



ENVIRONMENT + ENERGY + EQUITY

Katie Swenson





DEVELOPER
NATIONAL DESIGN INITIATIVES
ARCHITECT





Photos by Harry Connolly



THE 2011 AFFORDABLE HOUSING DESIGN LEADERSHIP INSTITUTE



CONTEXT

THE NEIGHBORHOOD OF ROXBURY, MA

BARTLETT YARDS

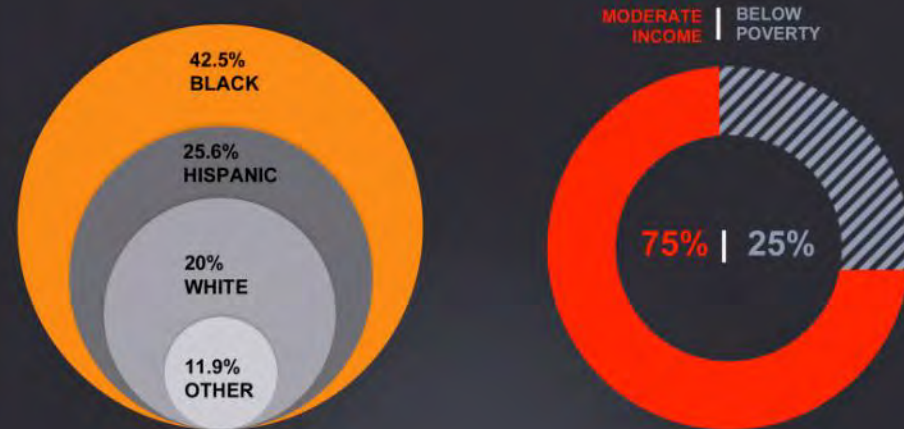


Nuestra Comunidad



DEMOGRAPHICS

ROXBURY CENSUS DATA 2000





RESILIENT COMMUNITIES/RESILIENT FAMILIES

RICHARDSON APARTMENTS

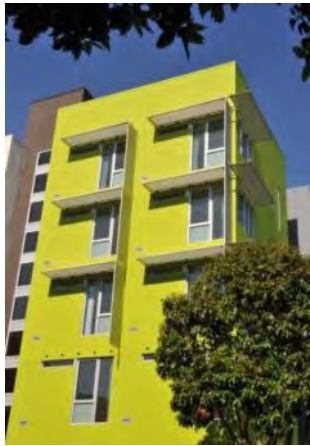


LOCATION
SAN FRANCISCO, CA

ARCHITECT
DAVID BAKER AND PARTNERS
ARCHITECTURE

DEVELOPER:
COMMUNITY HOUSING PARTNERSHIP

TYOLOGY
MULTI-FAMILY, HIGH-RISE
SUPPORTIVE HOUSING
MIXED-USE



INCOME
very low income

POPULATION
formerly homeless

DEVELOPMENT STRATEGY
new construction

CONTEXT
urban core

CASITAS DE LA FLORECITAS



LOCATION
SAN YSIDRO, CA

ARCHITECT

DEVELOPER:
CASA FAMILIAR

TPOLOGY
SINGLE FAMILY ATTACHED



INCOME
low to moderate

POPULATION
family

DEVELOPMENT STRATEGY
new construction

CONTEXT
suburban

HIGH POINT



LOCATION
SEATTLE, WA

ARCHITECT
MITHUN

DEVELOPER:
SEATTLE HOUSING AUTHORITY

TPOLOGY
SINGLE FAMILY ATTACHED
ROW HOUSE
COMMUNITY FACILITY



INCOME
mixed-income

POPULATION
family, seniors

DEVELOPMENT STRATEGY
new construction and rehabilitation

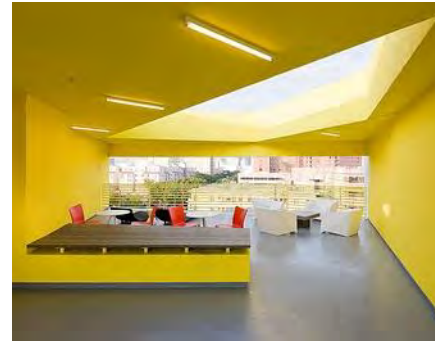
CONTEXT
suburban

NEW CARVER APARTMENTS



LOCATION
LOS ANGELES, CA

ARCHITECT
MICHAEL MALTZAN
ARCHITECTURE



DEVELOPER:
SKID ROW HOUSING TRUST

TYOLOGY
HIGH-RISE SUPPORTIVE
SUPPORTIVE HOUSING



INCOME
low and very low

POPULATION
formerly homeless

DEVELOPMENT STRATEGY
new construction

CONTEXT
general urban

NUEVO AMANECER



LOCATION
WOODBURN, OR

ARCHITECT
CARLETON HART ARCHITECTS

DEVELOPER:
FARMWORKER HOUSING
DEVELOPMENT CORPORATION

TPOLOGY
2 STORY ROW HOUSE



INCOME
very low and low income

POPULATION
farmworker

DEVELOPMENT STRATEGY
rehabilitation

CONTEXT
rural

TSIGO BUGEH VILLAGE

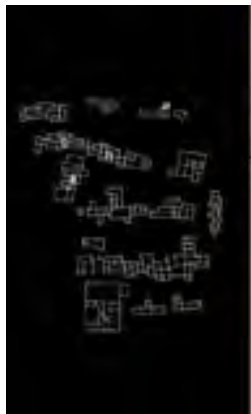


LOCATION
OHKAY OWINGEH, OH

ARCHITECT
VAN AMBURGH + PARES ARCHITECTS

DEVELOPER:
OHKAY OWINGEH HOUSING AUTHORITY

TYOLOGY
2 STORY ROW HOUSE

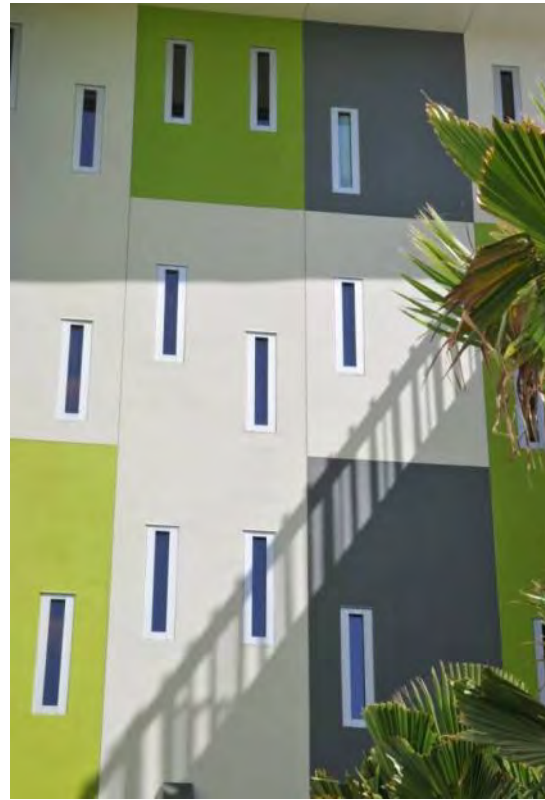


INCOME
low income

POPULATION
Native America

DEVELOPMENT STRATEGY
new construction

CONTEXT
rural



“When you choose a place to live, you don’t just choose a home. You choose access to transportation to get to work, services and schools for your children. You choose a **community**.”

-Shaun Donovan, Secretary of Housing and Urban Development

COMMUNITIES OF OPPORTUNITY

Our mission is *to create opportunity for low- and moderate income people through affordable housing in diverse, thriving communities.*

How is design integral to meeting our mission?

We see housing as being a springboard to a good life, in so far as that housing exists within holistic, resilient communities that foster connections between individuals or families and the assets and systems that support them, including:

- HEALTH CARE and HEALTHY ENVIRONMENTS
- EDUCATION
- SOCIAL and CULTURAL NETWORKS
- TRANSPORTATION and CONNECTIVITY
- EMPLOYMENT OPPORTUNITIES
- ENERGY, WATER and INFORMATION SYSTEMS
- ENVIRONMENTAL SUSTAINABILITY

Developer/Sponsor

Whittier Street Health Center Committee, Inc.

Project Type

New Construction: Community Health Center

Square Footage

78,900 square feet

Investment

\$15 million



Project Description

The Whittier Street Health Center project involves the new construction of a six-story, 78,900-square-foot community health facility for the Whittier Street Health Center Committee, Inc. Whittier is a 75-year-old, nonprofit community health clinic in the Roxbury neighborhood of Boston. The new facility will replace 33,000 square feet of leased space in the same neighborhood and allow Whittier to serve a larger number of patients and expand the types of services offered. The project will nearly double the size of Whittier's clinical operations and include complementary health services in partnership with the Dana-Farber Cancer Institute, the Whittier Pharmacy and a physical therapy office.

The city of Boston provided the site through the Boston Redevelopment Authority (BRA). Whittier will lease the site from the BRA on a long-term basis at a below-market rent. The project was made possible, in part, by a \$12 million Facilities Investment Program (FIP) grant from the federal Health Resources and Services Administration. Whittier was one of 85 community health centers to receive FIP grant funds, as part of the American Reinvestment and Recovery Act.

The Whittier Street Health Center facility will be constructed to U.S. Green Building Council LEED Silver standards. It will also incorporate advanced health information and barcode design technology to improve patient flow and provider productivity.

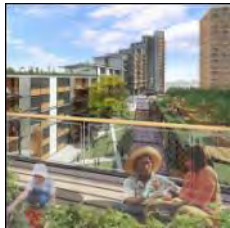
Investment Type

The Whittier Street Health Center was financed using a combination of debt, tax credit equity and grants. Enterprise provided \$15 million in New Markets Tax Credit (NMTC) allocation. Citi Community Capital provided an allocation of \$10 million in NMTC and was the equity investor for the entire \$25 million of NMTC. Boston Private Bank and Trust provided a \$9 million term loan and Boston Community Capital provided a \$5.8 million construction-period bridge loan. The balance of project costs were paid for by fundraising and grants, including a \$12 million grant from the federal Health Resources and Services Administration.



HAWTHORNE ECOVILLAGE MINN., MN

community to city: housing as a catalyst for neighborhood revitalization



VIA VERDE NEW YORK, NY

city to community: design competition to build healthy communities

CITY LEADERSHIP

DESIGN

COMMUNITY VISION

The Richard H. Driehaus Foundation Award for Architectural Excellence in Community Design



An architecture of aspiration

For 15 years “The Driehaus Award” has fostered urban designs that inspire people and celebrate community

Chicago’s spectacular downtown architecture draws tourists and accolades from around the world, even as design gems tucked away in the city’s neighborhoods often go unappreciated.

Some of the world’s most dramatic advancements in building and planning were invented or perfected some distance from Chicago’s downtown skyscrapers. It was our South Side meatpackers who pioneered the first (dis)assembly line. The now-standard “balloon frame” method of building houses with uniformly sized lumber was born here in 1833. Chicago’s planner Jens Jensen was one of the first to show the world how green parks and parkways could frame neighborhoods like so many jewelry settings.

So it was welcome acknowledgement when in 1997, a son of Chicago’s neighborhoods, who went on to become one of America’s more successful investors, established The Richard H. Driehaus Foundation Award for Architectural Excellence in Community Design. His goal: to recognize the importance of great architecture and craftsmanship in city life, especially life lived in the less affluent neighborhoods of Chicago and Cook County.

In each of the past 15 years the Driehaus Foundation, through a process managed by LISC Chicago, has empanelled an independent jury—most often a group of ten architects, planners, developers, preservationists,

and importantly, community leaders – to examine dozens of entries and inspect ten finalists. The top award, as well as second- and third-place, is presented at the Chicago Neighborhood Development Awards, an annual celebration of community achievement attended by over 1,500. Cash prizes of \$15,000, \$3,000 and \$2,000 go, respectively, to the architects of record. But over time “The Driehaus” has come to represent values that transcend dollars.

Critic’s choice

“It’s very much a people’s award ... one that celebrates the uncelebrated,” says *Chicago Tribune* architecture critic Blair Kamin.

“There’s a distressing tendency to look only at the jewels in the Loop and along the lakefront,” Kamin observes. “But neighborhoods are the heart of the city and this shows good architecture matters for everybody. It encourages us to set our sights high and to do the next job as well as this year’s winners.”

And the ultimate winners, surely, are those who use the buildings over time.

“When patients come the first time they will ask ‘Is this really for us?’” says Berneice Mills-Thomas, executive director of the Near North Health Services Corporation that runs the award-winning Komed Holman Health Center. “People get used to dingy and plain, then suddenly they’re in a

To Celebrate and Inspire
15th Anniversary



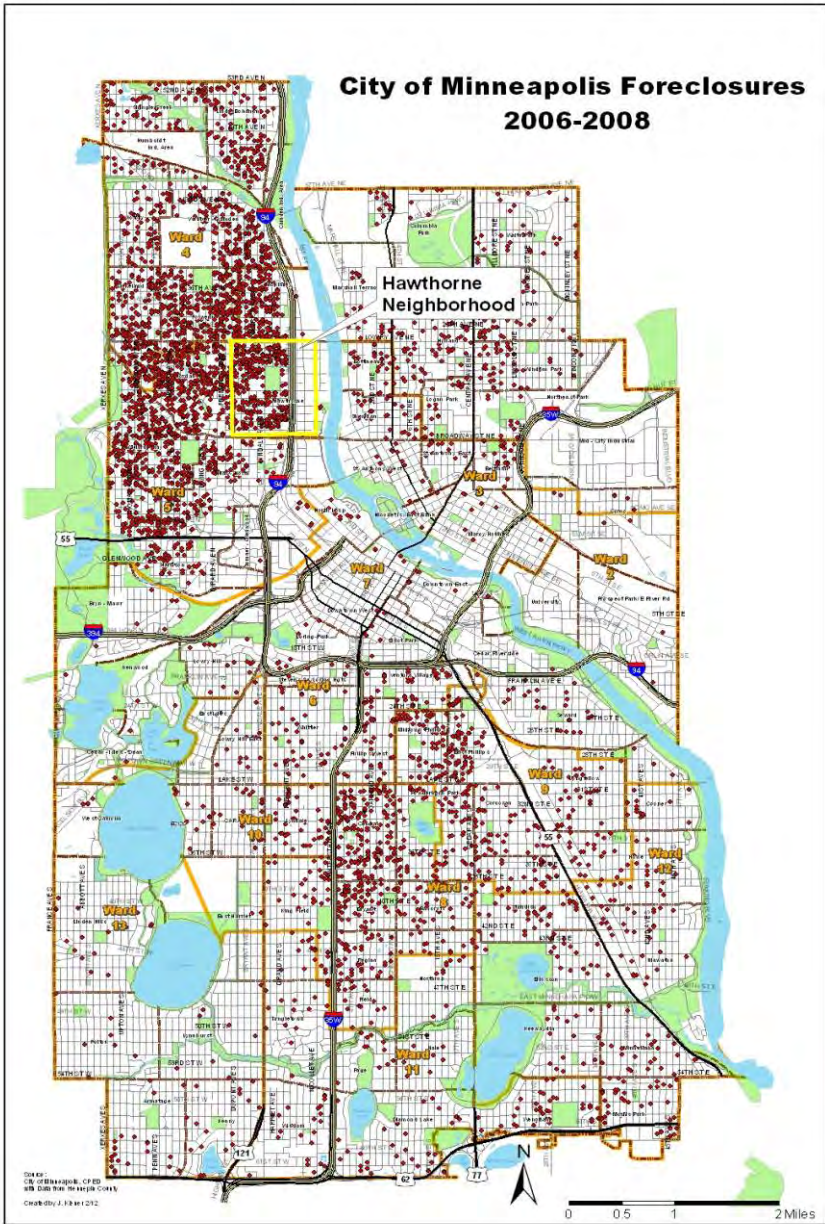
HAWTHORNE ECOVILLAGE **MINNEAPOLIS, MN**

It wasn't a matter of if we were going to get shot, it was when.

Pam Patrek, resident



2007 IN THE ECOVILLAGE



FORECLOSURES AND VACANT BUILDINGS



Hawthorne **Eco**Village



Helping people help themselves



Partners



Lead Funder



NORTHSIDE
HOME FUND

Lead Supporters



Protect it. Pass it on.

MISSISSIPPI
WATERSHED
MANAGEMENT
ORGANIZATION



TREE NURSERY ▪ 2008





Workshop 1: Vision & Principles
 Saturday, July 11
 10 am - 12 pm
 Parkside Plaza

Workshop 2: Outreach & Outreach
 Saturday, August 15
 10 am - 12 pm
 Parkside Plaza

Workshop 3: Public Presentation
 Saturday, August 22
 10 am - 12 pm
 Parkside Plaza

Workshop 4: Technical Review
 Monday, August 24
 10 am - 12 pm
 Parkside Plaza

Are you interested in how sustainable design can fit into your neighborhood? In this first design workshop, you will explore the most feasible, affordable housing options for your neighborhood. You will also learn about the benefits of sustainable design and how it can be integrated into your neighborhood. The workshop will address such issues as:

- How to work with your neighbors and the local business community to develop a plan of action.
- How to identify and address the needs of your neighborhood and reflect the image of the neighborhood that you want to create, and how to address it.

Breakfast and light refreshments will be provided at each workshop.

This program is a part of a four-phase process to develop a sustainable design plan for the Hawthorne EcoVillage. The plan will include a site plan, a design concept, a public presentation, and a final design plan. The plan will also include a list of potential developers, a list of potential investors, and a list of potential partners. The plan will also include a list of potential sponsors, a list of potential donors, and a list of potential volunteers.

NORTHSIDE HOME FUND



DESIGN WORKSHOPS ■ 2009

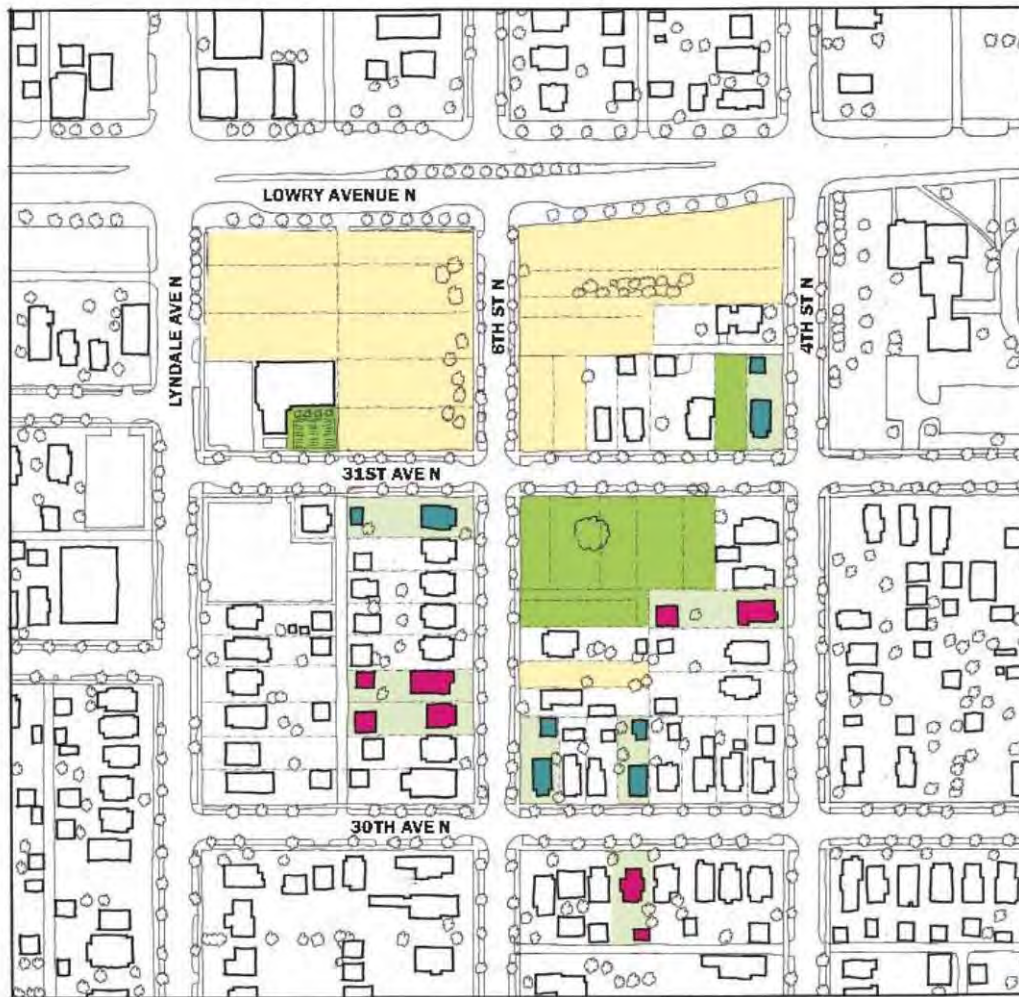


Demonstration Garden: Sustainable Landscaping Using Native Plants



DEMONSTRATION GARDEN ■ 2010





- NEW CONSTRUCTION HOMES ■
- REHABBED HOMES ■
- COMMUNITY GARDENS ■
- PROPERTY ACQUISITION ■

ACCOMPLISHMENTS THROUGH 2011





“Landscape is the most democratic environment in our culture, wherein everyone has the opportunity to participate. The landscape component of affordable housing should stimulate communication and seamless integration into the fabric of community.”

- David Rubin, ASLA, 2010 Design Resource Team Member

HAWTHORNE ECO-VILLAGE

MASTERPLAN alt. A
COMMUNITY GREENS / A GREEN COMMUNITY

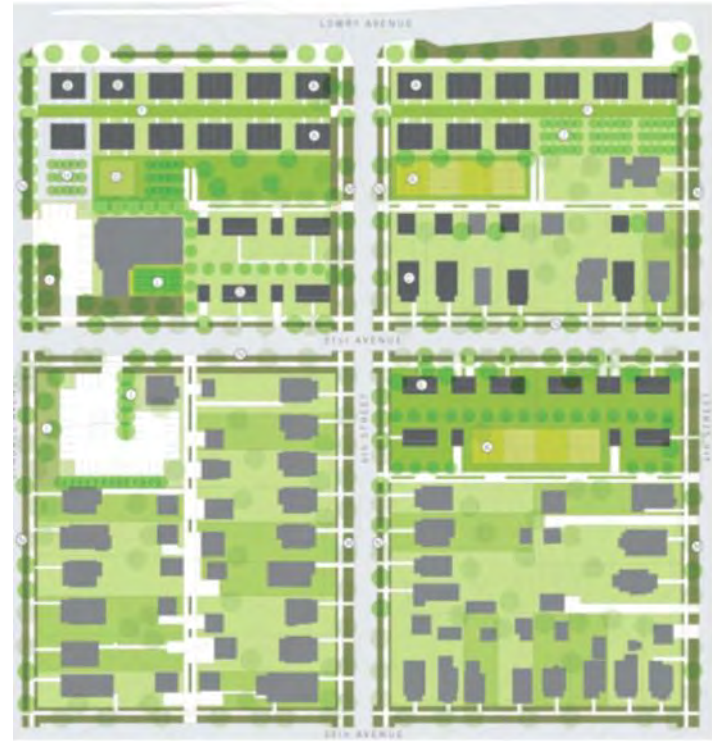
16 DECEMBER 2011 / MTG II: MASTER PLAN ALTERNATIVES
PROJECT FOR PRIDE IN LIVING / COEN + PARTNERS



HAWTHORNE ECO-VILLAGE

MASTERPLAN alt. B
VILLAGE ECO-NETWORK

16 DECEMBER 2011 / MTG II: MASTER PLAN ALTERNATIVES
PROJECT FOR PRIDE IN LIVING / COEN + PARTNERS



THE N.E. BLOCK: THE GREEN MALL

looking east from 6th street

DOUBLE-LOADED MULTI-FAMILY HOUSING
WITH UNDERGROUND PARKING
EACH BUILDING 4 FLOORS @ 4300 SF
EST. 24 UNITS AT 2200 SF IN NE BLOCK

EXTENDED ALLEY WITH
GREEN DRAINAGE RIBBONS



LOWRY AVENUE

COMMUNITY GREEN

30'

6th STREET

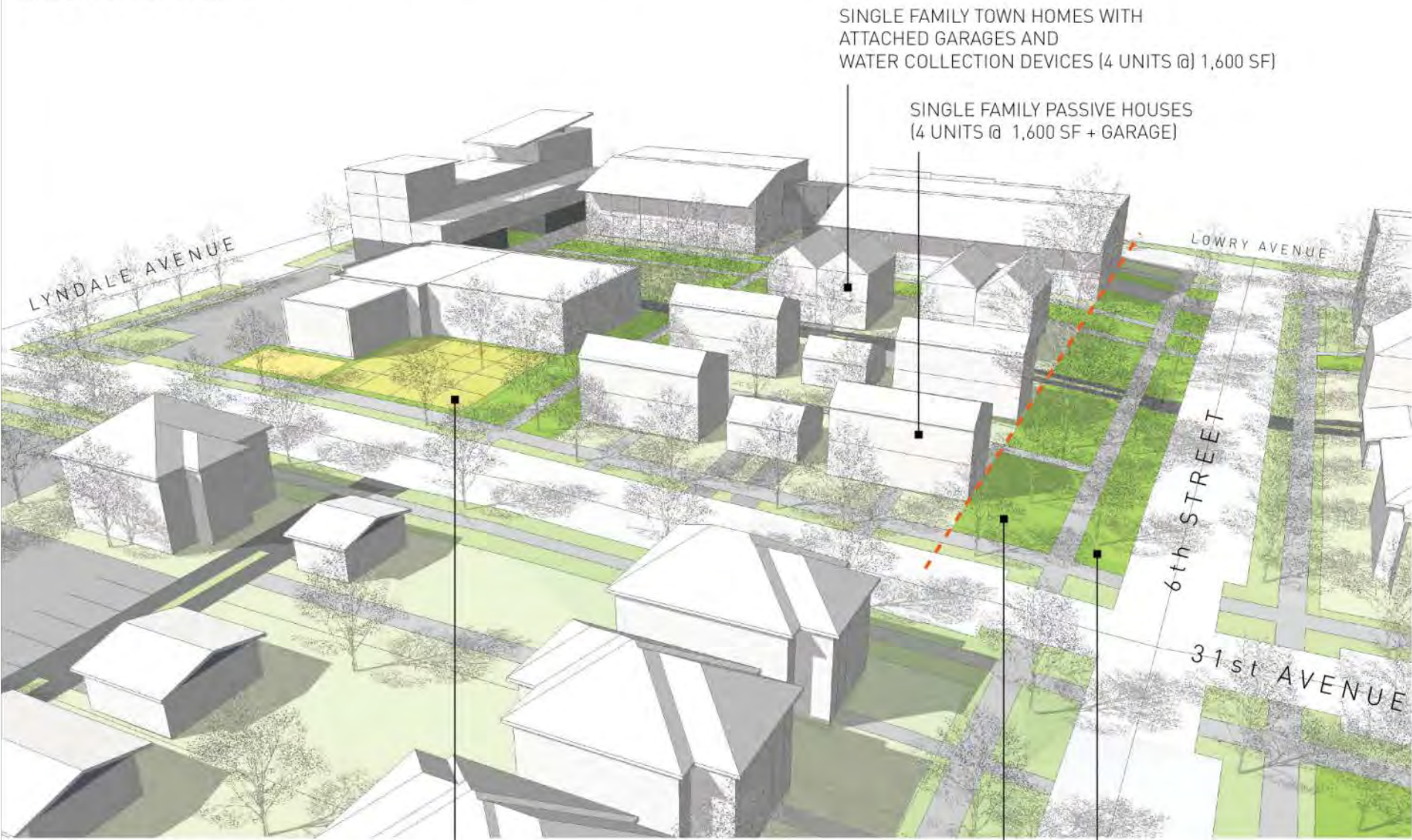
TERRACES, ROOF GARDENS, OR GREEN ROOFS

SINGLE FAMILY TOWN HOMES WITH
ATTACHED GARAGES AND WATER
COLLECTION DEVICES (6 UNITS @1,600 SF)

SINGLE FAMILY IN-FILL
HOUSING (2 new units)

THE N.W. BLOCK: IN-FILL HOUSING

looking north from 31st avenue



SINGLE FAMILY TOWN HOMES WITH ATTACHED GARAGES AND WATER COLLECTION DEVICES (4 UNITS @ 1,600 SF)

SINGLE FAMILY PASSIVE HOUSES (4 UNITS @ 1,600 SF + GARAGE)

LYNDALE AVENUE

LOWRY AVENUE

6th STREET

31st AVENUE

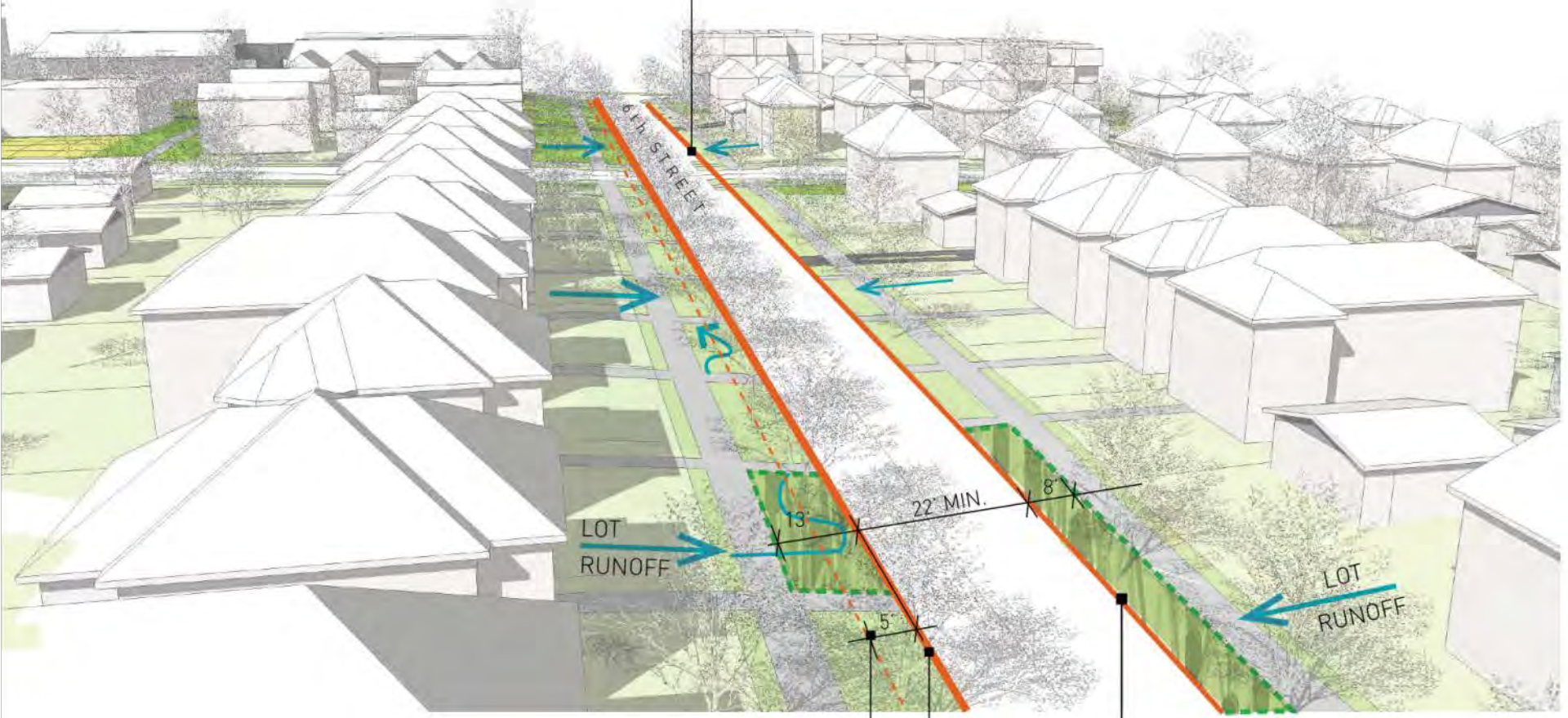
PROGRAMMED GREEN SPACE, POTENTIAL DEMONSTRATION GARDEN OR COMMUNITY GARDEN SITES

STREET-SIDE BIOSWALES
25' PUBLIC GREEN BELT SET-BACK

THE GREEN STREET

looking north along 6th street

CURBLINE PRESERVED AS EXISTING STREET PARKING MAINTAINED



LOT RUNOFF

LOT RUNOFF

OLD CURBLINE

EAST SIDE OF BLOCK - SHIFT CURBLINE, ENHANCED PLANTINGS AND SWALES

WEST SIDE OF BLOCK - RETAIN CURBLINE, ENHANCED PLANTINGS AND/OR SWALES; DICTATED BY PRESENCE OF EXISTING TREES

22' MIN.

5'

8'

13'



COMMUNITY GREEN (NW BLOCK) WITH ACTIVE PROGRAM AND PLAYGROUND



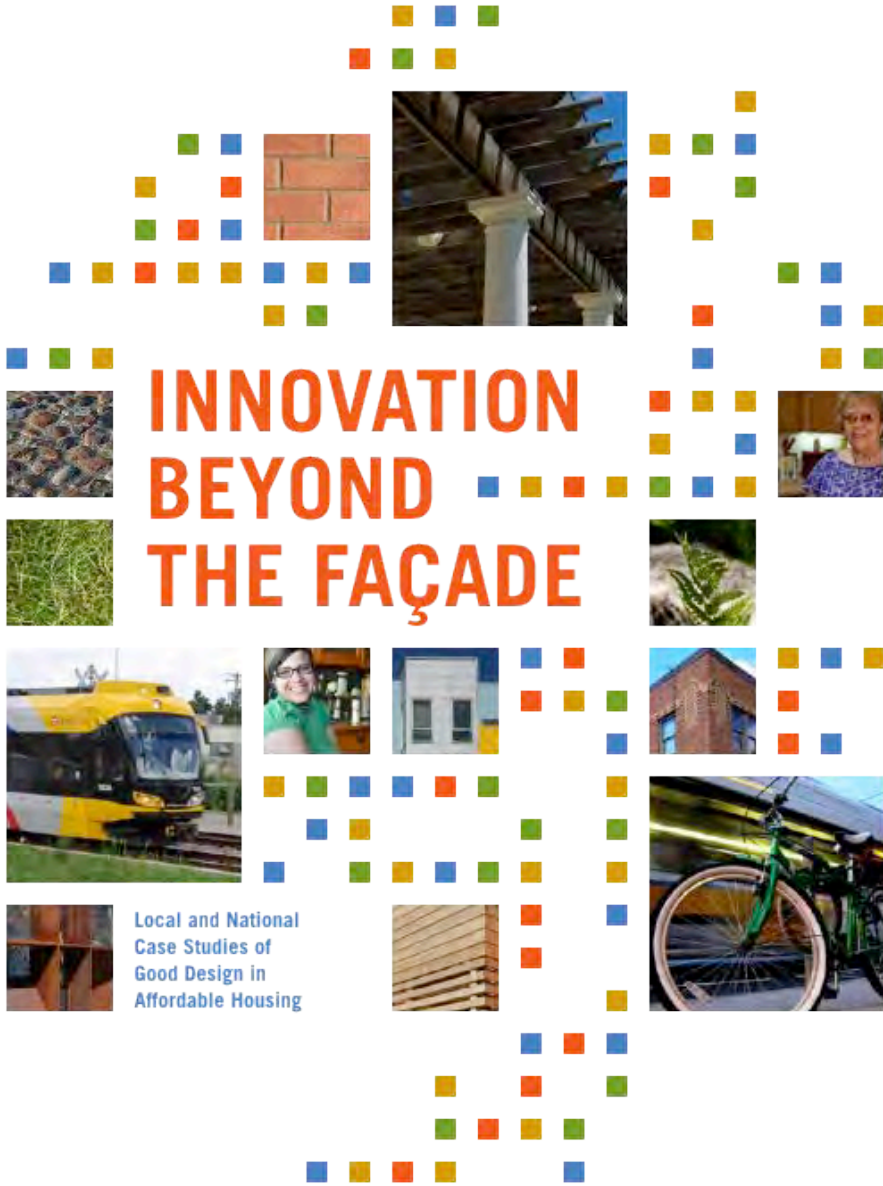


IN THE ECOVILLAGE TODAY





SOLAR PANEL INSTALLATION
and COMMUNITY PRODUCE GARDEN ▪ 2011



INNOVATION BEYOND THE FAÇADE

Local and National
Case Studies of
Good Design in
Affordable Housing

RECOMMENDATIONS

The examination of two tangible examples side by side produced a number of recommendations on ways to support excellence in affordable housing design in the Twin Cities. The highest priorities include:

1. **Design / Development Review process.** Bring clarity to the review process to ensure more productive public involvement which balancing neighbors' needs with broad regional expectations and interests.
2. **Post-Occupancy Examination.** Deepen the field's understanding of how well affordable housing is working for its most important clients – its residents – by making thorough post-occupancy evaluation of built work a standard practice.
3. **Architecture Fees.** Open a conversation between Minnesota Housing Finance Agency (MHFA), architects, and affordable housing developers.
4. **Affordable Housing or Community Design Award.** Boost recognition of design excellence in affordable housing and reward local architects and neighborhoods for their efforts by sponsoring affordable-housing awards in conjunction with AIA Minnesota or another existing award venue.
5. **Mixed-Use Incentive Fund.** Explore ways to financially support the non-residential portions of mixed-use projects to reduce financial risks and provide of mixed-use projects to reduce financial risks and provide a lasting contribution to neighborhood vitality.
6. **Transit Corridor Design Districts.** Test the effective of the recommendations in this report and explore new ways to support innovation in design through the creation of transit corridor design districts.



VIA VERDE THE BRONX, NEW YORK, NY

In a Bronx Complex, Doing Good Mixes With Looking Good

Sometime late this winter people will start moving into Via Verde, the subsidized housing development now rising on a long, narrow slice of formerly contaminated city property in what used to be one of the worst stretches of the South Bronx.

The co-ops and rentals for low- and moderate-income residents spiral around what will be a leafy, semi-enclosed court. Single-family town houses are taking shape alongside a 20-story apartment tower overlooking the sea of housing complexes that have transformed the neighborhood in recent years.

**MICHAEL
KIMMELMAN**

**ARCHITECTURE
REVIEW**

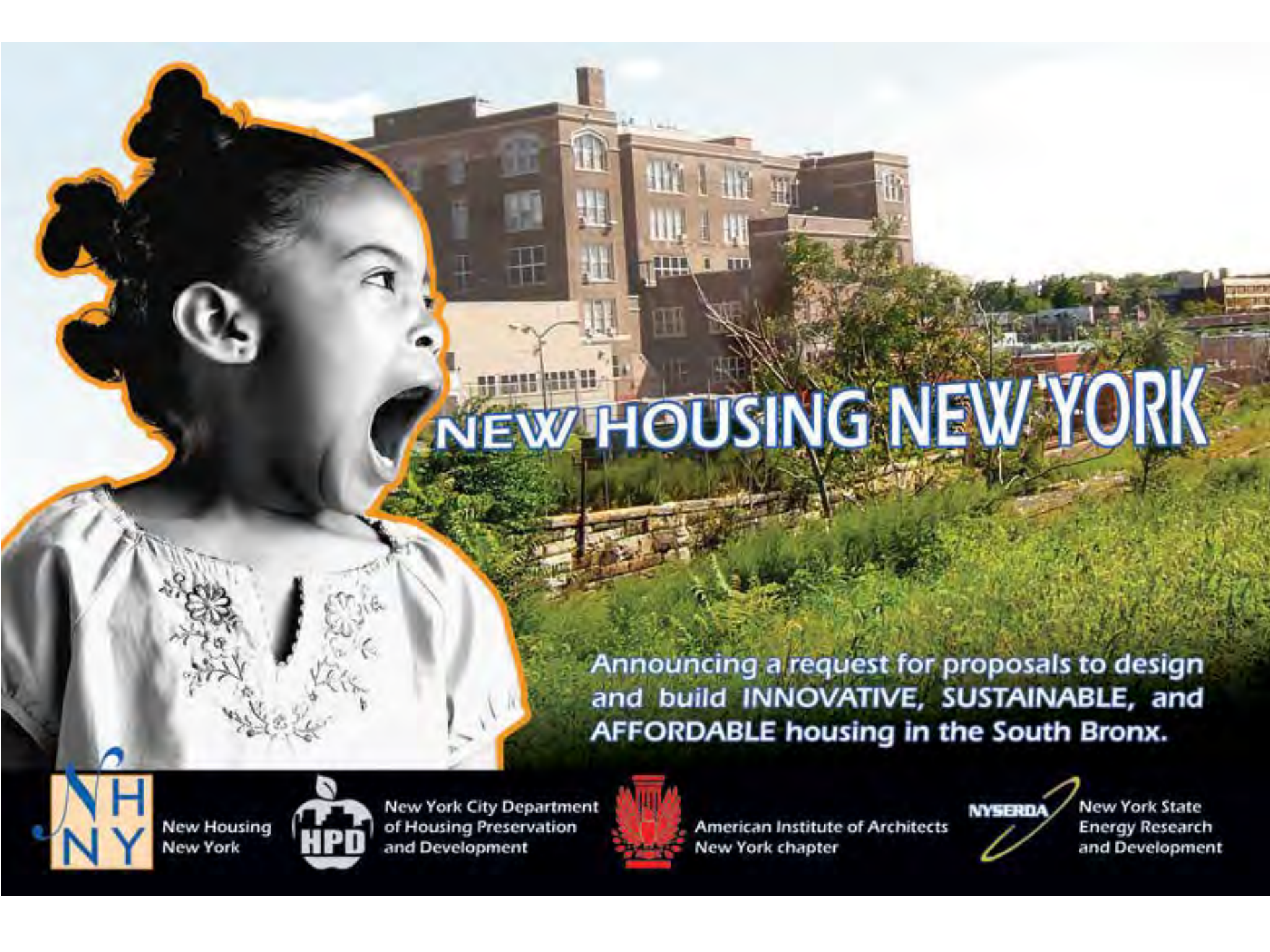
The rebirth of the South Bronx isn't news. But Via Verde is. And it makes as good an argument as any new building in the city for the cultural and civic value of architecture. The profession, or in any case much talk about it, has been fixated for too long on brand-



TOM HOLDSWORTH PHOTOGRAPHY

away from the community sphere. Timidity has combined with what Robert Ivy, chief executive of the

Green design, when it hasn't been turned into a gimmick and marketing device, has mostly been pushed pub-



NEW HOUSING NEW YORK

Announcing a request for proposals to design and build **INNOVATIVE, SUSTAINABLE, and AFFORDABLE** housing in the South Bronx.



New Housing
New York



New York City Department
of Housing Preservation
and Development



American Institute of Architects
New York chapter



New York State
Energy Research
and Development





PROJECT PROGRAM

Affordable Living

- Rental and / or homeownership
- Mixed Income
- Minimum of 20% of the units must be affordable to families at or below 80% AMI (\$56,720 / year for family of 4)

Sustainable Living

- Meet or exceed LEED Silver rating for the built portion of the project
- Comply with NYSERDA Multifamily High-Rise ENERGY STAR Simulation Guidelines

Healthy Living

- Create clean and safe places for residents to live, work, learn, and play
- Design should support activities that enhance the health and well-being of the projects residents and the surrounding community

Community Living

- Engaging the South Bronx community in shaping the program for the site
- Proposals are expected to reflect the communities needs / wants



Priorities as articulated by participants at the May 31st Community Workshop

- On-site power production
- Generous room sizes with more usable space to accommodate furniture comfortably, private dining area
- A minimum of 50% of the units affordable to low-income people in the community
- Quality and beneficial mixed use: Healthy Foods Store, Good Supermarket, Bookstore
- Encourage affordable home ownership and diversity, civic pride and stability
- Build a showcase for sustainable design elements
- Building should blend in with neighborhood context, not a “new box”
- Windows in bathrooms and kitchens
- Recreation/community center space, daycare and programs for youth
- A beautiful and safe building and community
- Green space on interior and exterior
- Laundry for residents in each unit or floor, not in basement, with exterior views
- Light and open space

AFFORDABLE HOUSING DEVELOPMENT: VIA VERDE IN SOUTH BRONX REWRITES LOW-INCOME HOUSING RULES

By MICHAEL KIMMELMAN

Via Verde, a subsidized housing development in the South Bronx, rethinks the mix of private and public spaces and makes an argument for the civic value of architecture.

The rebirth of the South Bronx isn't news. But Via Verde is. And it makes as good an argument as any new building in the city for the cultural and civic value of architecture.

The team began the right way, by asking people in the neighborhood what kind of building they wanted. The answer: they wanted a healthy place to live.

“In an ideal world new housing would be developed hand in hand with new schools and supermarkets that sell fresh produce. **But for Via Verde the question was what a housing development on its own could do to shape and change behavior.**”

- A medical clinic was enlisted to occupy the retail space on the ground floor.
- The footprints of the buildings are narrow to wrap around the central courtyard and give them two outside exposures for cross ventilation, along with ceiling fans to discourage the use of air-conditioners.
- The buildings were also massed to peak along the lot’s long north-south axis to take maximum advantage of natural light.
- Staircases were placed before the elevators in the hallways and the stairwells were given windows, to nudge people to walk.
- The fitness center is not in the basement but the roof, with views and light.
- Via Verde’s signature feature: 40,000-square-feet of terraced roof atop the town houses planted with garden plots and fruit trees.
- Communal garden plots on the roof will let tenants grow their own fruits and vegetables and provide a destination for walkers who can either climb up to them from the courtyard or step down to them after a workout

Via Verde

As an early 21st-century urban project, the design team's primary goal was to create a vibrant, walkable neighborhood that would be a model for other urban developments. The project's success is measured by its ability to create a sense of community and to provide a high-quality living environment for its residents. The design team's goal was to create a vibrant, walkable neighborhood that would be a model for other urban developments. The project's success is measured by its ability to create a sense of community and to provide a high-quality living environment for its residents.

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SITE STRATEGIES FOR HEALTH & WELLNESS



BUILDING FORMS FOR HEALTHY LIVING





Via Verde
L'ALBERGO DI VENEZIA

Never doubt that when we
work together, side by side,
the capacity for change is as
boundless as the SKIES ab

TRUMP TRUMP