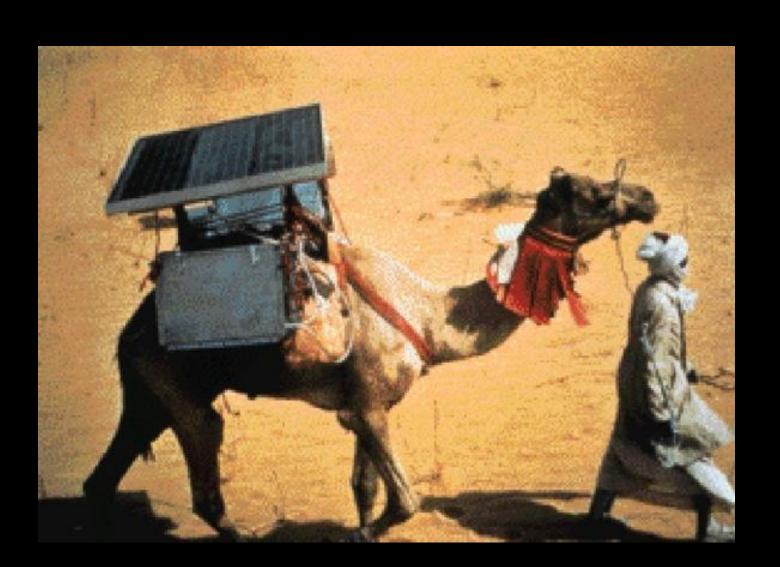








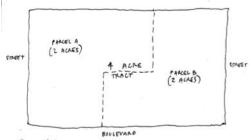




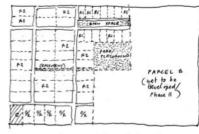




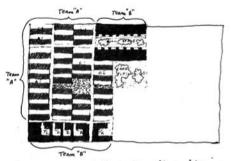




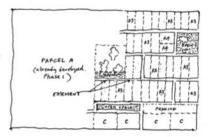




Departed 4 (these 1) is awarded to Design Term A to Zone + Plat.



(3) Panel A, once yould, then has the architectural design of buildings assigned to 2 teams: Team A (who yould it) and Team B (who will your final B)



Parcel B (Phase II) is awarded to Design Feam B, and has its buildings designed by Team B + Team C.







...envisioning sustainable communities

and affordable housing

for a more livable future.

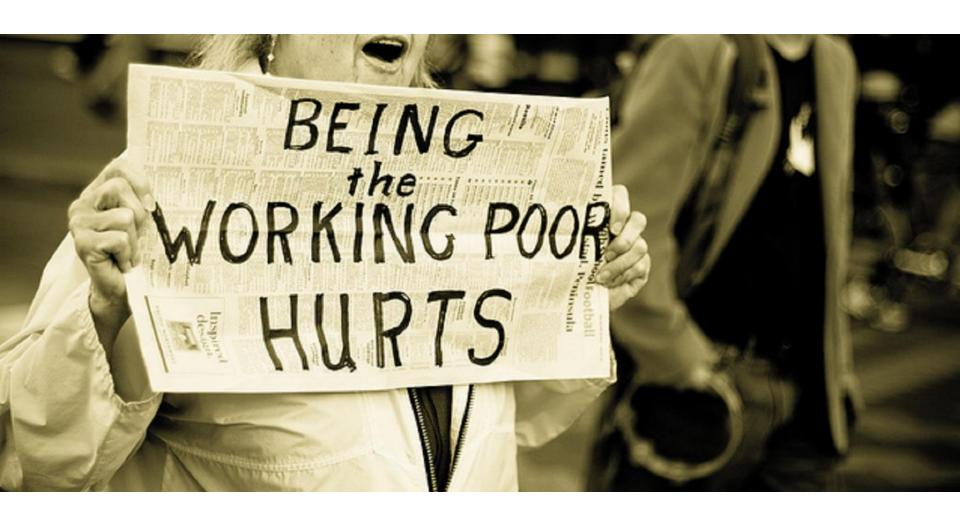






For more information and opportunities with Livable Places please visit our website: www.livableplaces.org

Livable Places is a new nonprofit developer and policy advocate in Los Angeles committed to changing the public's vision of affordable housing on challenging urban sites. Bringing together expertise from disciplines ranging from architecture to urban planning, Livable Places seeks to develop model projects that demonstrate new visions of walkable neighborhoods, innovative housing types, and public policy that makes growth sustainable.













LINCOLN HEIGHTS

Apartments, Hotel, and Retail Planned in Lincoln Heights

Local developer plans mixed-use project near the L.A. River.

OCTOBER 10, 2018, 8:55AM STEVEN SHARP \$\frac{11 COMMENTS}{}



City Council signs off on developer for highprofile Lincoln Heights Jail redevelopment

2

The proposed reboot of the Art Deco landmark will bring residential, commercial, and manufacturing space to the site

By Bianca Barragan | Nov 8, 2017, 3:04pm PST













MOST READ



Bright Lincoln Heights loft with wall of windows asking \$499K

The building is a converted Art Deco warehouse, built in 1925

By Bianca Barragan | Aug 18, 2016, 11:45am PDT







Photography by Daniel Dahler Photography

This Lincoln Heights loft is located inside a, "1925 art deco former paint warehouse designed by architects of the Mayan & Wiltern Theaters," and later remodeled by the firm Brooks + Scarpa.



MOST READ



1

See the LA River cresting toward capacity





Policy Topics

Smart Growth:

Join The Alliance For A Livable
Los Angeles

City and County Move to Update Density Bonus Laws

High Speed Rail AND Parks

Building Healthy Communities 101

Developing Workforce Housing in L.A.

What Do You Mean By "Affordable" Housing?

Encouraging Transit Villages

Rethinking Parking

The Scourge of Free Parking







L.A. Adopts Town Home Ordinance

In December 2004, the City of Los Angeles adopted changes to its zoning codes to allow the construction of new "fee-simple" town homes in areas zoned for apartments or commercial development. Previously the City's zoning code prohibited the development of town homes unless they were part of a condominium association.

The new town home or small lots ordinance permits detached homes on small lots, town homes, and row houses where the home owner would own both the land and structure fee simple. This change makes town homes a more attractive and affordable option for home buyers. Many cities across the country have popular neighborhoods with row houses or brownstones that are built on a town home model.



Small lot development proposed across from Barnsdall Park

Plans were filed Wednesday with the city to carve up property on Hollywood Boulevard just across the street from the Los Feliz park. Three of the 21 homes would be live-work units.

BY JENNA CHANDLER | DECEMBER 22 | 2 COMMENTS



Small lot development brings 12 sleek homes to Mid-City

Each of the homes is about 2,000 square feet and comes with a rooftop deck.

BY JENNA CHANDLER | OCTOBER 21 | 1 COMMENT



New small lot development unveiled in Los Feliz

Habitat 6, designed by Rios Clementi Hale Studios, contains six threestory residences. The Scandinavian-influenced units all come with high-end finishes, private yards and patios, and two-car direct entry garages. Prices start at \$1.2 million.

BY PAULINE O'CONNOR | OCTOBER 9 | 8 COMMENTS

ABUNDANT LA HOUSING LA

ABOUT

BLOG

TAKE ACTION

CALENDAR

EDUCATE

Small Lot Subdivisions: What **Are They?**

Published November 2, 2016 2 Comments









In 2005, the City of LA created the small lot subdivision ordinance. This land use policy is not well understood, and has recently come under fire from both NIMBYs that want to stop development in LA and people concerned about displacement. With that in mind, let's get to know the small lot subdivision ordinance, and see how it might be improved to better serve LA's housing needs.

What Are Small Lot Subdivisions?























AGENDA

NEWS & ANALYSIS

L.A.'s Small Lot Homes: Destroying Low-Rent Housing, Restoring the American Dream, or Both?

Chase Scheinbaum | February 9, 2015





Raquel Arias and her son, James, at their Silver Lake bungalow, which a developer wants to replace with small lot homes. I Photo: Chase Scheinbaum

This story has been published in tandem with a segment for KCET's award-winning TV show "SoCal Connected." Watch it here now.

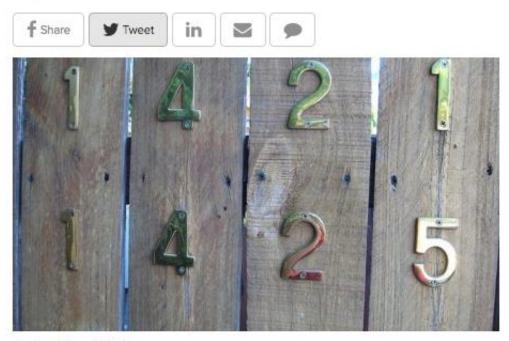
SC

When Raquel Arias' Silver Lake bungalow is demolished, the last remnants of her disappearing neighborhood will be gone. The 35-year-old has lived in a rent-controlled house on the corner of North Coronado and Marathon streets her entire life. Her parents, whom she lives with along with her 4-year-old son, have lived on the same lot even longer.

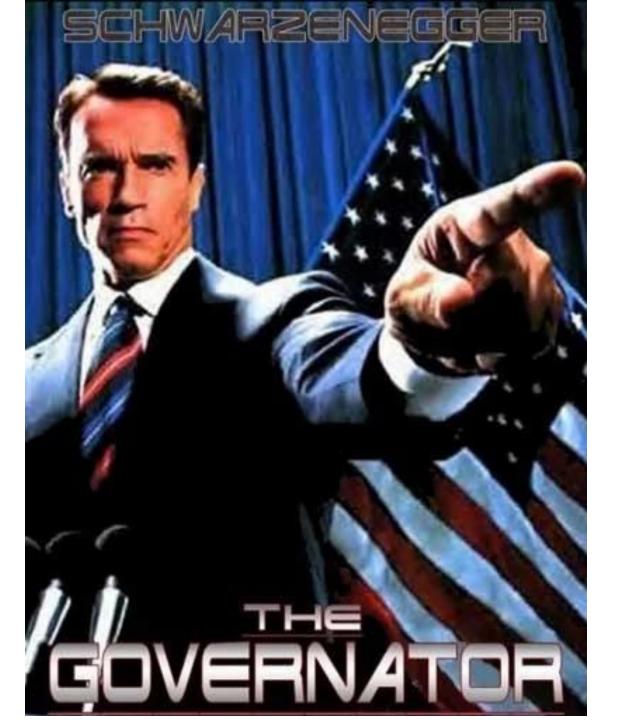
Changes to Los Angeles' Small Lot Ordinance on the Way

Responding to criticism from neighborhoods faced with new small lot developments, the city of Los Angeles in considering changes to its Small Lot Subdivision Ordinance.

August 11, 2016, 7am PDT | James Brasuell | ♥@CasualBrasuell



Ju Dadalto / Flickr









HELD RED THE RELL SHEET

CLIMATE CHANGE SCOPING PLAN

AB32

a framework for change

DECEMBER 2008

Pursuant to AB 32 The California Global Warming Solutions Act of 2006

T24 (1979)
AB32 (GLOBAL WARMING ACT)
NZE 2020 (RESIDENTIAL)
NZE 2030 (COMMERCIAL)

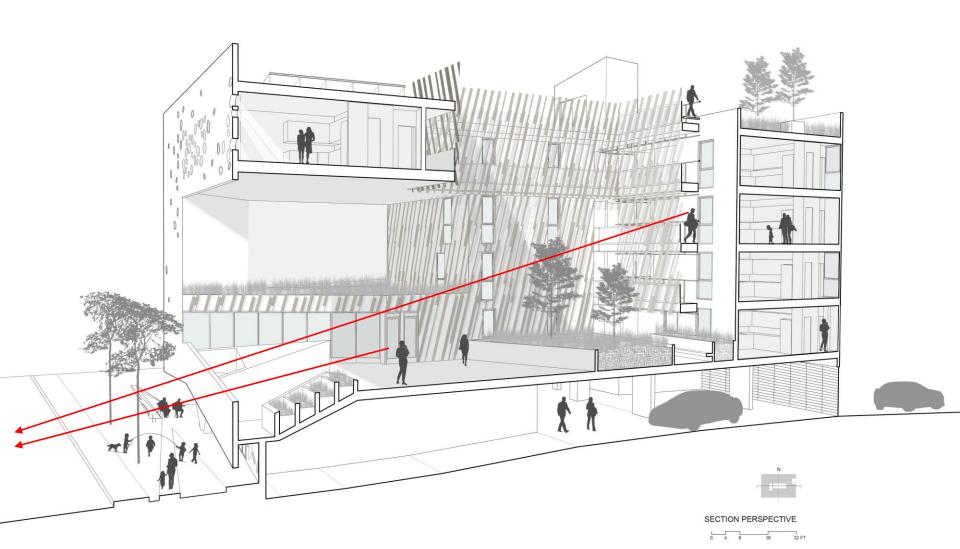
LID 2030 CHALLENGE CARBON NEUTRAL 2050

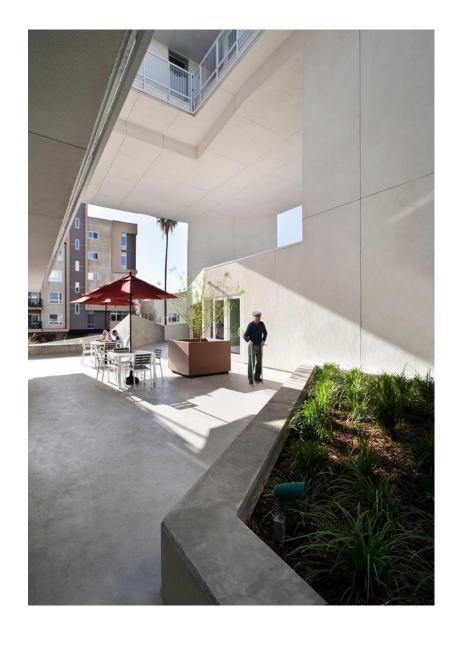
> Prepared by the California Air Resources Board for the State of California

Arnold Schwarzenegger Governor

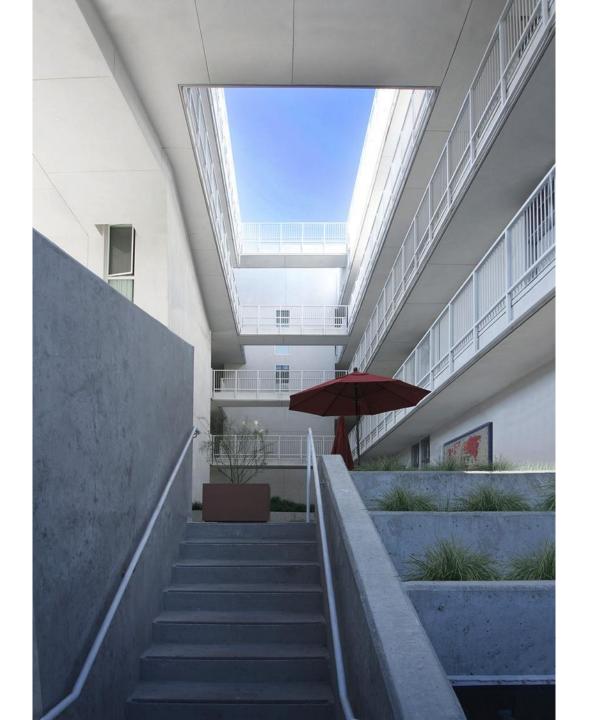






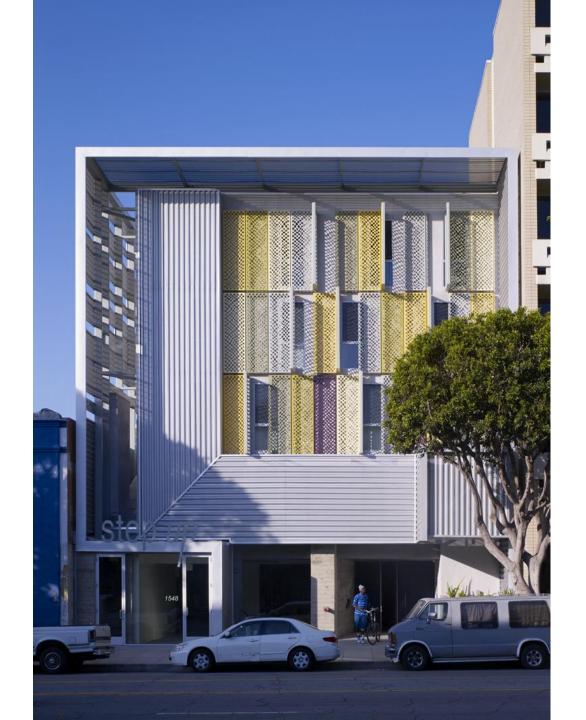


















murphy bed kitchenetteor couch front door alcove transom window z-shape party-wall closet for 2 units 0' 10' 20' 5'

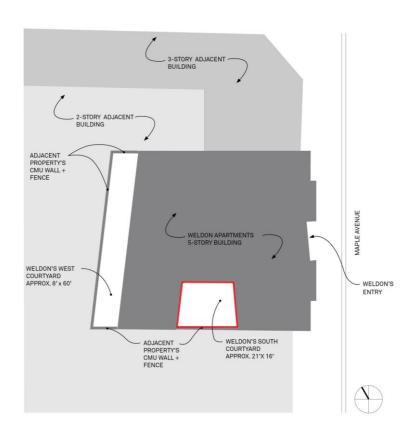


Weldon & Rossmore Rehabilitation Affordable Housing

Skid Row Downtown Los Angeles, California

110 units





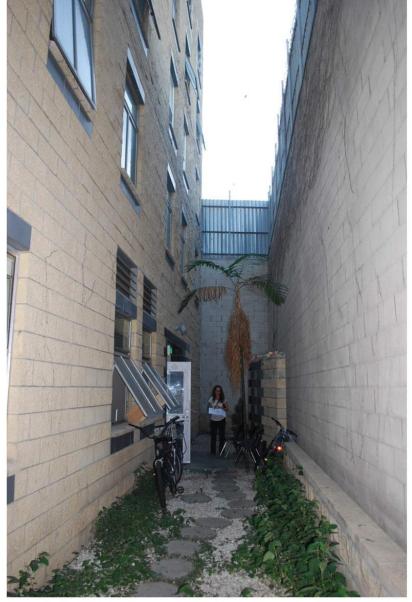




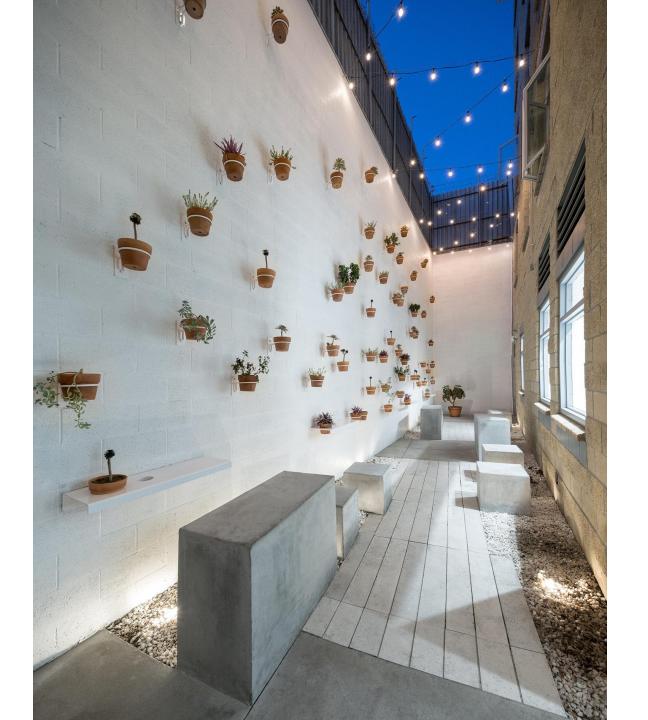






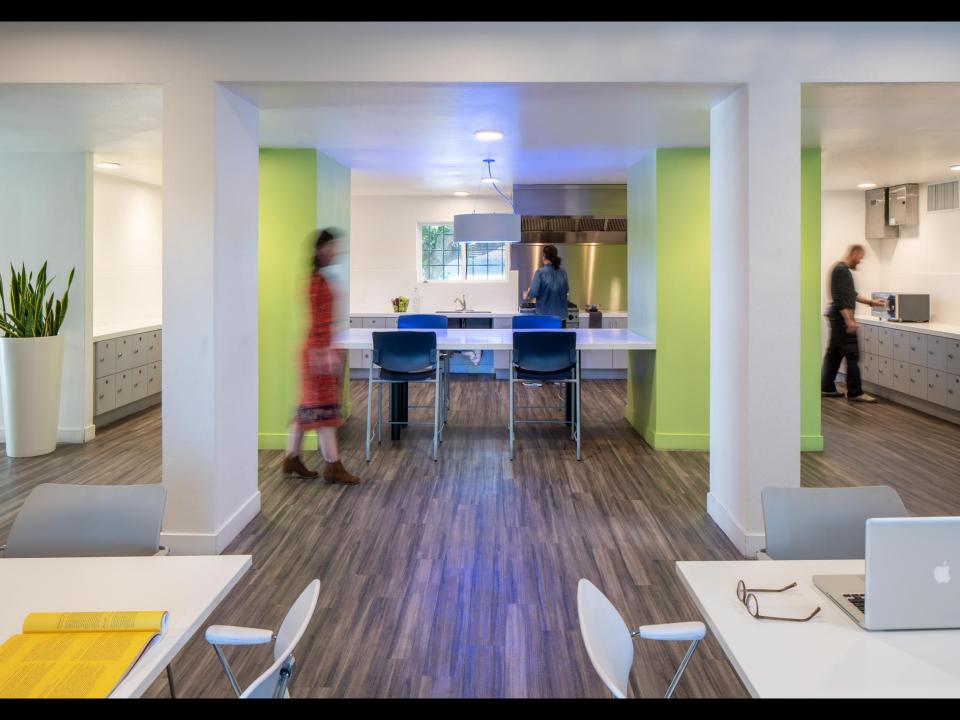


Existing Service Area - 8' x 60' x 40' tall before conversion to a court/garden space for the formerly homeless residents.



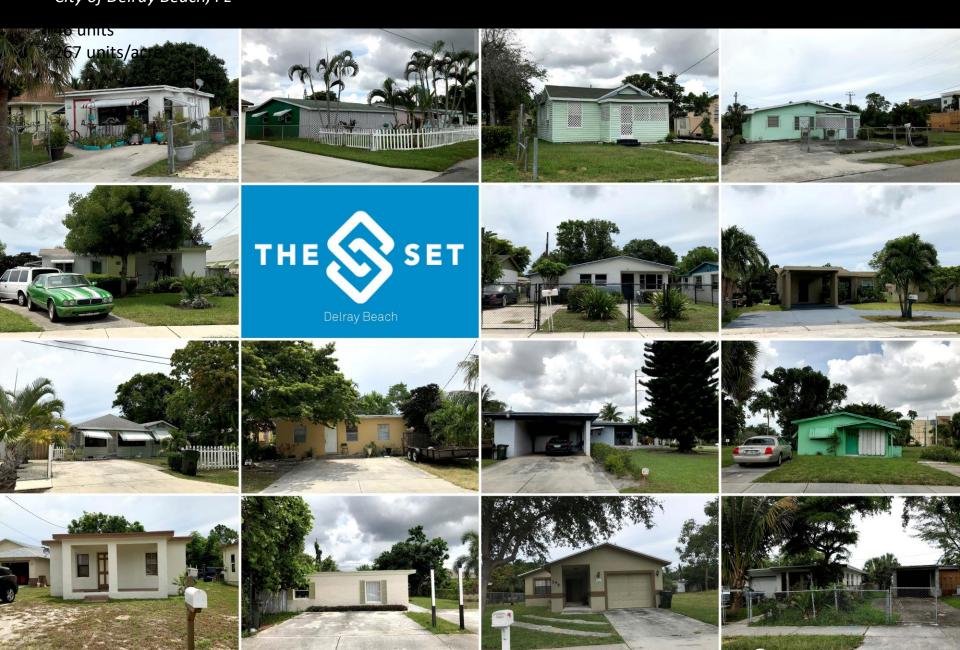








Carver Square Prototype Affordable Housing City of Delray Beach, FL









Deerfield Beach Infill Affordable Housing (with Birse Thomas)

side and sleeping/

service to the other.

then streched from

the front to rear of

house.

A long living space is

Deerfield Beach, FL

extensive rear and

well as maximizes a

central living space.

front porches as



a catalog of five single-family house types

and sleeping/service

areas flanked to

either side. A great

type for extending

towards the outdoors

interior space

with porches.

stand alone or be

duplex to fourplex

format.

coupled to produce

This type can stand

alone or be coupled

to produce duplex to

fourplex format. This

type provides varying

levels of outdoor

terraces.





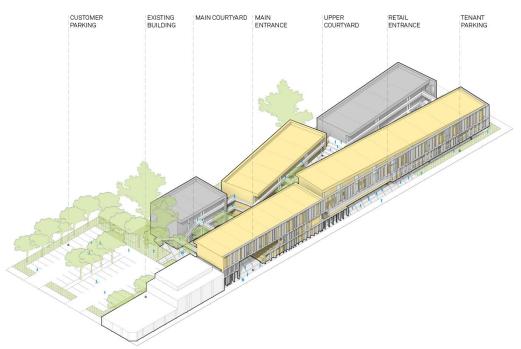




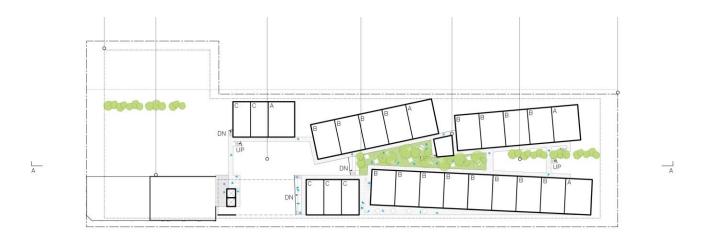
McCollum Hall Affordable Housing

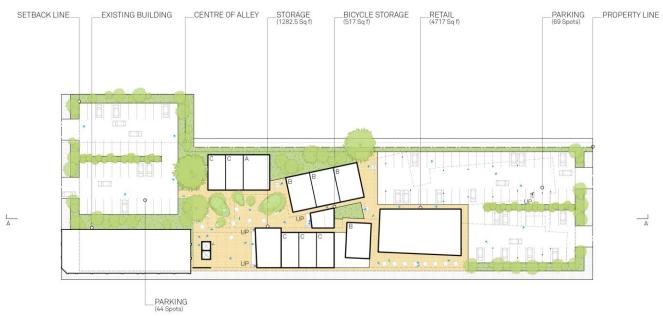
Ft. Myers, FL

65 units









A: 3 _BD ROOM UNIT (1) B: 2 _BD ROOM UNIT (4) C: 1 _BD ROOM UNIT (5) UNIT ON THIS LEVEL: 10

TOTAL: 65 1_BD UNIT: 20 2_BD UNIT: 36 3_BD UNIT: 9



Enterprise .



AFFORDABLE HOUSING DESIGN LEADERSHIP INSTITUTE 2015

integrating design excellence and affordable housing

By Stephani Miller

In July 2010, a two-and-a-half-day summit on affordable housing and design will gather architects/designers and community development groups together to discuss solutions for integrating design best practices with community-based affordable housing development.

The Affordable Housing Design Leadership Institute—created by investment company Enterprise Community Partners with support from the National Endowment for the Arts, the McKnight Foundation, and the Kendeda Fund—will

WELCOME TO THE 7TH ANNUAL **AFFORDABLE HOUSING DESIGN LEADERSHIP INSTITUTE**

Hosted in partnership with the City of Detroit, this year's program is organized as a "Design Camp," to bring together developers, designers, and city agencies in collaboration and shared learning. Through two and a half days of workshops and charrettes, Design Camp seeks to understand how partnerships between designers, developers, and city agencies can result in exceptional projects which meet the needs of residents and strengthen neighborhood fabric.

This event would not be possible without the support of our founding sponsor, The McKnight Foundation, who has been a pioneer in supporting design excellence in affordable housing. We are grateful to the Kendeda Fund for their enthusiastic support for innovative practices in affordable housing. And we would like to also thank our local sponsors, HED, Hennessey Engineering Inc., and Huntington for welcoming us to Detroit and to the region.

We are thrilled to have Julie Eizenberg, FAIA deliver the public keynote "Affordable Housing - Three Ways." Julie has been involved with the Institute since its inaugural year in Minneapolis, and we are looking forward to hearing about her experience working on thoughtful, well-designed affordable and mixed-income projects in a variety of conditions.

Our entire team across Enterprise like to welcome you to Detroit, a city taking on an ambitious planning process for neighborhood revitalization. Maurice Cox, planning director for the City of Detroit and co-founder of AHDLI, is at the helm of this effort. This year's Institute would not have come together without the help of Maurice and his colleagues at the City. Enterprise reaffirms its commitment to opportunity in Detroit by partnering an Enterprise Rose Architectural Fellow at Jefferson East Inc., and through the dedicated work of Kylee Mitchell, Senior Director for Enterprise in Detroit.

Thank you for your commitment to this important work. We look forward to working together to raise the standards and impacts of design in affordable housing.





Enterprise

AHDLI Design Resource Team, 2016 Detroit, MI

By participating in the Institute, developers will...

- · Improve design processes and address design earlier in future projects
- · Build collaboration skills and more productive relationships with their architects
- · Amass compelling evidence to make the case for good design in affordable housing

Institute Curriculum

- 3-day in-person charrette and workshop, Boston July 17th-19th
- . Three 1.5 hour prepatory webinars
- · Two 1.5 hour follow-up webinars

Course Introduction

- Changes Lives · Understanding the Affordable
- Housing Ecosystem

Case Studies

Obstacles & Innovations for Well-Designed Affordable Housing

Methods

- Well-Designed Affordable Housing
 Design Strategies to Achieve Your Mission & Goals
 - · Designing for Outcomes
 - Balancing Costs & Impact
 - Building Organizational Leadership in Affordable Housing Design

Selection Criteria

Mission-driven developers of affordable housing are encouraged to apply. Applications must show:

- · A development project in the schematic design phase that is realistic and buildable
- · A track record of completing real estate projects that are well-designed, culturally and environmentally sustainable and rely on meaningful community participation
- · A 1- to 3-person development team to participate fully in the Institute, ideally composed of the Executive Director and/or the Directors of Real Estate (or
- equivalent). Resident Services/Property Managers are also encouraged to participate. · Demonstrated leadership capacity, commitment to innovation, and eagerness to learn and implement lessons from the Institute within their organizations

Participation and Cost

The curriculum and charrette are delivered at no cost to the participant, and all meals and on-site event costs are included. Travel expenses to attend the Institute are the responsibility of the participant. All participants in the in-person Institute are expected to complete the required online sessions. Additional staff may be invited to the online sessions, but may not be substituted for the developer team.

70% of participating developers were better able to make the case to others for well-designed affordable

"Hearing the questions asked of the other developers helped me to think about our project differently and prepare for conversations when we were back at fundraising processes."

95% stated that they now work more effectively with their designers.

"There were great points on how to engage your architect and explain the complexities of financing on the deal so they understand the financial restraints upfront."

85% reported that they now address design earlier in the development process.

"The feedback from AHDLI and the connection we made to a new architect have had a major impact on the overall site plan and program. Our concept for this project is much more refined and will have a much stronger impact in the neighborhood."

CONTACT US: enterprisecommunity.org/ahdli • design@enterprisecommunity.org • 781-235-2006











PRE-DEVELOPMENT DESIGN TOOLKIT



DESIGN VISIONING

DESIGN TEAM SELECTION

GREEN CHARRETTE

Enterprise

THE 2011

AFFORDABLE HOUSING DESIGN LEADERSHIP INSTITUTE

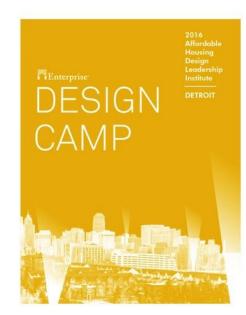
REPORT

An Enterprise National Design Initiative Hosted by the Harvard Graduate School of Desig September 21 - 23, 2011

norther of althodate housing design and everyoment for a two and shall day season focused on monosters and one special socials. The care a Design Resource Tea of eight supert design innovators and a Development floar of season forward through of everyoment reproduced the season of season forward of everyoment reproduced the season of season forward of everyoments and everyoment reproduced the season of th

Made possible by support from the McKinger Foundation, the Boston Foundation, the Mendeda Furnit, Wilms Companies, the Med King Institute, MACDC, USG Perhamity, Massachusetts Housing Investment Corporation, Beaton Private Bank, and the Blant Foundation.



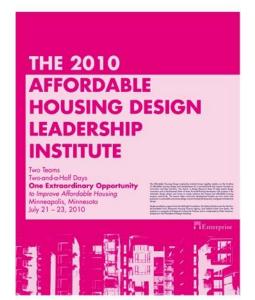


Enterprise

THE 2013
AFFORDABLE HOUSING
DESIGN LEADERSHIP
INSTITUTE

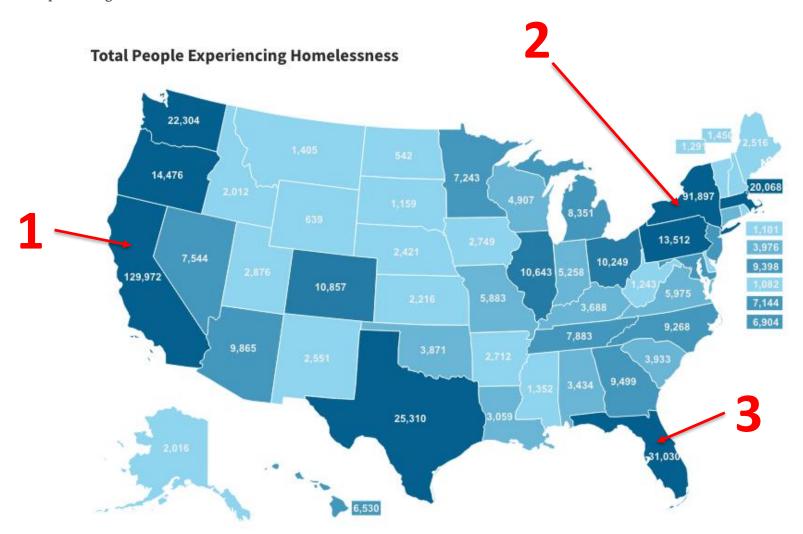
REPORT July 23-25, 2013 Hosted by Cannon Design, Chicago, IL





Florida Homelessness Statistics

As of January 2018, Florida had an estimated **31,030** experiencing homelessness on any given day, as reported by Continuums of Care to the U.S. Department of Housing and Urban Development (HUD). Of that Total, **2,757** were family households, **2,543** were Veterans, **1,892** were unaccompanied young adults (aged 18–24), and **5,302** were individuals experiencing chronic homelessness.



L.A. County's homeless problem is worsening despite billions from tax measures



A man sleeps on the sidewalk in front of the Union Rescue Mission on skid row in downtown L.A. last month. (Francine Orr / Los Angeles Times)





Los Angeles County's homeless population is increasing faster than the supply of new housing, even with the addition of thousands of beds in the last two years and millions of dollars beginning to flow in from two ballot measures targeting the crisis, according to a long-awaited report by the region's homelessness agency.

The report showed that officials two years ago far underestimated how much new housing would be needed when they asked city and county voters to approve the tax measures.

As a result, a \$73-million annual shortfall in funding for the county's comprehensive homelessness program could more than triple, a Times analysis of the report found.

Providing permanent housing for the county's chronically homeless population would require more than 20,000 new units, about 5,000 more than projected two years ago, the report said.



First-ever Innovation Challenge Awards Offer Nearly \$5 Million for Game-Changing Solutions in Fight Against Homelessness

Help us find scalable, low-cost solutions.

The Housing Innovation Challenge awards new, scalable housing solutions for those experiencing homelessness in LA County with up to \$4.5 million in funding at the \$500,000 or \$1 million level.

NEST DESIGN TOOL KIT

A KIT OF PARTS BASED ON THE PRE-FAB MODULE THAT IS SCALABLE AND ADAPTABLE ON ANY COMBINATION OF TYPICAL LOTS, A LONG-TERM SOLUTION THAN CAN BE DEPLOYED THROUGHOUT LOS ANGELES COUNTY

Everyone needs a home. Our neighborhoods can be seen as a flock of birds, foraging and travelling together, helping and providing each other saftey in numbers. The 3 unit types are based on birds' nests:

BLUEJAY (intelligent, migratory, does not return to same nest) - Multiple bed, Non-permanent

DOVE (graceful, wide variety of habitat, returns to same nesting site) - Single Room with shared Kitchen and Bathroom, Permanent

OSPREY (distinguished, return to same large nest structures, continuing to build upon them) - Studio up to 2-bedroom Units with private Kitchen and Bathrooms, Permanent.

SHARED SPACES - Ready-to-go, self sufficient service modules that provide power, potable water, black & gray water storage, and community spaces.



COMMUNITY CORPORATION OF SANTA MONICA with BROOKS + SCARPA ARCHITECTS, INC. and PLANT PREFAB

HOUSING INNOVATION CHALLENGE FOR LOS ANGELES COUNTY

October 2, 2018 | 5PM PST

HOMELESSNESS INITIATIVE

Brooks + Scarpa Wins Los Angeles Housing Innovation Challenge

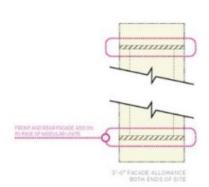
Los Angeles County awarded funding for Nest, the firm's proposal for a scalable, self-sustaining "kit-of-parts."

By MIABELLE SALZANO









CONTEXT / LOT TYPES

Much of Los Angeles County is developed, and most developers have to aggregate several parcels, which takes time and resources. As Forbes stated May 18, 2018 in 'The End Of Parking Lots As We Know Them: Designing For A Driverless Future' www.forbes.com, and as experienced by this team, parking lots (and gas stations) in LA County are becoming less necessary due to the expansion of driverless/electric cars. This opens up a big source of real estate for development, which also will allow for better street design and urban spaces.

NEST is scalable as an infill solution and can be configured multiple ways using these types of sites and a typical lot size of 50x150, or a combination of them. Housing for the homeless should be scattered throughout the county, so that all communities can share in the solution and so that this housing type is not concentrated in one community, Homelessness is an urgent crisis and many neighborhoods are frustrated by the slow pace of solutions. Prefab construction, utility infrastructure, scalability and adaptability will allow NEST to be designed as needed for each particular site and neighborhood on underutilized parcels of land, providing space for people not cars.



USE CONSISTENT SETBACKS FOR 5-STORY BLDG:

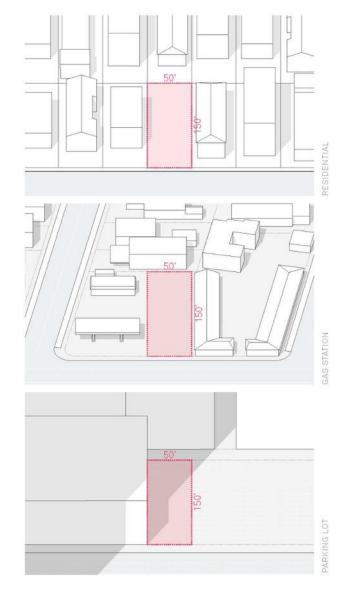
RONT:

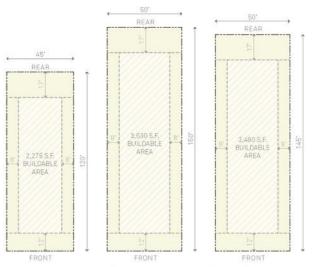
15' + 1' /EACH STORY OVER 3

= 17' SIDE: = 8'

5' + 1' /EACH FLOOR ABOVE 2

INCREASE SIDEYARD TO 10' FOR EXITING OR

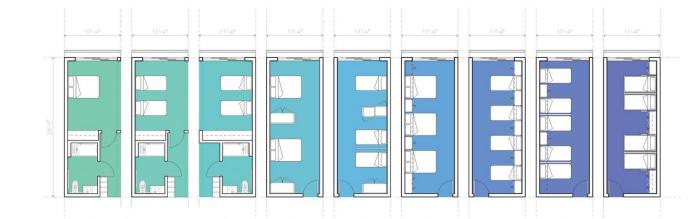




Siting occurs on these typical parcels, or a combination of parcels

KIT-OF-PARTS / BLUE JAY

SHELTER BEDS TEMPORARY

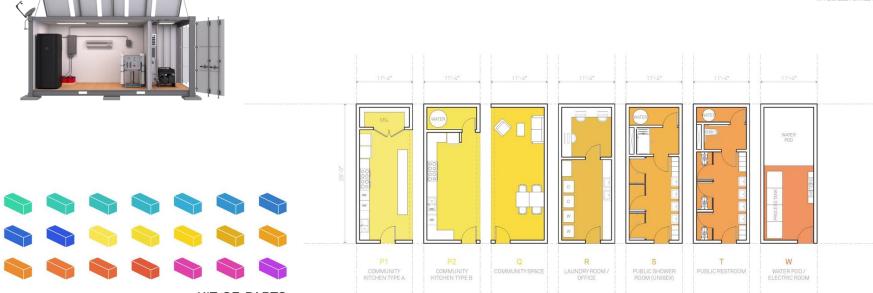




Brooks + Scarpa / Housing Innovation Challenge

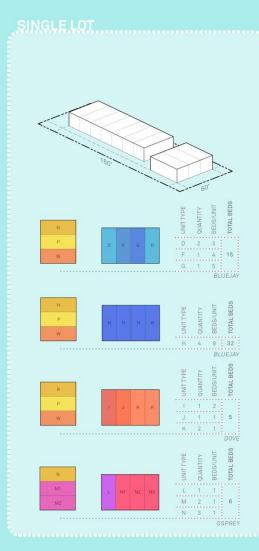
KIT-OF-PARTS / SHARED SPACES

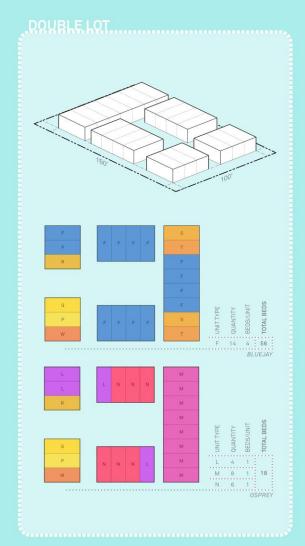
APPLICABLE FOR ALL UNIT TYPES

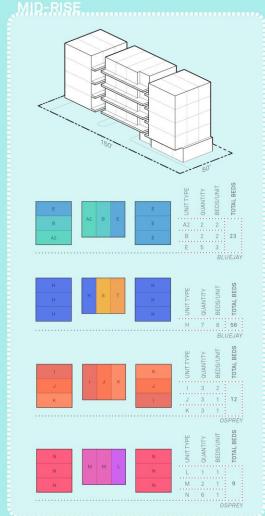


KIT-OF-PARTS

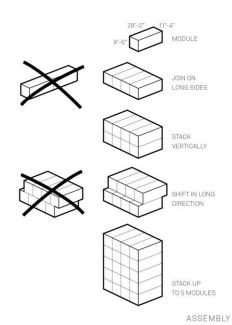
CONFIGURATIONS / SCALE



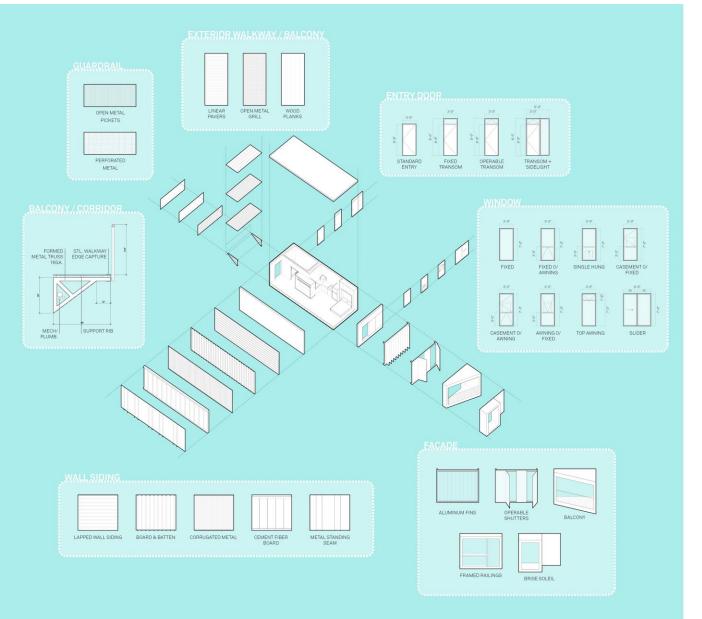




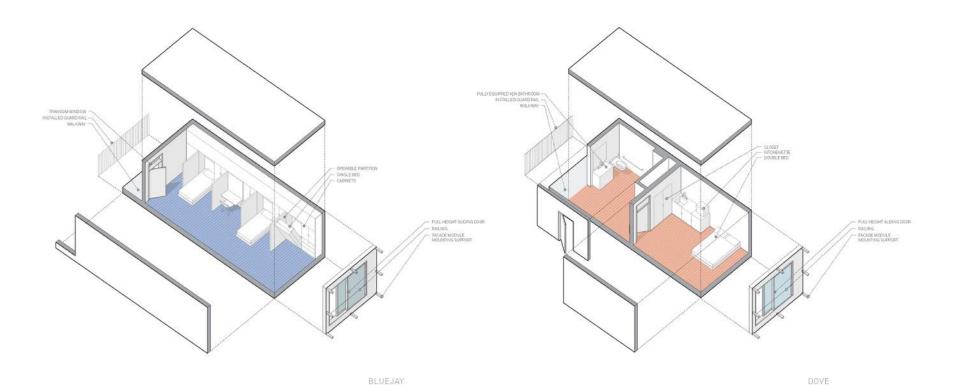
KIT-OF-PARTS / ASSEMBLY



Starting with the 50x150 foot parcel, multiple solutions can be realized on combinations of this parcel size (including parking lots and gas stations) without getting slowed down by the required utility connection. The solution is meant to be 'by right' and built within the current zoning of the parcel, thereby saving 1-2 years of development time. This is achieved by standardizing unit types, common spaces and supportive spaces into the module footprint and creating a series of demonstration diagrams which showcase how the modules could be configured and customized on various lots.



KIT-OF-PARTS / COMPONENTS



igned to STRATEGY - The Dove is a permanent supportive housing model people. designed to maximize efficiency for long-term housing. A typical e with a 50'x150' lot can house up to 48 bedrooms including a community

STRATEGY - The Bluejay is a temporary shelter designed to maximize bed-count and house the maximum number of people. A typical 50'x150' lot can house as many as 224 people with a community kitchen and other supportive public spaces.

kitchen and other supportive public spaces.

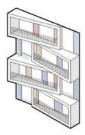
CONFIGURATIONS / COMPONENTS



MESH VEIL CREATES PRIVACY FOR DWELLING UNITS WHILE ALLOWING FOR NATURAL LIGHT



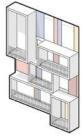
ALUMINUM FINS CONTROL DIRECT SUNLIGHT



ALTERNATING LINEAR BLOCKS CREATE PATIOS AND SHADE GLAZING BELOW



FRAMES CREATE RAILINGS FOR JULIET BALCONIES

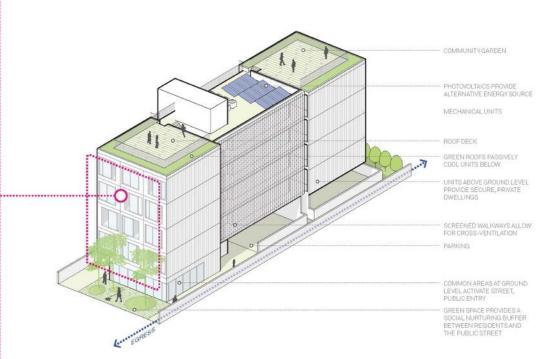


BRISE SOLEIL SHADES OPEN-INGS AND CREATES

`



OPERABLE PERFORATED SHUTTERS REGULATE LIGHT SOLAR HEAT GAIN

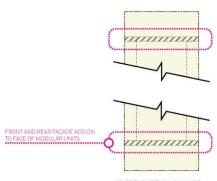


MODULAR FACADE OPTIONS

CONFIGURATIONS / FACADES



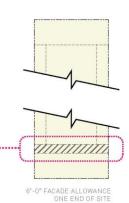




3'-0" FACADE ALLOWANCE BOTH ENDS OF SITE







FACADE ALLOWANCE ON SITE

DEPLOYMENT / IMPACT

DEPLOYMENT / IIVIPAC

RESIDENTIAL ZONE





NEST compliments existing efforts in LA County to create zoning that allows reduced parking or no parking with homeless housing and could also lead to new definitions of 'dwelling unit' to allow more variety in projects of this type which permanently house people in innovative ways.

Measurable successful results would be thousands of new units of housing built within 36 months by other non-profits, using the Design Toolkit for prefab modules created for permanent supportive housing for the homeless. The adaptability of the module unit types that range from Bluejay (shelter), Dove (single room occupancy) to the Osprey (studio-family) allow configurations to occur quickly in any neighborhood for any homeless population from a single person to a family of four

One intended outcome that is essential to the continued support of housing for the undeserved or homeless, is to place these people within existing communities so that networks and support structures that already exist can be leveraged by people who lack them. It will allow existing communities to know the stories of the people who will be living among them; fostering empathy and an understanding of why people become homeless, furthering a need to house everyone and not leave any family on the street.



BROOKS -SCARPA

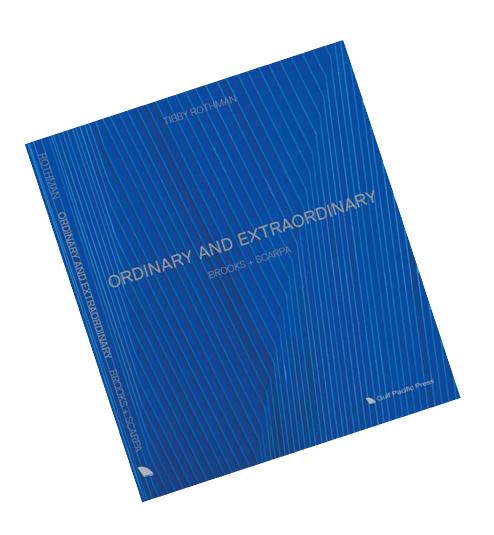
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1. Solar went in faster than ever before—by a huge margin.

16,000 14,762 14,000 12,000 PV Installations (MWdc) 10,000 7,501 8,000 6,239 6,000 4,783 3,373 4,000 1.926 2,000 Residential ■ Non-Residential ■ Utility

Figure 1.1 Annual U.S. Solar PV Installations, 2000-2016

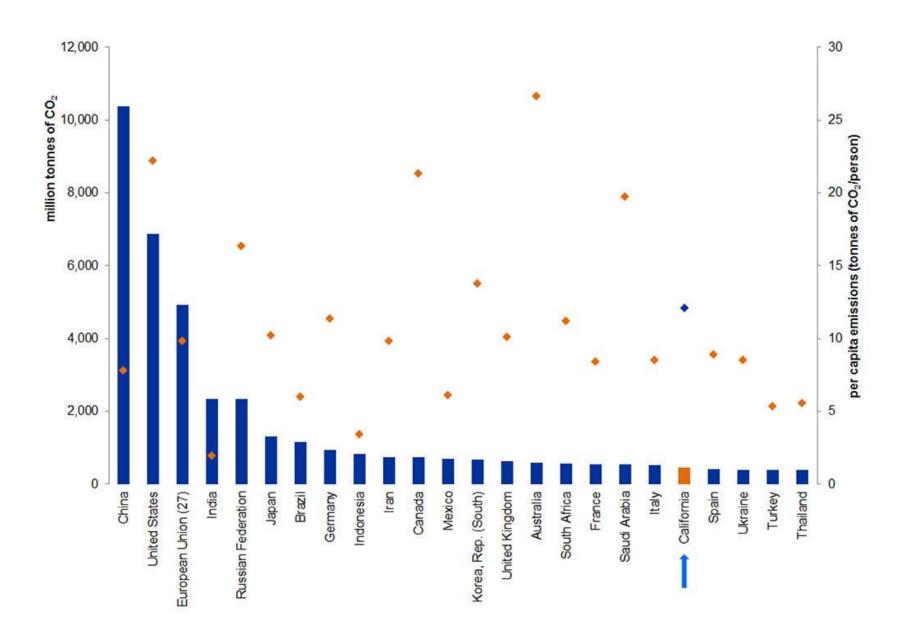
Source: GTM-SEIA Solar Market Insight, 2016 Year in Review

The graph above shows how solar's annual installations have been climbing, year after year. The industry installed almost 15,000 megawatts of solar photovoltaics (PV) last year.

Here are a few ways to think about that data point:

• That's a 97 percent increase over what went in during 2015, more than got installed in 2015 and 2014 combined, and 17 times what got installed during 2010.

Figure 20. Total (bars) and Per Capita (markers) California and Other States Greenhouse Gas Emissions (CAIT-U.S. v4.0) Total and Per Capita CO₂ Emissions for 2010



INDIA WILL THE ELECTION SHOCK END THE BOOM? (P. 42)

AUTOS THE RISING THREAT FROM HIGH GAS PRICES (P.28) BONUS SECTION HIGH TECH ON THE GOLF COURSE (P.56)









S

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ORLD, AS

1 in 7 in U.S. lives below poverty line

Last year, nearly 4 million Americans joined the ranks of the poor. California's rate is highest in Il years.

REPORTING FROM WASHINGTON

ALANA SEMUELS REPORTING FROM LOS ANGELES

The recession and longer-term economic troubles have pushed the nation's poverty rate to levels not seen in more than a decade, wiping out gains in the longrunning War on Poverty and adding more financial strain to the lives of millions of

Americans.

New Census Bureau data, released Thursday, also showed that the face of the poor has changed. Those falling below the poverty line today are more likely to be full-time workers who can-not earn enough to meet their needs or middle-class workers driven into the ranks of the poor by lost jobs or shrinking incomes.

The higher poverty level - 14.3%, or an increase of nearly 4 million people last year - means higher costs for government programs such as food stamps and unemployment compensation and potentially heavier tax the bld | burdens for the country as a of the whole.

Among those once more fortunate is Susannah Evans of Ventura, a 56-year-old single woman who until August 2008 had a good-paying job as a marketing coordina-tor for a law firm. Since geting laid off, she has ex-

austed unemployment nefits and downsized a one-bedroom aparta rental room in a George W. Bush

On the rise The U.S. poverty rate*



*In 2009, the poverty line was about \$22,000 for a family of four

ELECTION 2010

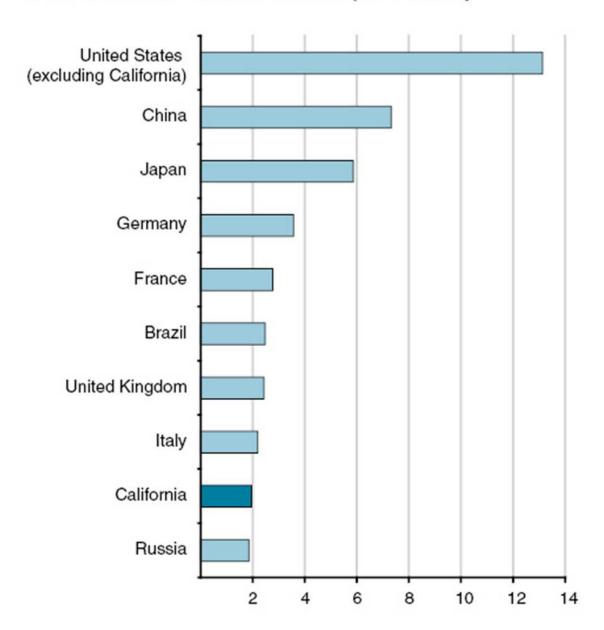
Voters don't care who broke it

Democratic politicians' midterm strategy is big on blaming Bush, but in Ohio at least, people don't buy it.

MARK Z. BARABAK REPORTING PROM KETTERING, OHIO

Democrat Lee Fisher knows exactly who's to blame for Ohio's 10.3% employment rate state's

Gross Domestic Product in 2011 (In Trillions)



Valley light rail is back on table

Brown signs a bill allowing conversion of Metro's Orange Line busway.

By Laura J. Nelson

For the first time in more than two decades, Los Angeles transportation officials can legally discuss building a light-rail line through a southern swath of the San Fernando Valley.

Gov. Jerry Brown signed a bill Tuesday that will allow the Los Angeles County Metropolitan Transportation Authority to convert the Metro Orange Line busway to light rail. Brown's signature reverses a 1991 law that banned above-ground rail through North Hollywood and Van Nuys.

LA Times July 12, 2014



...envisioning sustainable communities

and affordable housing

for a more livable future.

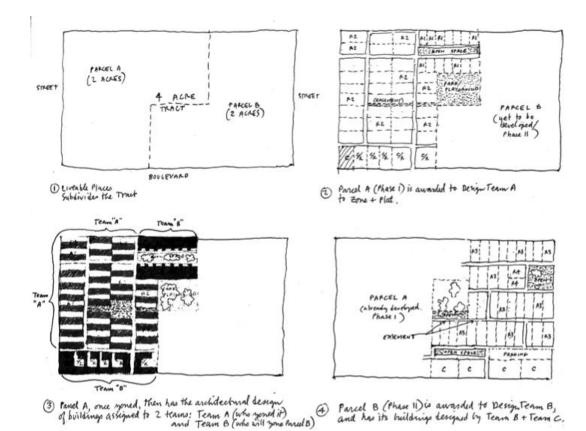






For more information and opportunities with Livable Places please visit our website: www.livableplaces.org

Livable Places is a new nonprofit developer and policy advocate in Los Angeles committed to changing the public's vision of affordable housing on challenging urban sites. Bringing together expertise from disciplines ranging from architecture to urban planning, Livable Places seeks to develop model projects that demonstrate new visions of walkable neighborhoods, innovative housing types, and public policy that makes growth sustainable.







Policy Topics

Smart Growth:

Join The Alliance For A Livable
Los Angeles

City and County Move to Update Density Bonus Laws

High Speed Rail AND Parks

Building Healthy Communities 101

Developing Workforce Housing in L.A.

What Do You Mean By "Affordable" Housing?

Encouraging Transit Villages

Rethinking Parking

The Scourge of Free Parking







L.A. Adopts Town Home Ordinance

In December 2004, the City of Los Angeles adopted changes to its zoning codes to allow the construction of new "fee-simple" town homes in areas zoned for apartments or commercial development. Previously the City's zoning code prohibited the development of town homes unless they were part of a condominium association.

The new town home or small lots ordinance permits detached homes on small lots, town homes, and row houses where the home owner would own both the land and structure fee simple. This change makes town homes a more attractive and affordable option for home buyers. Many cities across the country have popular neighborhoods with row houses or brownstones that are built on a town home model.



ABOUT BLOG TAKE ACTION **CALENDAR EDUCATE**

Small Lot Subdivisions: What Are They?

Published November 2, 2016

2 Comments









In 2005, the City of LA created the small lot subdivision ordinance. This land use policy is not well understood, and has recently come under fire from both NIMBYs that want to stop development in LA and people concerned about displacement. With that in mind, let's get to know the small lot subdivision ordinance, and see how it might be improved to better serve LA's housing needs.

What Are Small Lot Subdivisions?

AGENDA

NEWS & ANALYSIS

L.A.'s Small Lot Homes: Destroying Low-Rent Housing, Restoring the American Dream, or Both?

Chase Scheinbaum | February 9, 2015





Raquel Arias and her son, James, at their Silver Lake bungalow, which a developer wants to replace with small lot homes. I Photo: Chase Scheinbaum

This story has been published in tandem with a segment for KCET's award-winning TV show "SoCal Connected." Watch it here now.

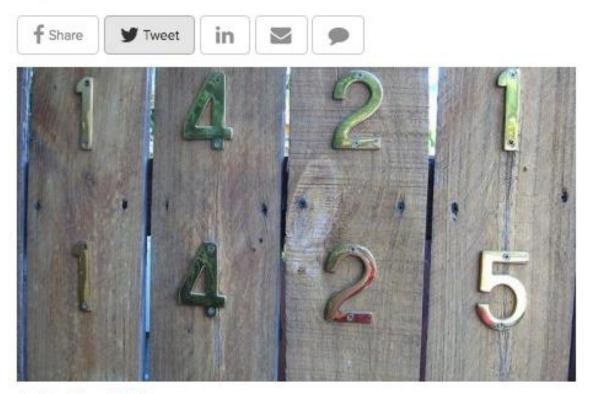


When Raquel Arias' Silver Lake bungalow is demolished, the last remnants of her disappearing neighborhood will be gone. The 35-year-old has lived in a rent-controlled house on the corner of North Coronado and Marathon streets her entire life. Her parents, whom she lives with along with her 4-year-old son, have lived on the same lot even longer.

Changes to Los Angeles' Small Lot Ordinance on the Way

Responding to criticism from neighborhoods faced with new small lot developments, the city of Los Angeles in considering changes to its Small Lot Subdivision Ordinance.

August 11, 2016, 7am PDT | James Brasuell | ♥@CasualBrasuell



Ju Dadalto / Flickr









Small lot development proposed across from Barnsdall Park

Plans were filed Wednesday with the city to carve up property on Hollywood Boulevard just across the street from the Los Feliz park. Three of the 21 homes would be live-work units.

BY JENNA CHANDLER | DECEMBER 22 | 2 COMMENTS



Small lot development brings 12 sleek homes to Mid-City

Each of the homes is about 2,000 square feet and comes with a rooftop deck.

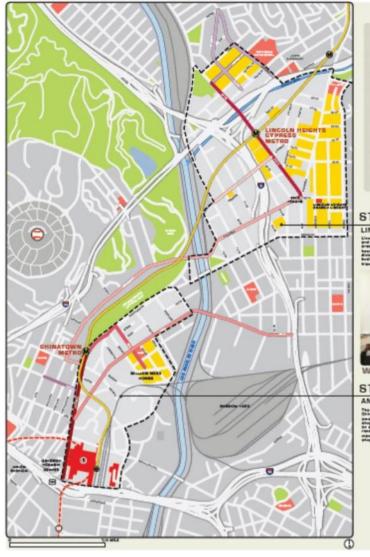
BY JENNA CHANDLER | OCTOBER 21 | 1 COMMENT



New small lot development unveiled in Los Feliz

Habitat 6, designed by Rios Clementi Hale Studios, contains six threestory residences. The Scandinavian-influenced units all come with high-end finishes, private yards and patios, and two-car direct entry garages. Prices start at \$1.2 million.

BY PAULINE O'CONNOR | OCTOBER 9 | 8 COMMENTS



Walking and Biking are two of the most important ways we can travel today. In the face of climate change, congestion, public health problems, and other challenges, using our feet to get around is good for our well being and our planet.

Walking and biking are not only important, they're fun and provide moments we can share with friends and family. People walking and biking on our streets helps us build community with our neighbors and enhances our quality of life.

MAKING THE CONNECTIONS is an urban planning and design project that proposes ways to encourage walking and biking for two areas: the Lincoln/Cypress and the Ann Street neighborhoods. By improving and creating connections to the Lincoln/ Cypress and Chinatown Gold Line stations, walking and biking that already occur in these neighborhoods will be safer and more convenient and encourage more walking and biking trips.

STUDY AREA 1

LINCOLN/CYPRESS



WORKSHOP 1



WALK-ABOUT





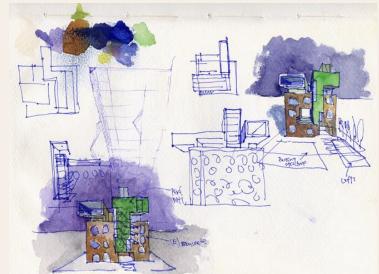
CYPRESS & AVE ES

STUDY AREA 2

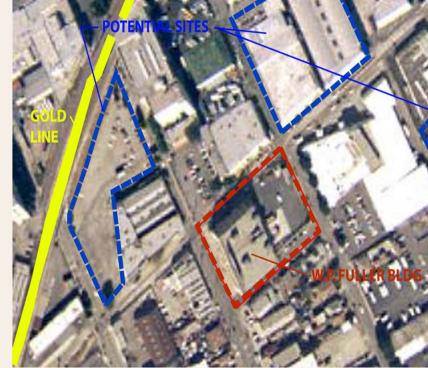
ANN STREET NEIGHBORHOOD

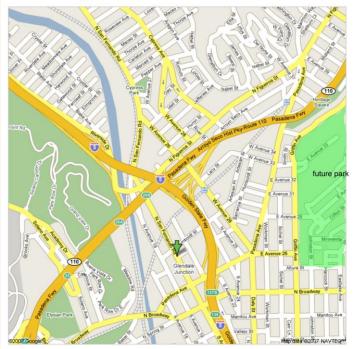


EXHITING













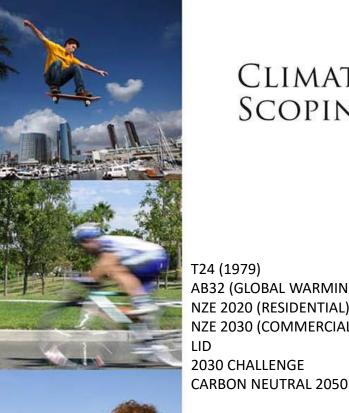




density: 130u/acre







THE RESIDENCE OF THE PARTY OF T

CLIMATE CHANGE SCOPING PLAN

a framework for change

DECEMBER 2008

AB32

Pursuant to AB 32 The California Global Warming Solutions Act of 2006

T24 (1979) AB32 (GLOBAL WARMING ACT) NZE 2020 (RESIDENTIAL) NZE 2030 (COMMERCIAL) LID 2030 CHALLENGE

> Prepared by the California Air Resources Board for the State of California

Arnold Schwarzenegger Governor

The Governator











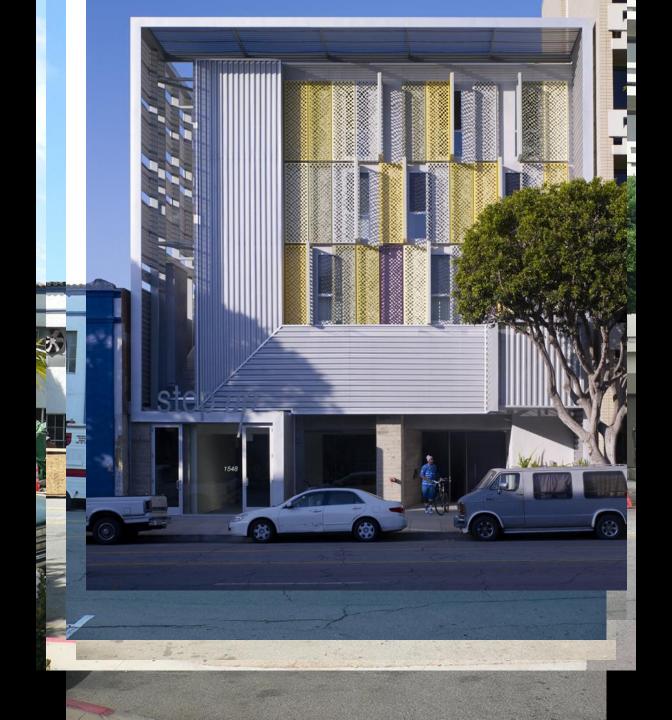










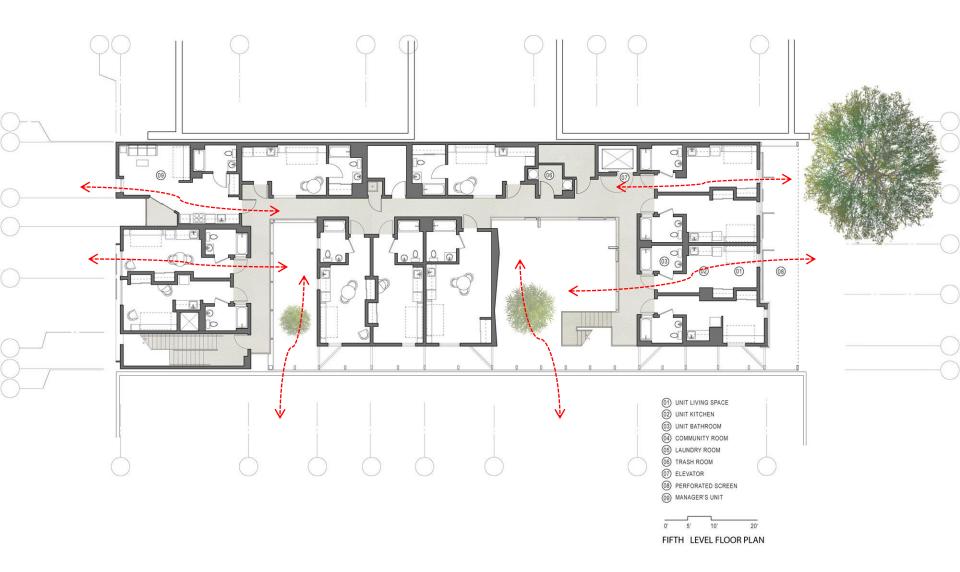




SECTION A

murphy bed kitchenetteor couch front door alcove transom window z-shape party-wall closet for 2 units 0' 10' 20' 5'









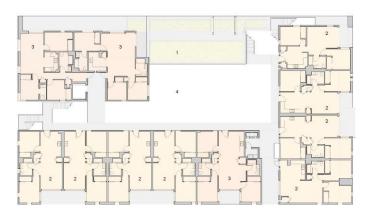


















1 DRIVEWAY
2 ELECTRICAL ROOM
3 MEDIANICAL ROOM
4 TRASH ROOM
5 BICYCLE PARKING

5 BKYCLE PARKING 0 5 10 20 GARAGE PLAN



section a-a"













LOS ANGELES TAKES MAJOR STEP TOWARD 100% CLEAN ENERGY

City Council approves measure directing LADWP to map the path away from fossil fuels to powering Los Angeles with 100% clean energy

Friday, September 16, 2016

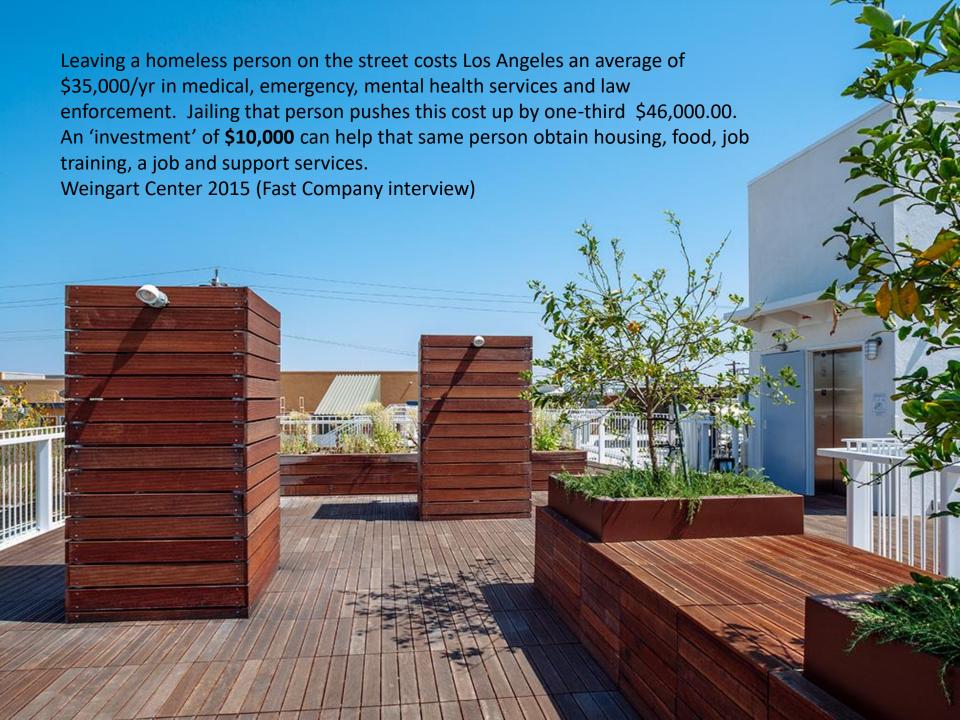
Contact:

Shawn Dhanak, 517-449-0402, shawn.dhanak@sierraclub.org Shane Levy, 201-679-9507, shane.levy@sierraclub.org

LOS ANGELES -- The Los Angeles City Council unanimously approved a measure authored by Councilman Mike Bonin and Councilman Paul Krekorian today that instructs the Los Angeles Department of Water and Power (LADWP) to study an equitable transition away from fossil fuels to powering Los Angeles with 100% clean energy.

With today's vote, LADWP will now convene a collaborative working group of experts to identify the investments and priorities that would be needed in order to run the city entirely and equitably on renewable energy. LADWP will have 90 days to deliver a timeline for the study.

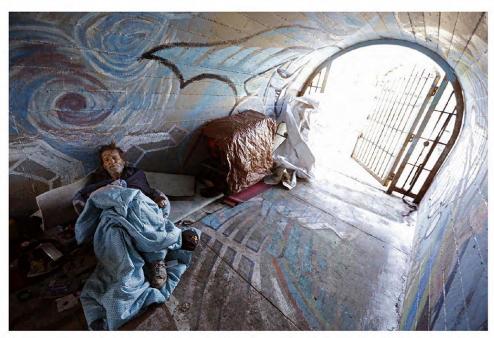
Seventeen American cities have already committed to achieving 100% clean energy, including Salt Lake City, Boulder, San Diego and San Francisco. Internationally, cities including Paris, Sydney, and Vancouver, have established 100% clean energy targets of their own. In August, the City of Denver similarly announced that it would undertake a study identifying pathways to 100% clean energy as part of the city's greenhouse gas goals. With approval of this study, Los Angeles is now the largest city in America to commit to exploring how to power the city on entirely clean energy.



Homeless Population Counts in Los Angeles County All Los Angeles County & City of Los Angeles

Year -	City of Los Angeles			All Los Angeles County		
	Total	Unsheltered	Sheltered	Total	Unsheltered	Sheltered
2017	34,189	25,237	8,952	57,794	42,828	14,966
2015	25,686	17,687	7,999	44,359	31,018	13,341
2013	22,993	14,968	8,025	39,463	25,136	14,327
2011	-	-	-	39,135	20,517	19,176
2009		-	-	38,602	21,073	16,745
2007	-	-	-	52,956	39,168	13,788
2005	-	-	-/	65,287	53,429	11,858

A plan to house L.A.'s homeless residents could transform parking lots across the city



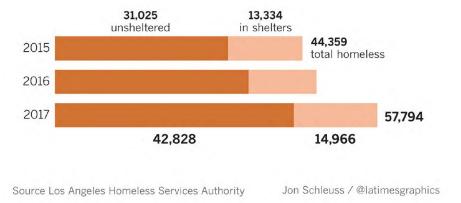
Vietnam veteran Frank Costa lives in a pedestrian tunnel underneath Parking Lot 731 in Venice. Two non-profits, Venice Community Housing and Hollywood Community Housing Corp., have been selected to develop the lot, with plans for 140 housing units. (Genaro Molina / Los Angeles Times)

In the decades following World War II, when the suburbs were young and the car was king, Los Angeles went on a land-buying spree.

The city bought parcels in every size and shape, demolished any buildings on them and opened parking lots to serve emerging commercial districts. L.A. NOW

L.A. County homelessness jumps a 'staggering' 23% as need far outpaces housing, new count shows

L.A. County homelessness soars



Los Angeles County saw a large increase in its homeless population in 2017. (Los Angeles Times)





Los Angeles County's homeless population has soared 23% over last year despite increasing success in placing people in housing, according to the latest annual count released Wednesday.

The sharp rise, to nearly 58,000, suggested that the pathway into homelessness continues to outpace intensifying efforts that — through rent subsidies, new construction, outreach and support services — got more than 14,000 people permanently off the streets last year.

L.A. County's homeless problem is worsening despite

billions from tax measures



A man sleeps on the sidewalk in front of the Union Rescue Mission on skid row in downtown L.A. last month. (Francine Orr / Los Angeles Times)





Los Angeles County's homeless population is increasing faster than the supply of new housing, even with the addition of thousands of beds in the last two years and millions of dollars beginning to flow in from two ballot measures targeting the crisis, according to a long-awaited report by the region's homelessness agency.

The report showed that officials two years ago far underestimated how much new housing would be needed when they asked city and county voters to approve the tax measures.

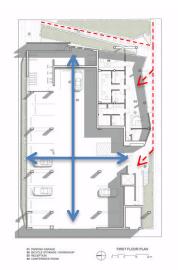
As a result, a \$73-million annual shortfall in funding for the county's comprehensive homelessness program could more than triple, a Times analysis of the report found.

Providing permanent housing for the county's chronically homeless population would require more than 20,000 new units, about 5,000 more than projected two years ago, the report said.

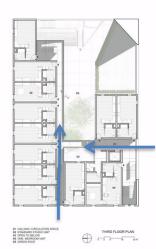










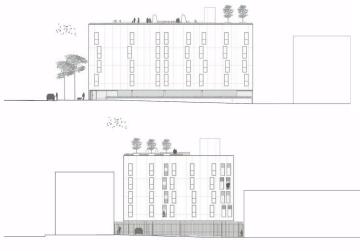


















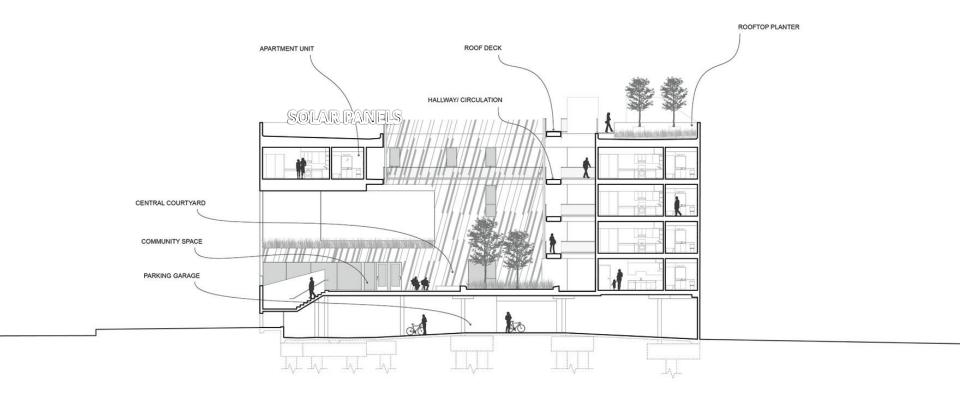


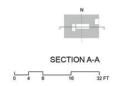


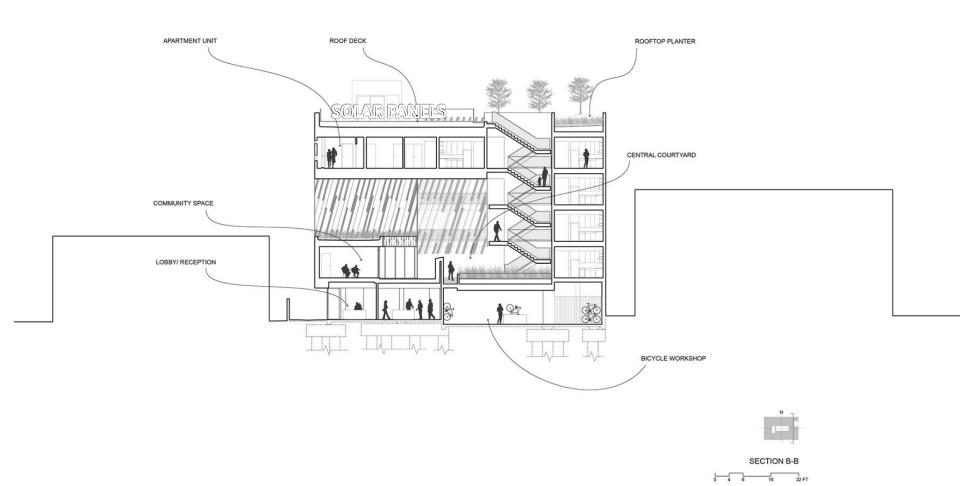






























NOW

Climate change could displace 143 million people

Climate change could lead to the displacement of as many as 143 million people by 2050, according to the World Bank. Mass movement of people in sub-Saharan Africa, **South Asia and Latin** America is likely to create "hot spots" with tens of millions of people moving into crowded slums, putting pressure on national and local governments.

TIME April 2, 2018





Later this century, chronic inundation is poised to become a major problem for many big cities. But even today, along their shores, San Francisco (shown here in 2012), Boston, Miami, and others are seeing previews of the future daily high tide line.

BOX 4.

Chronic Inundation Snapshot: Great US Cities

Whereas many of the communities facing disruptive flooding in the near term are relatively small towns, home to fewer than 100,000 people, flooding becomes a big-city problem over the course of this century in both the intermediate and high scenarios (Figure 11, p. 28). These big cities include some, such as Boston and New York, that have historically invested heavily in expanding their land area by filling in wetlands and building protective structures along their shorelines (City of Boston n.d.; City of New York 2014.; New York State 2016). In the high scenario, more than 50 communities with populations over 100,000 would experience disruptive flooding and the difficult decisions that go along with it by 2100. These cities stretch from coast to coast and include the following:

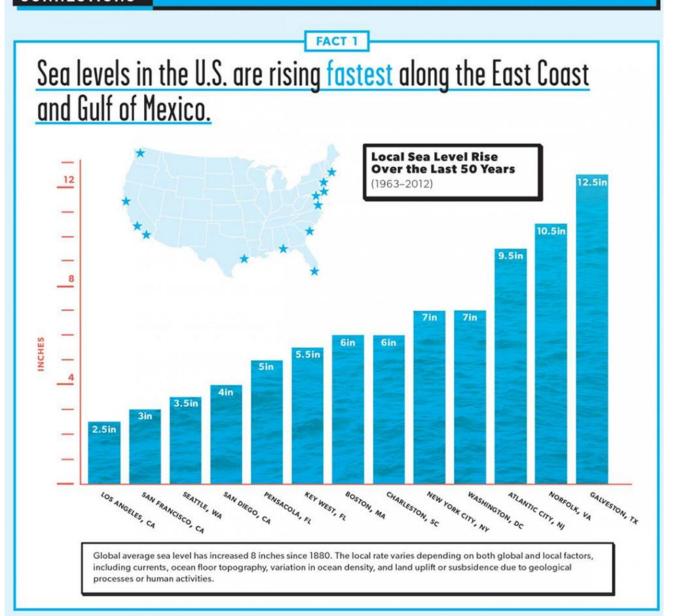
- · San Mateo
- Newark
- · All the boroughs of New York City except the Bronx
- · Port Arthur, Texas
- Miami, Fort Lauderdale, Fort Meyers, and St. Petersburg and 12 other Florida cities

Today, New Orleans is the only major city where the chronic inundation zone encompasses more than 10 percent of its area. ¹³ But by 2100 in the high scenario, the chronic inundation zones in Boston, Alameda, and many other cities extend to nearly one-quarter or more of the cities' areas.

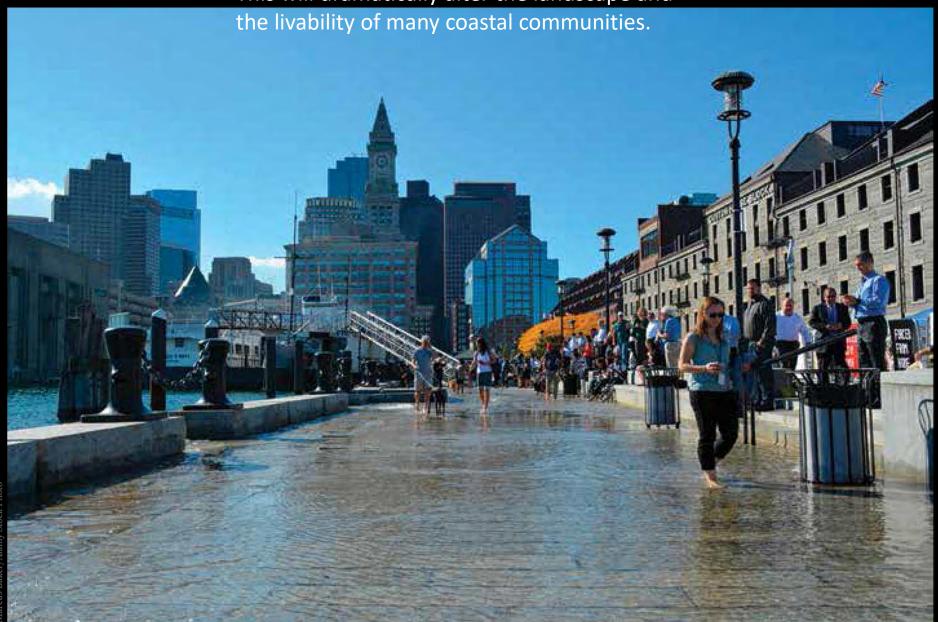
The prospect of managed retreat from parts of the coast-lines of 50 populous communities or of investing significant capital to defend those waterfronts is daunting. The challenges, costs, and inevitable losses involved in holding back the water in 50 large population centers and/or relocating thousands if not millions of their residents would be immense. The low scenario—a proxy for adherence to the Paris Agreement's goal that future warming is held to 2°C or less above preindustrial values—shows nearly all these major metropolitan areas spared chronic inundation this century. This contrast may put the comparative bargain of emissions reduction in perspective (NASEM 2016).

¹³ Note that the technical city limits of New Orleans extend far to the northeast of the city. While most of New Orleans proper is protected by levees (and therefore excluded from our calculations of area inundated), the northeastern corner of the broader city region is not. It is the inundation of this low-lying area, unprotected by levees, that causes more than 10 percent of the city to fall within the chronic inundation zone today.

SCIENCE SEA LEVEL RISE & GLOBAL WARMING

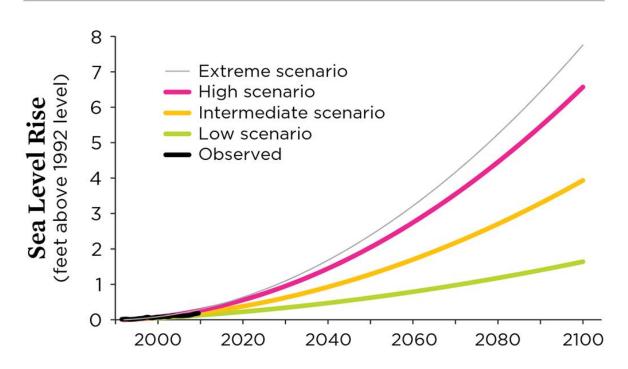


This will dramatically alter the landscape and



Some of the businesses that help make city waterfronts vibrant, as in Annapolis, Maryland, and Boston, Massachusetts, shown here, are finding that periodic flooding of even limited areas can be costly and disruptive.

FIGURE 3. Projected Twenty-First-Century Sea Level Rise



Low-income communities face significant social and economic challenges that put them at a disadvantage when faced with natural disasters and other stressors.

-Union of Concerned Scientists





Ft Lauderdale, FL before



Hurricane Irma 2017 after



"Down here, people are actively dealing with climate change without calling it climate change."
Tim Osborn, NOAA Manager, central Gulf Coast

CENTER FOR ARCHITECTURE

PRESENTS

Flooding Adaptation in Coastal Florida: A conversation outlining a platform for adapting to future climate disruptions.

WICKED WATER



Jeffrey Huber AIA, LEED AP Principal, Brooks + Scarpa



Tim Rumage
Professor
Environmental
Studies
Ringling College
of Art and Design



Architect, Professor, School of Architecture, Design & Planning -Architecture University of Kansas

FB 23

"The most important line on this planet is the coastline, and we mistake it as something static, but understandably so because throughout recorded human history it has relatively remained the same, but it's now shifting and we need to adapt."

- John Englander, Oceanographer

CENTER FOR ARCHITECTURE

HYDROLOGY: SEA LEVEL RISE (SLR) STAGES

Hydrological modeling maps produced by Dr. Diana Mitsova with hydrological modeling data from Dr. Fredrick Bloetscher.



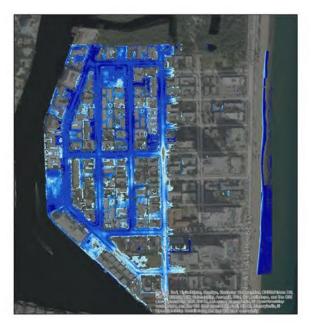
ONE-FOOT SLR

At one foot of sea level rise streets to the west of the neighborhood become permanently flooded. The city is currently installing tidal valves and duckbills to prevent salt water from back-flowing into drainage infrastructure.



TWO-FOOT SLR At two foot of sea level rise streets

and properties begin to show severe permanent flooding.



THREE-FOOT SLR

At three foot of sea level rise Birch Road becomes permanently flooded. Essentially the initial land that was reclaimed through muck fill is permanently saturated with salt water.

CREATION OF TOOLBOXES AND DESIGN FRAMEWORKS:

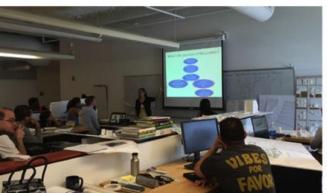
Through various workshops, lectures, and exhibitions; the designers worked with local stakeholders to establish livability criteria and infrastructural demands. This public engagement provided a robust foundation for visionary tactics across the region that would have been unimaginable otherwise. By sharing knowledge a shared vision emerges that galvanizes community support. What was produced became known as ADaPT (Adaptation Design and Planning Toolbox) Fort Lauderdale, a set of toolboxes that

TOOLDOX) Fort Lauderdale, a set of toolboxes that provide a framework for adaptation strategies at the scale of neighborhoods. These are further refined and tailored to specific issues within scenario visioning efforts.



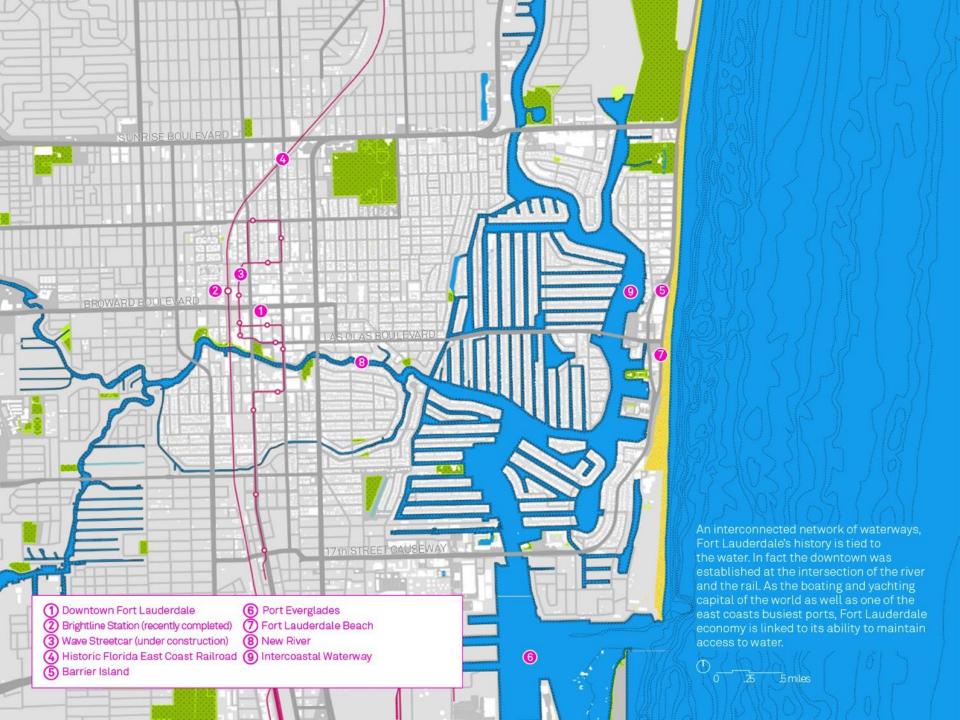


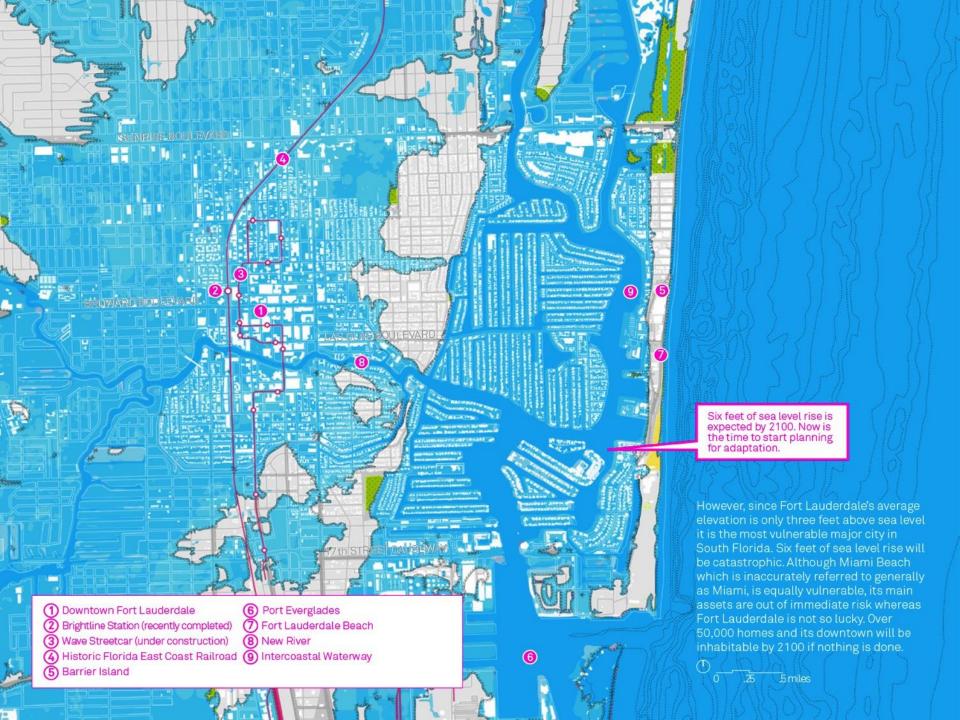








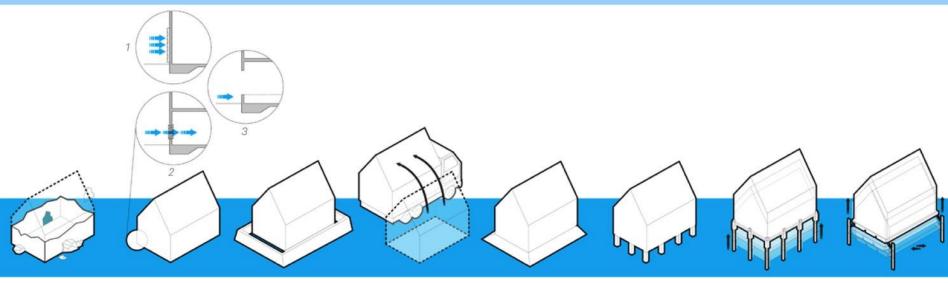




ADaPT TOOLBOX 5:

ADaPT Building Typologies

Flood-adaptive architecture will build a portfolio of flood proofing building standards. Building code modifications that move beyond merely raising buildings on filled land provide developers and the city placed-based techniques that weigh future vulnerabilities when considering a design approach.



ABANDON Abandoned structures can be reclaimed or re-purposed, for example the building could become an artificial reef or breakwater once materials that can pollute waterways is removed.

FLOOD PROOFING (BUILDING)

- 1. Dry Flood-proofing: Utilizes water resistant materials and panel systems at openings.
- 2. Wet Flood-proofing: Utilizes flood vents or breakaway walls to allow surge waters and flooding to pass through.
- Or simply increase the floor to ceiling dimension at ground level and raise floor over time.

FLOOD PROOFING (SITE)

Utilizes flood walls, berms or levees to hold water back.

RETREAT

Relocation of buildings to higher elevations where flooding is less likely to occur. This could be a few hundred feet or miles.

RAISED MOUND

Building is raised above BFE on earthen mound. Keep in mind that NFIP criteria does not account for future land development, coastal erosion and subsidence, or sea level rise. These would have to be factored in to ensure lifespan considerations.

RAISED STILTS

Building is raised above BFE on stilts. Keep in mind that NFIP criteria does not account for future land development, coastal erosion and subsidence, or sea level rise. These would have to be factored in to ensure lifespan considerations, Considerations of what happens under the building should be addressed.

AMPHIBIOUS STRUCTURE

Structure is built to float on elevated flood waters. The piles anchor the structure in place while the buoyant base floats up and down. The building rests atop the ground during non-flood events.

FLOATING STRUCTURE Structure is built to float on water and

float on water and tethered to a mooring or anchoring device while allowing the building to move freely in multiple directions.

ADaPT TOOLBOX 2:

Reconciliation Ecologies (learning from what was once there)

What if we learned from nature? A set of analytical drawings that explore and educate about various eco-types across the region were developed and illustrate latent opportunities. This example of the barrier island offers a resilient redesign model to be considered in the scenario visioning where unique geological and ecological characteristics would be considered in design solutions.

Did you know that one tree could evapotranspirate up to 100 gallons of water an hour?



ADaPT TOOLBOX 3:

ADaPT Shoreline Soft Infrastructure Menu

As much a community engagement process as development of an adaptation planning tool for coastal areas, Salty Urbanism has developed a catalog of available coastal infrastructure to educate and tool the profession and public of potential technological strategies. This set of techniques is used within workshops to build knowledge of possible place-specific implementation.









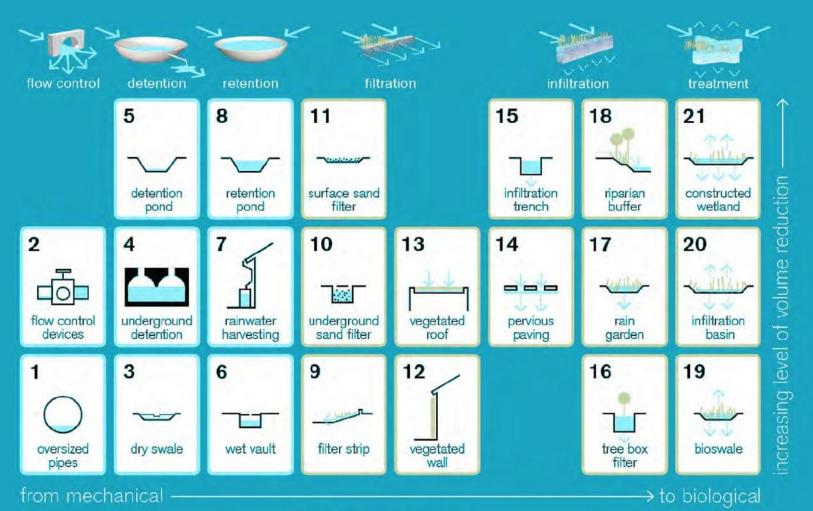






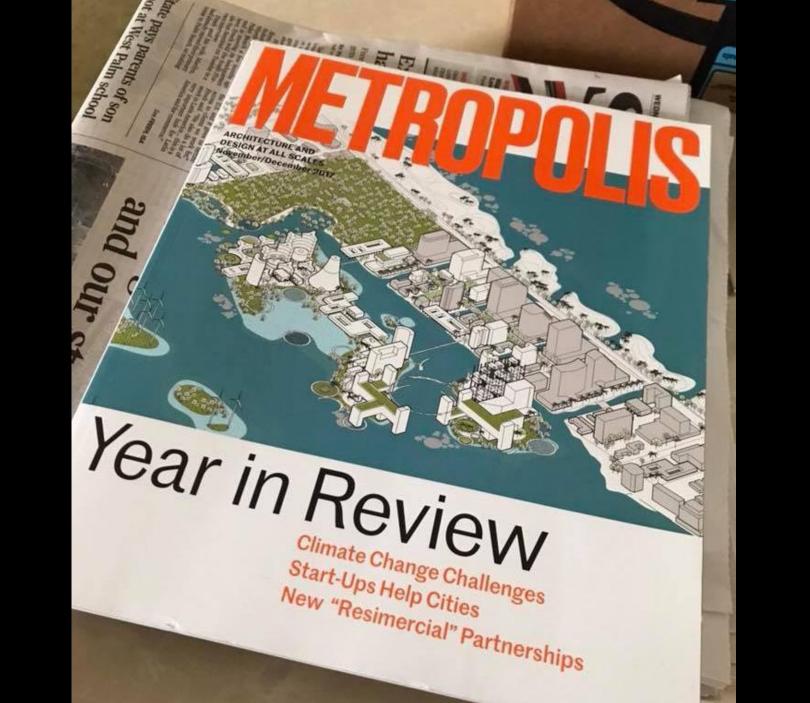


INLAND (FRESH WATER) INFRASTRUCTURE



LID Facilities Menu





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