

AFFORDABLE HOUSING DESIGN

National Council of Housing Market Analysts – 2014 Spring Meeting

 TORTI GALLAS AND PARTNERS
Architects of Sustainable Community

Washington, DC | Silver Spring, Maryland | Los Angeles, California | Istanbul, Turkey













Trends in Affordable Housing Design

A Holistic Perspective:

People want more than just a house

- Mixed Neighborhoods – mixed use, mixed typologies, mixed income, mixed tenure and mixed finance
- “Better than Market”
- Transit Oriented Development
- Sustainability
- Accessibility and Universal Design

Affordable Housing: a Holistic Approach

REGION		→ → → → → → → → → → → → → → → → → → →																DWELLING
NATURAL SYSTEMS		Ecology	Geography • Flora & Fauna • Climate															
		Water	Hydrology • Consumption • Infrastructure															
		Food	Growth • Distribution • Consumption															
BUILT ENVIRONMENT		Shelter & Form	Urban Fabric • Architectural Character • Massing • Tectonics & Structure															
		Energy & Resources	Waste Management • Materials • Energy Use • Energy Generation															
		Mobility	Destinations • Networks • Hubs & Modes • Parking & Storage															
PEOPLE		Economy	Retail • Manufacturing • Service Economy															
		Education & Awareness	Demographics • Development Process • Policies & Initiatives • Sources of Information															
		Traditions	Religious Customs • Recreational Customs															
		Health & Happiness	Values • Standard of Living • Well-Being															

Mixed Use





Mixed Typologies



Westlawn Revitalization



LEMOYNE GARDENS

*Affordable Family, Senior and For Sale Housing / HOPE VI
Memphis, Tennessee - Urban Atlantic Development*



CITY WEST

*Affordable and Market Rate Housing / HOPE VI
Cincinnati, Ohio - The Community Builders, Inc.*



Quality Design and Construction



Transit Oriented Development

VICTORY HEIGHTS

*Affordable Senior Housing / HUD-202 and Metro
Washington, DC - Victory Housing Inc.*



WHEATON METRO

Affordable Housing / Metro TOD

The Bozzuto Group



MacARTHUR PARK APARTMENTS PHASE 1

Los Angeles, California - McCormack Baron Salazar, Inc.



TORTI GALLAS AND PARTNERS, INC.

Sustainability



... imagine producing **ALL** of your home's electricity on a sunny day

with **25 square meters** of photovoltaic panels.

PHOTOVOLTAIC SOLAR

... imagine **REDUCING** your stormwater runoff

by **91%**

BIOPRETENTION SWALES

... imagine watering your garden

WITHOUT turning on your faucet.

RAIN BARRELS

... imagine **LIVING** in a live, work, play community

WITHOUT depending on a car.

TRANSIT-ORIENTED COMMUNITY

... imagine illuminating **ALL** of the streets and parks in Zekeriya köy

WITHOUT an electrical system.

SOLAR POWERED STREET LIGHTS

... imagine putting **PLANTS** to work

to cool your **HOME**.

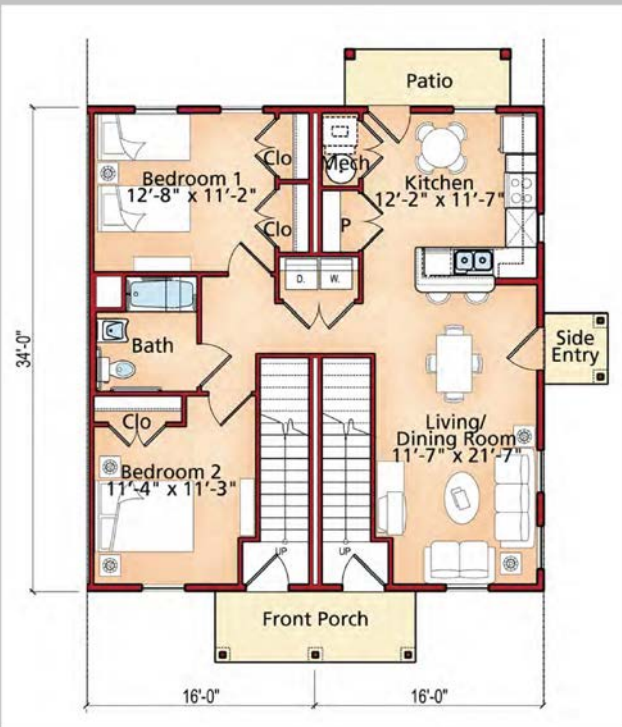
LIVING WALL

Universal Design and Accessibility

- Open Floor Plans
- Flexibility
- Age in Place Opportunities
- Accessibility in a variety of Housing Types (not just apartments)



Universal Design and Accessibility



1ST FLOOR



2ND FLOOR



3RD FLOOR

Universal Design and Accessibility



1st Floor

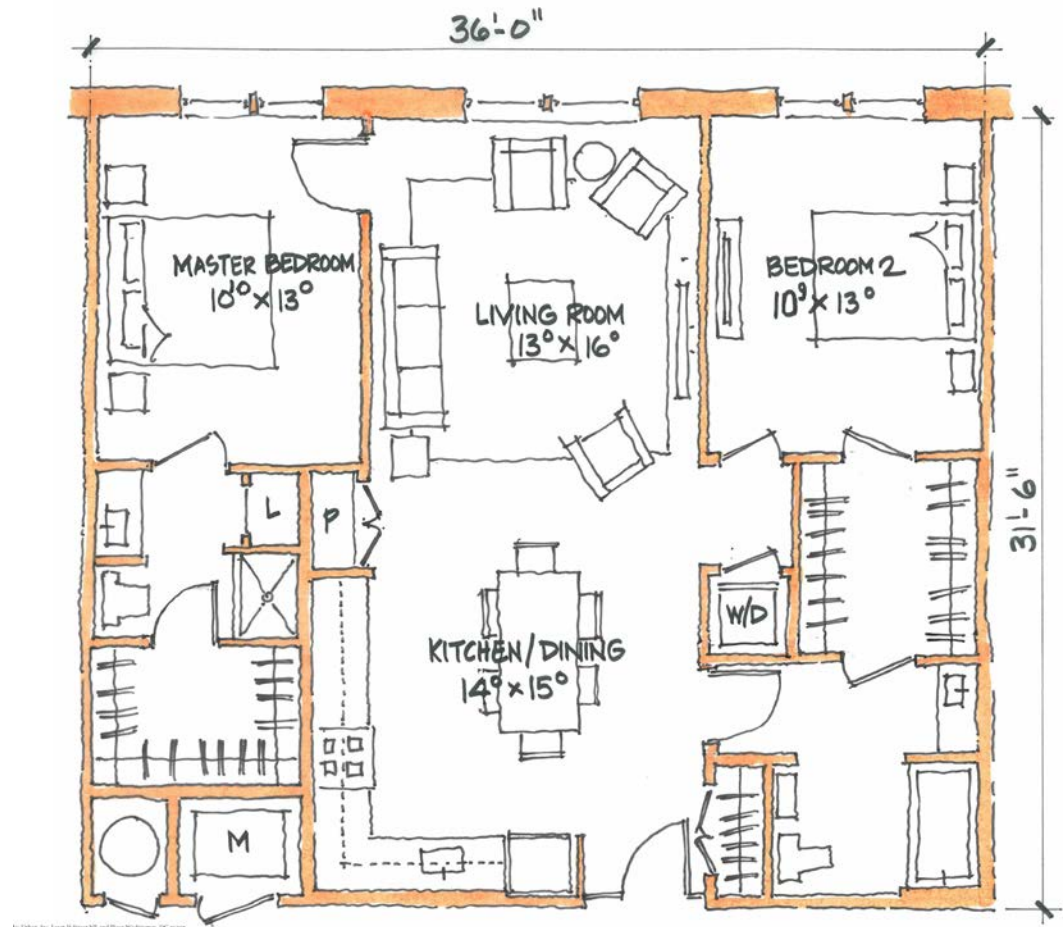
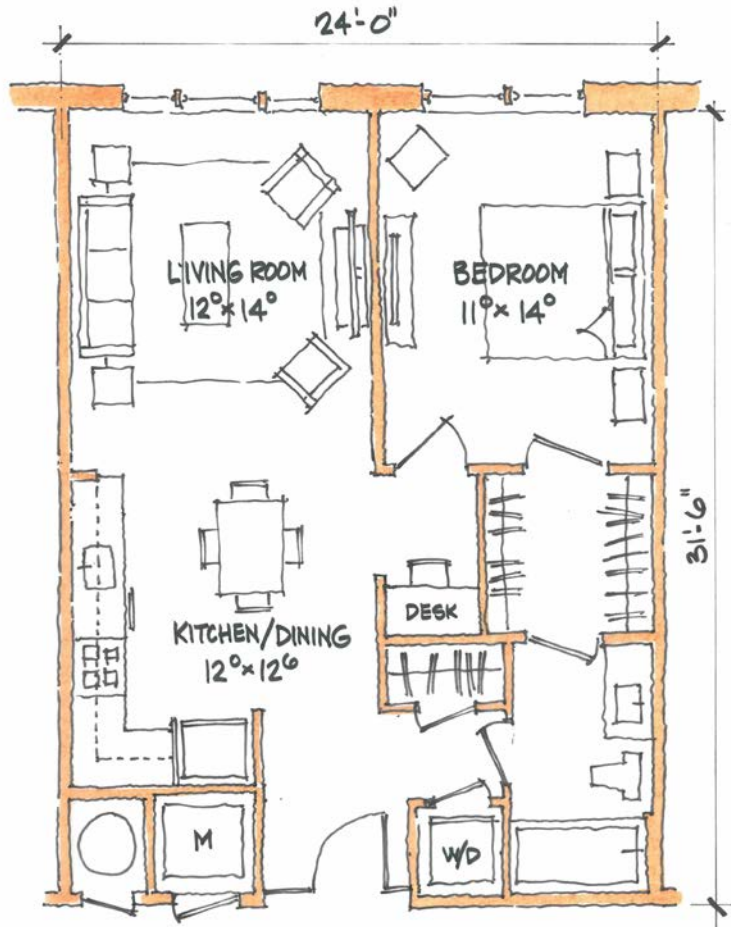


2nd Floor



3rd Floor

Universal Design and Accessibility





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