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ASLA  
LA2017

Common Ground

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**Annual Meeting  
and EXPO**  
October 20-23  
Los Angeles

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Session FRI-A02  
Friday, October 20, 2017  
8:30 AM - 10:00 AM  
Room: 406

# Affordable Housing: Strategy, Policy, Design Advancements



## Presenters:

Chuck Ware, ASLA

David Smith, Affordable Housing Institute

Keenan Smith, AIA - City Lights Design Alliance

David B. Carlson, ASLA, PLA - Dekker Perich Sabatini, Ltd.

John Mutlow, FAIA, University of Southern California



AMERICAN SOCIETY OF  
LANDSCAPE ARCHITECTS

# Session Marketing Statement:

Affordable housing crises exist globally. Policy efforts to address the problem vary internationally and locally. Community planning and design leadership by landscape architects is required to position solutions as aspiring responses to broad social, environmental and economic challenges. Improved development patterns and associated public realm underpin multi-disciplinary design efforts.

## References:

**Source 1:** SAUDI ARABIA'S QUEST FOR AFFORDABLE HOUSING, <https://www.planning.org/planning/2015/jun/>, Charles Ware

**Source 2:** <http://www.parsons.com/projects/Pages/saudi-moh-infrastructure-program.aspx>

**Source 3:** A Sense of Community, Yorkshire Terrace, Author: John V. Mutlow, Residential Architect Magazine. September, 2000

**Source 4:** Smith, David, and Angus Freeman, eds. Housing Markets and Policy Design in the Gulf Region. Cambridge: Gulf Research Centre, 2014. Print.

# Learning Objectives:

- 1. Conditions:** Understand current conditions, key issues and policy conditions associated with affordable housing – locally, nationally and internationally.
- 2. International Precedent:** Understand critical challenges faced by Saudi Arabia and essential needs of Saudi citizens, and how improved community development patterns and public realm design may address these issues.
- 3. Domestic Precedent:** Understand how socially-responsible design principles can be applied to affordable housing projects in California, to raise the sense of community pride and endure the test of time.
- 4. Lessons:** Understand what can be learned by comparing and contrasting international and domestic policy, planning and design solutions, in an effort to improve all outcomes.
- 5. Moving Forward:** Learn how the essential role of the landscape architect and allied design disciplines can be applied to improving relationships between affordability and sustainability in social housing.

# Presentation Outline:

## I. Preface/Organization of the Discussion

- A. Panelist Introductions
- B. Presentation Purpose
- C. Presentation Organizational Sequence
- D. Questions to Ponder



## II. Affordable Housing: Current Conditions

- A. State of the Ecosystem
  - 1. Is this affordable housing?
    - a. What do you see?
  - 2. Affordable rental housing: defined
    - a. "Quality affordable housing does not exist in economic nature"
  - 3. Why don't markets produce affordable housing?
    - a. The 'market failure' problem
  - 4. Housing is urban infrastructure
    - a. Housing is where jobs go to sleep at night
  - 5. Homes and loans are products
    - a. Manufactured by value chains
  - 6. Demand and supply: 2 value chains, 16 links
    - a. Household --> 'financing journey': property --> 'development journey'
  - 7. If any link doesn't work, the value chain is 'broken'
    - a. And in many (most?) markets, one or more links doesn't work
- B. Key Challenges: Defining the Problem
  - 1. "We Don't Know How"
  - 2. Financial Products and Capital Funding
  - 3. Policy shortcomings: Role of Government
  - 4. Sustainable Business Plans: Role of the Private Sector
  - 5. Return on Investment
  - 6. Long-Term Infrastructure
  - 7. Social Deficiencies







## ***Dilemma***

Saudi development patterns do not adequately fulfill citizens' needs nor address key national challenges.

## ***Thesis***

The Kingdom's problems can largely be resolved through improved development patterns.

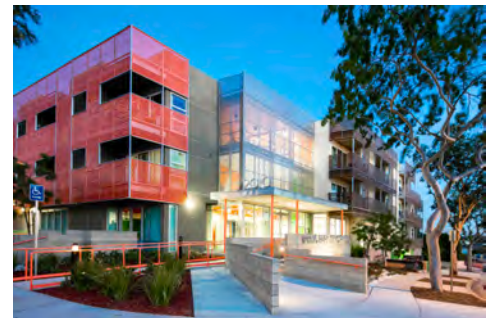
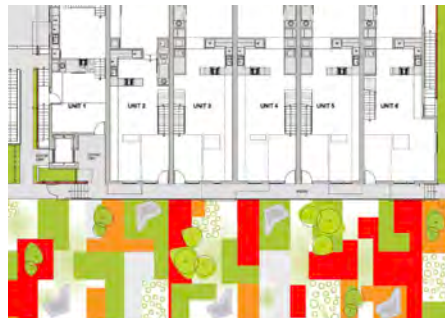
### ***III. Affordable Housing in Saudi Arabia: Eleven New Communities***

- A. What defines affordable housing in Saudi Arabia when the majority of its citizens cannot afford basic housing?
  - 1. Rising Expectations and Structural Challenges
  - 2. A Transforming Society
  - 3. International
- B. What are the essential needs of Saudi citizens and how does typical social housing fail to meet these needs?
  - 1. Universal Needs
  - 2. Precedents and Predicaments
- C. What are the true costs of current development patterns in Saudi Arabia and are they sustainable?
  - 1. Environmental, Social and Economic Crises: Not Sustainable Mid- to Long-Term
  - 2. True Costs: Defining the Crises
- D. National Challenges and the Benefits of Compact, Mixed-Use Community Development
- E. Design Principles and Practices: What are the relationships between affordability and sustainability in social housing?
  - 1. Sustainable practices offer most long-term value.
  - 2. Planning and Design Principles
- F. How to create long-term value while accomplishing short-term objectives?
  - 1. National Housing Strategy
  - 2. Community Building



#### IV. **Affordable Housing in Southern California: Issues and Case Studies**

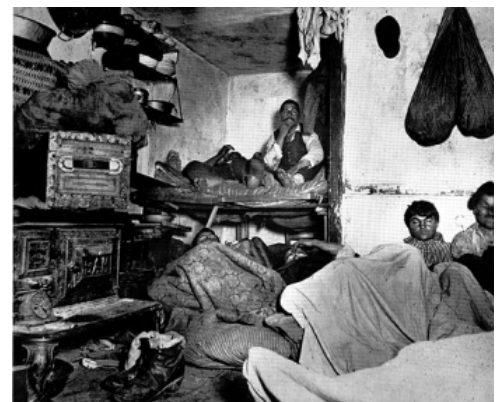
- A. What defines affordable housing in Southern California?
  - 1. Availability to families or individuals in economic need
  - 2. Availability to families and/or individuals in
- B. What are the essential needs of SoCal citizens and how does typical social housing fail to meet these needs?
  - 1. Increasing demand with decreasing supply
  - 2. Inadequate funding for support services to meet a broad spectrum of resident needs
- C. What local policies and programs are available to address these needs?
  - 1. Loss of CRA's has increased the crisis
  - 2. LA City established a \$100 million affordable housing fund (LAHD)
  - 3. Proposition HHH: 1.2 Billion over 10 years. (Homeless supportive housing)
- D. What principles can be used to better address these needs?
  - 1. Participatory Design and Post Occupancy Evaluation
  - 2. Societal and Cultural Values of Future Occupants
  - 3. Local community based non-profit housing organizations
- E. Los Angeles Area Case Studies: Socially Responsible Housing
  - 1. Brooks Scarpa
  - 2. Koning Eisenberg
  - 3. Michael Maltzan
  - 4. Mutlow+Tighe
- F. Sustainability and Exterior space
  - 1. Affordable housing and energy conservation/sustainability
  - 2. Interior/exterior spatial relationships.



#### V. **Learning from One Another Internationally**

#### VI. **Affordable Housing: Moving Forward and the Role of Design**

#### V. **Q & A**



## VI. Notes

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### *Contact Information for Presenters:*

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