

# Implementing the New Urban Agenda: Lessons for Equitable Housing Policy & Design

SA412

Saturday, June 23, 2018

1:45 PM – 3:15 PM

1.50 LU HSW RIBA

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Questions related to specific products and services may be addressed at the conclusion of this presentation.

# Speakers List

- Jamie Blosser, AIA – Executive Director, Santa Fe Art Institute
- Joseph Kunkel – Executive Director, Sustainable Native Communities Collaborative
- Marion McFadden – VP for Public Policy, Enterprise Community Partners
- Harriet Tregoning, former Principal Deputy Assistant Secretary of HUD's Office of Community Planning and Development



# Course / Learning Objectives

- Discover the role of the architect in creating housing that fulfills the promise of the NUA.
- Apply lessons for inclusive community engagement in housing design and development to your projects, referencing best practices from both rural and urban contexts.
- Examine policy measures that promote healthy housing and strong communities, and discuss how your work can address related policy issues.
- Connect with a network of diverse professionals committed to sustainable development, and identify next steps for implementing the NUA.

# **Accessory Dwelling Units**

## **Housing. Innovation. Resilience. Inclusivity.**

Harriet Tregoning  
June 23, 2018

# ADUs – What Are They?

- A second, smaller **dwelling** on the same grounds as a single-family house – part of the primary structure, attached or detached
  - ▣ An apartment over the garage, in the basement, or in an outbuilding
  - ▣ Also called *english basements*, *granny flats*, *in-law apartments*, *family apartments*, or *secondary units*



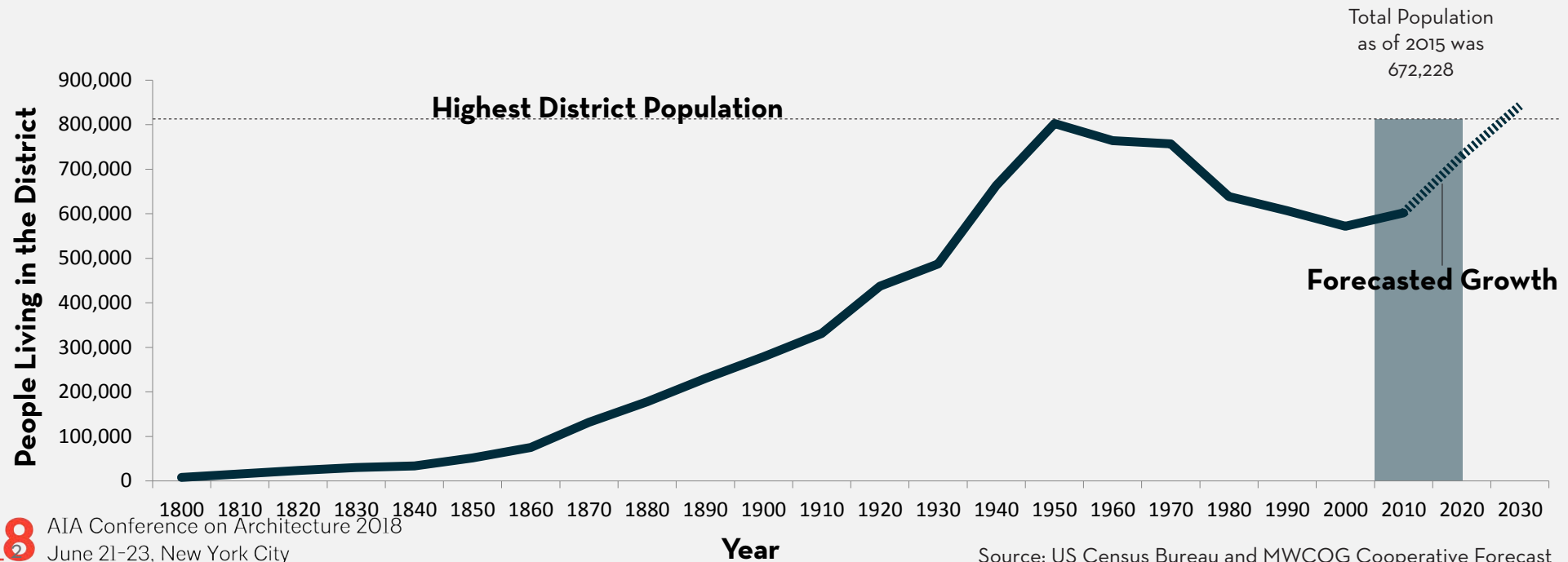
Photo by radcliffe dacanay in [Flickr](#)

# Household Size 1950 & 2010

	1950	2010	Change	
			Number	%
Total Population	802,178	601,723	(200,455)	-25.0%
Households - Total	224,142	266,707	42,565	19.0%
w/ under 18 yrs	86,275	55,193	(31,082)	-36.0%
w/ 65 yrs +	18,940	54,391	35,451	187.2%
Average HH Size	3.2	2.11	-1.1	-34.1%

Between 2000 and 2015 the District added **100,000** people.

**DC hit 700k  
earlier this  
year**





# Long History: Small Housing Types in DC

- Row Houses
- Carriage Houses
- Alley Dwellings



# Impact of ADUs in DC *could* be large...

- DC has new by-right zoning regulations for accessory apartments
  - ▣ Approximately 70,000 lots are in the R zone in DC
  - ▣ Could be eligible for an Accessory Apartment
- Dozens of Jurisdictions around the US have ADU ordinances
  - but...*
  - ▣ Many have not produced much housing
  - ▣ Despite being in existence for decades in some cases



# Benefits of ADUs...to households

- An affordable housing option for many low- and moderate-income residents
- Improves homeowner cash flow
- Helpful to older residents who want to age-in-place
- Adds housing options in many established neighborhoods
- Flexible and diverse uses over time and in changing circumstances
- Less energy and materials consumption than conventional alternatives



# Flexibility to meet time-of-life needs

## Accessory Dwelling Units

 LIVE  
 RENT

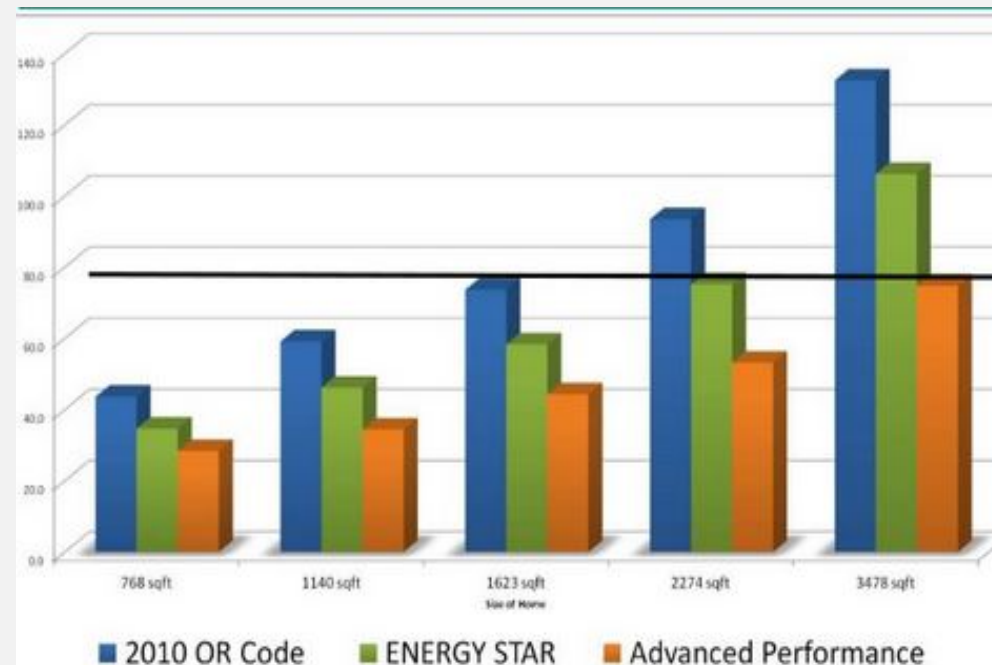


A'

Illustration by Ryan Sullivan of [Paste In Place](#).

# Building Small = Building Green

- the smaller the building
  - < energy
  - < material
  - < waste
- In construction, use, maintenance



# Benefits of ADUs... *to Cities as a Whole*

- ADUs bring “***invisible***” ***housing*** to great neighborhoods
- New hsg construction with ***untapped financial resources***
- ***Near*** places w/***transport*** choices
- ***Innovative building types***
- ***Greater*** range of ***affordability***
- ***Increases*** a community’s ***housing supply*** without further land development
- Facilitates ***efficient*** use of existing housing stock, materials, energy & infrastructure



# Scaling ADUs?



Method Homes, Elemental Design



Louisiana Purchase Real Estate and Development

- National network organizing
- ADUs: eligible uses for Federal CDBG and HOME funds
- A growing role for new construction approaches:
  - Kits, panelized, modular, other?
- Both the zoning and the ADU housing, part of “preparedness” and post-disaster housing recovery?

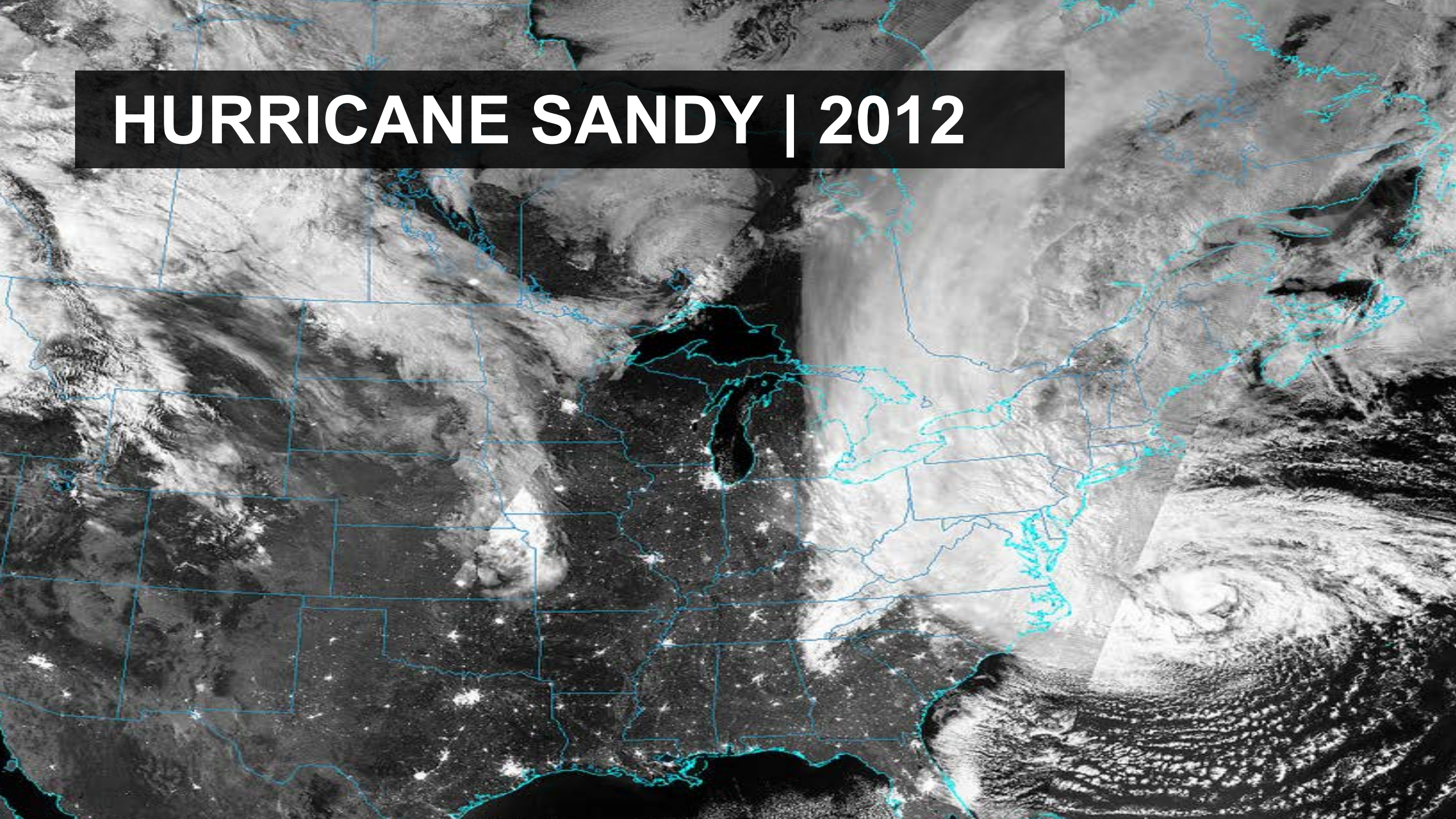
# ADVOCATING FOR DESIGN DESIGNING FOR ADVOCACY

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Marion Mollegen McFadden | Vice President, Public Policy  
Enterprise Community Partners



# HURRICANE SANDY | 2012





# HURRICANE SANDY IMPACT

- **\$65 BILLION** in damages and economic loss
- **At least 159 FATALITIES**
- **8.5 MILLION** customers left without power
- **650,000 HOMES** damaged or destroyed
- **25 PERCENT** of cell sites out of service in 10 STATES





**THE BIG IDEA...**

**LINKING PHYSICAL RESILIENCE**





The background image is a photograph of a refugee camp. In the foreground, there are large, dark piles of shoes and clothing scattered on the ground. In the background, a group of people, including children and adults, are standing and moving around. Some are wearing winter coats and hats. The sky is overcast and grey. The overall scene suggests a place of displacement and hardship.

**THE BIG IDEA...**

**LINKING PHYSICAL RESILIENCE  
WITH  
SOCIAL RESILIENCE**



# HURRICANE SANDY DESIGN COMPETITION

June 2013 – June 2014

- 10 Interdisciplinary teams
- Northeast United States
- Federal Disaster dollars (CDBG-DR) to be awarded by HUD
- Focus on the future, not returning to the past
- Judged on innovation, collaboration and implementation

**A'18** AIA Conference on Architecture 2018  
June 21-23, New York City





# THE BIG “U”

Manhattan, New York

**OBJECTIVE:** To protect a 10-mile flood zone around the low-lying areas of Manhattan.

## ADDRESSES MULTIPLE ISSUES:

- Flooding from storm surge
- Protection of low-income public housing
- Improvement of recreational spaces
- Safe access to waterfront over highway
- Improved transit options
- Enhanced biodiversity



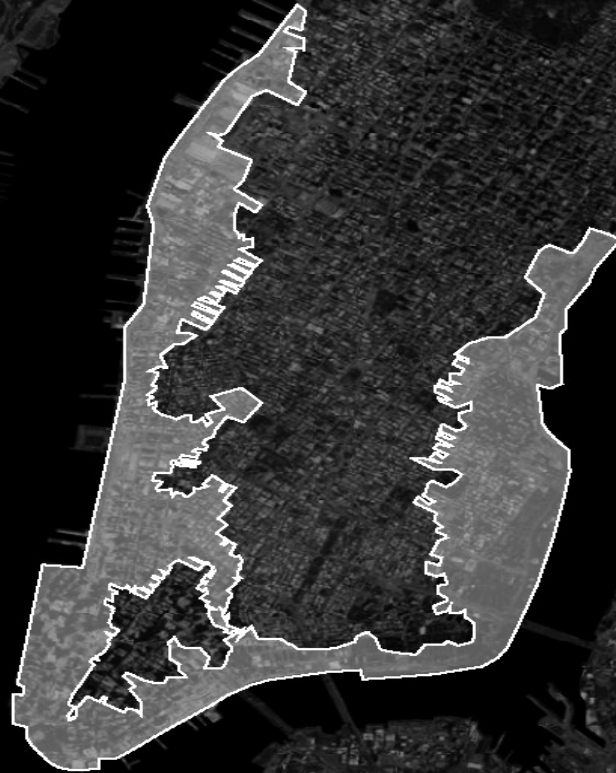
# THE BIG “U”

Manhattan, New York





**FEMA FLOOD ZONE**



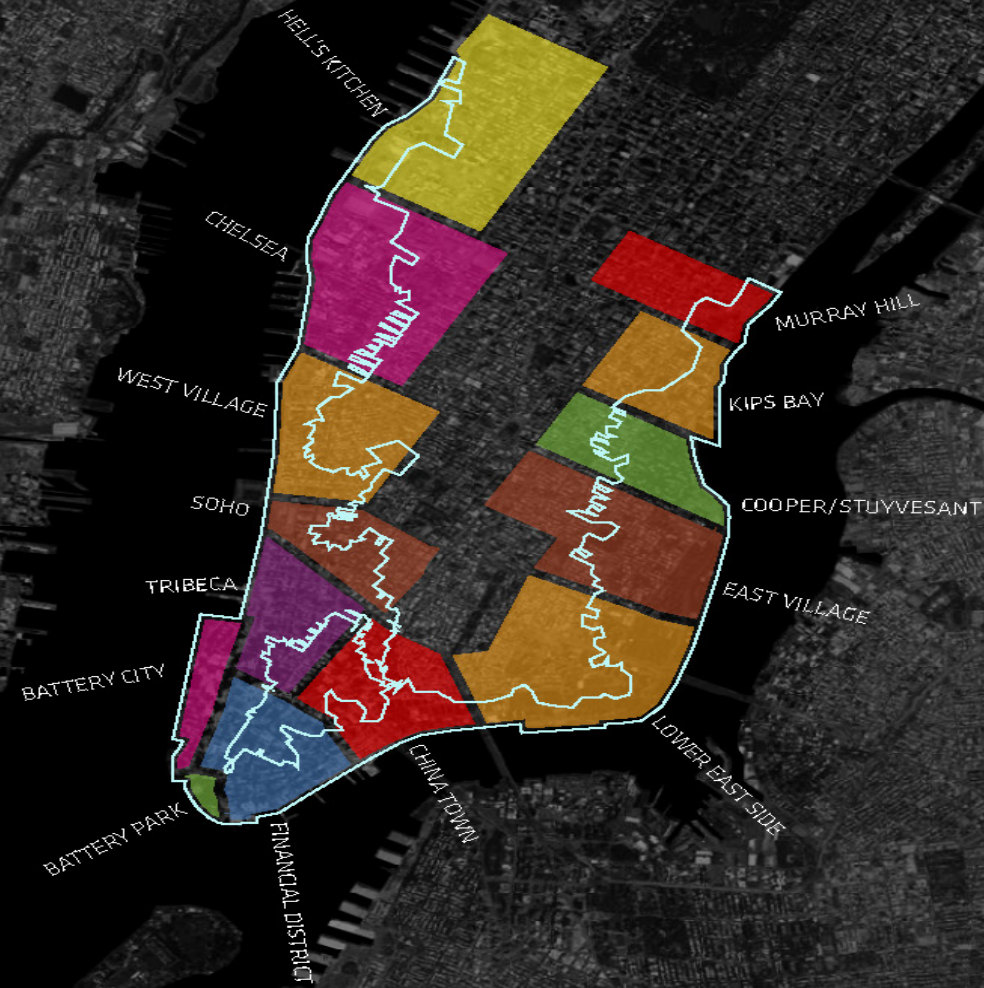
**HUD - Rebuild by Design**

**BIG TEAM**

*image credit: Rebuild by Design*

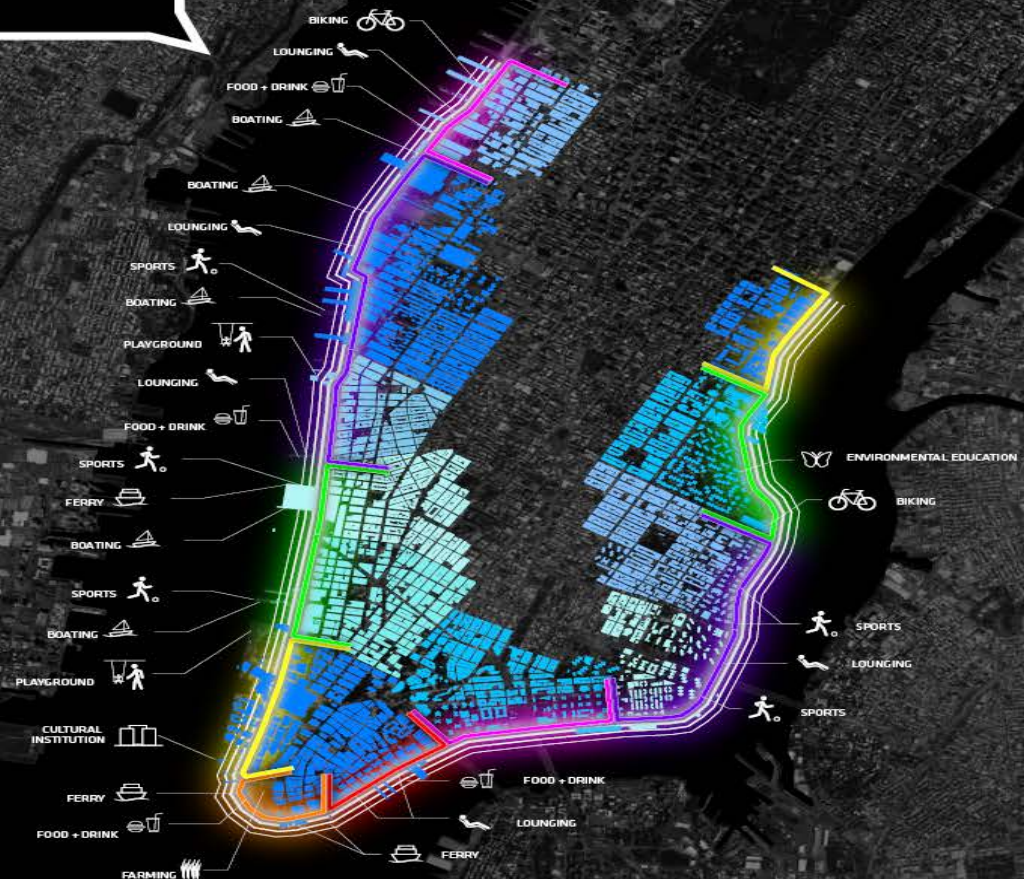


## EXISTING NEIGHBORHOODS

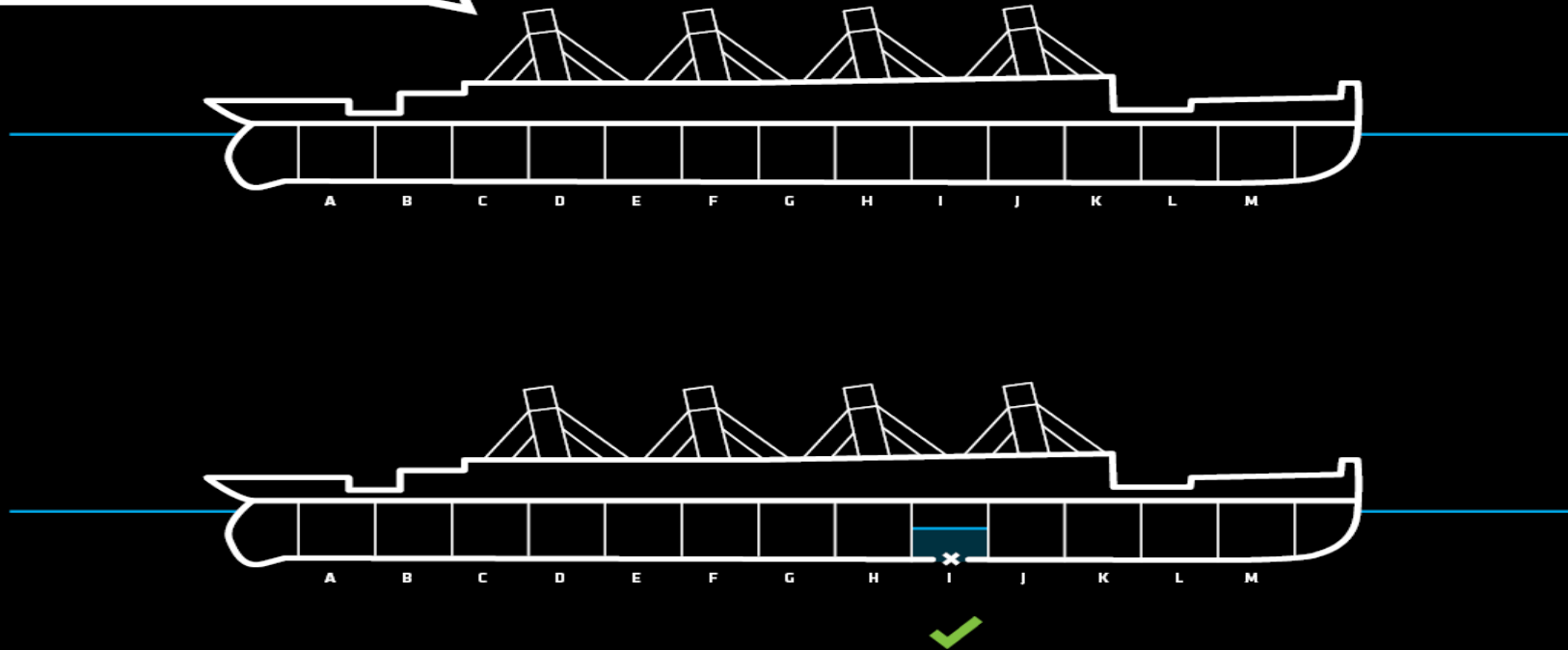




A TAILORED APPROACH TO  
TRADITIONAL INFRASTRUCTURE:  
DIVERSITY!



WHAT IF, LIKE A SHIP'S HULL, THE  
CITY'S PROTECTION COULD ACTUALLY  
BE COMPARTMENTALIZED...





# SOCIAL INFRASTRUCTURE

An aerial photograph of a cityscape, likely New York City, showing a dense grid of buildings. In the foreground, a large suspension bridge (the Williamsburg Bridge) spans a body of water (Stuyvesant Cove). To the right of the bridge, a green park area (East River Park) is visible, with yellow and orange lines highlighting specific paths and open spaces. The background shows more city buildings and a distant horizon.

**Integrating flood protection with improved access and open spaces throughout East River Park and Stuyvesant Cove.**



# HUNT'S POINT LIFELINES

South Bronx, New York

**OBJECTIVE:** Develop a working waterfront that serves maritime industry while actively addressing socio-economic concerns













## FLOOD PROECTION "LEVEE LAB"

image credit: Rebuild by Design

# **MISCONCEPTION**

# **DISASTER CAUSES ACTION**

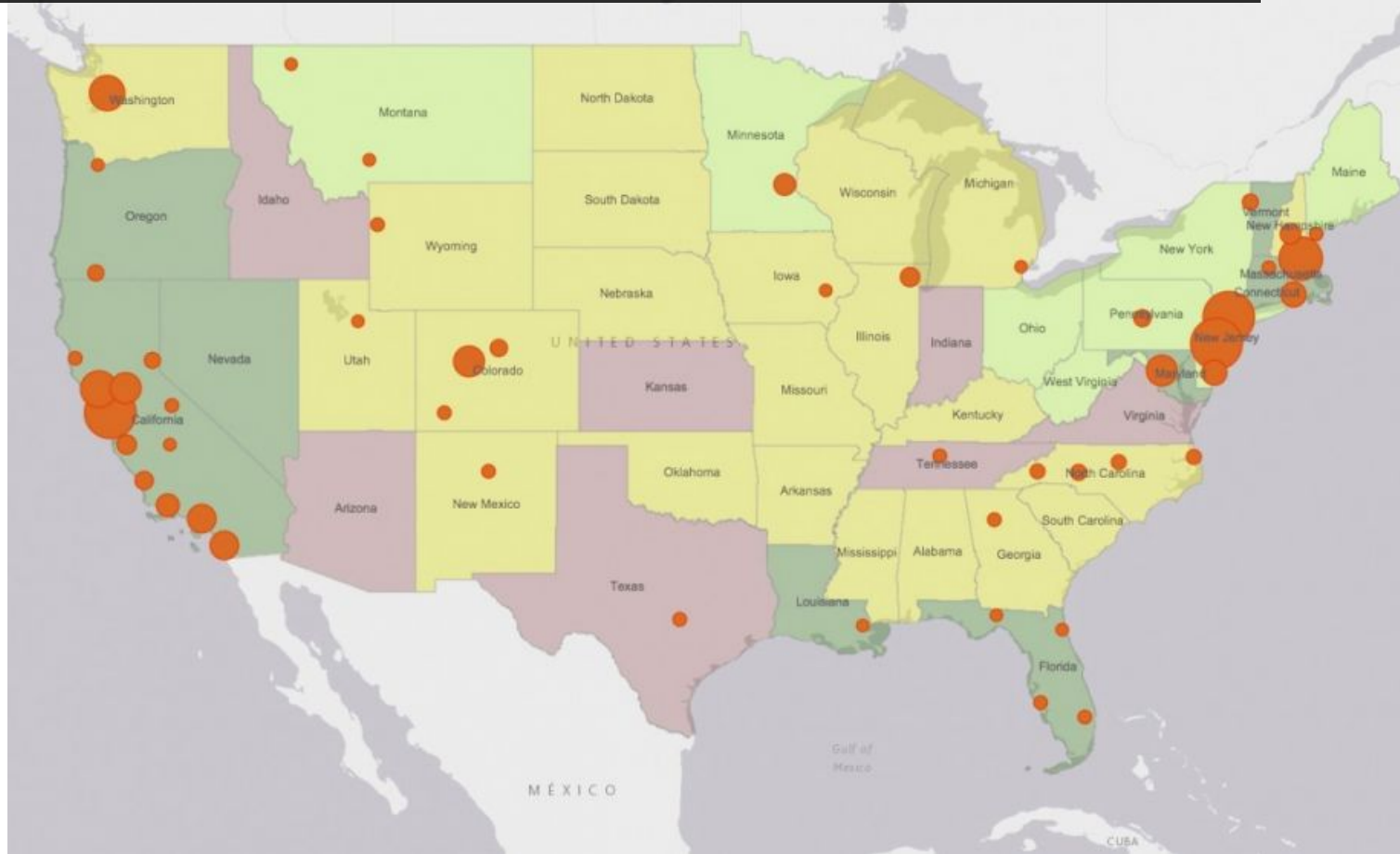
**MISCONCEPTION**

~~**DISASTER CAUSES ACTION**~~

**PEOPLE CAUSE ACTION**



# INCLUSIONARY ZONING





# ENGAGE, JOIN + ADVOCATE

- Stay informed on local, state and federal policies
- Participate in advocacy efforts of AIA and other industry conveners
  - the ACTION Campaign [ [www.rentalhousingaction.org/join/](http://www.rentalhousingaction.org/join/) ]
- Call legislators – emails are good, phone calls are better

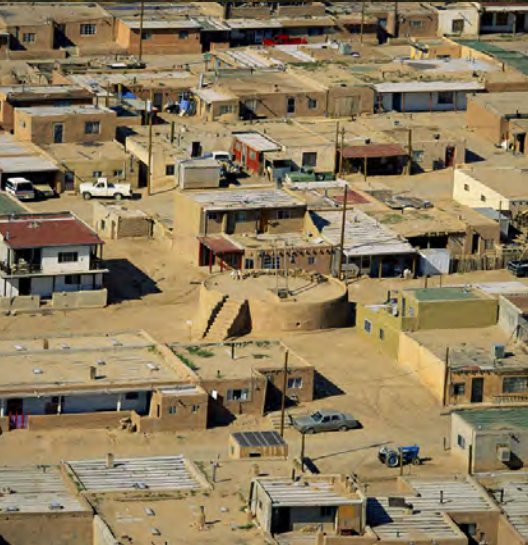


# IMPACT DESIGN IN INDIAN COUNTRY

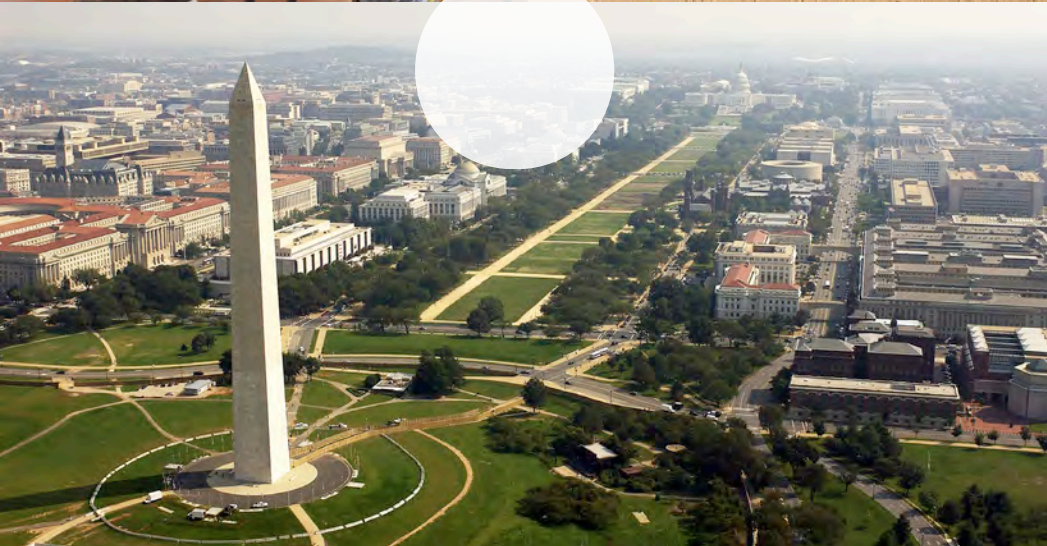
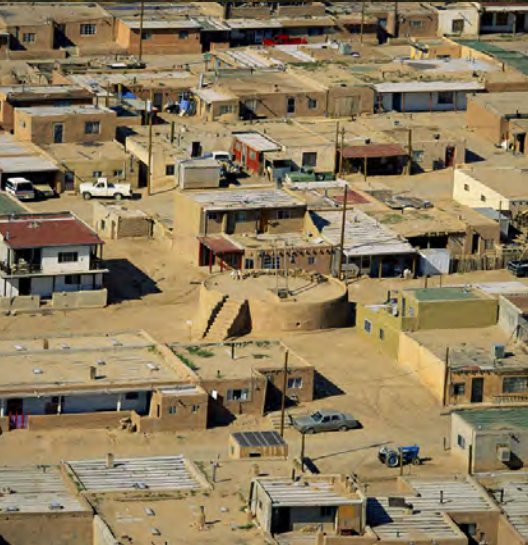
## DESIGNING FOR SOCIAL CHANGE













THIS IS INDIAN COUNTRY





**Sustainable Native  
Communities Collaborative**

# SNCC



**Joseph Kunkel**  
**SNCC Executive Director**

**George Washington University**  
William Wilson Visiting Professor  
Corcoran School of Arts & Design

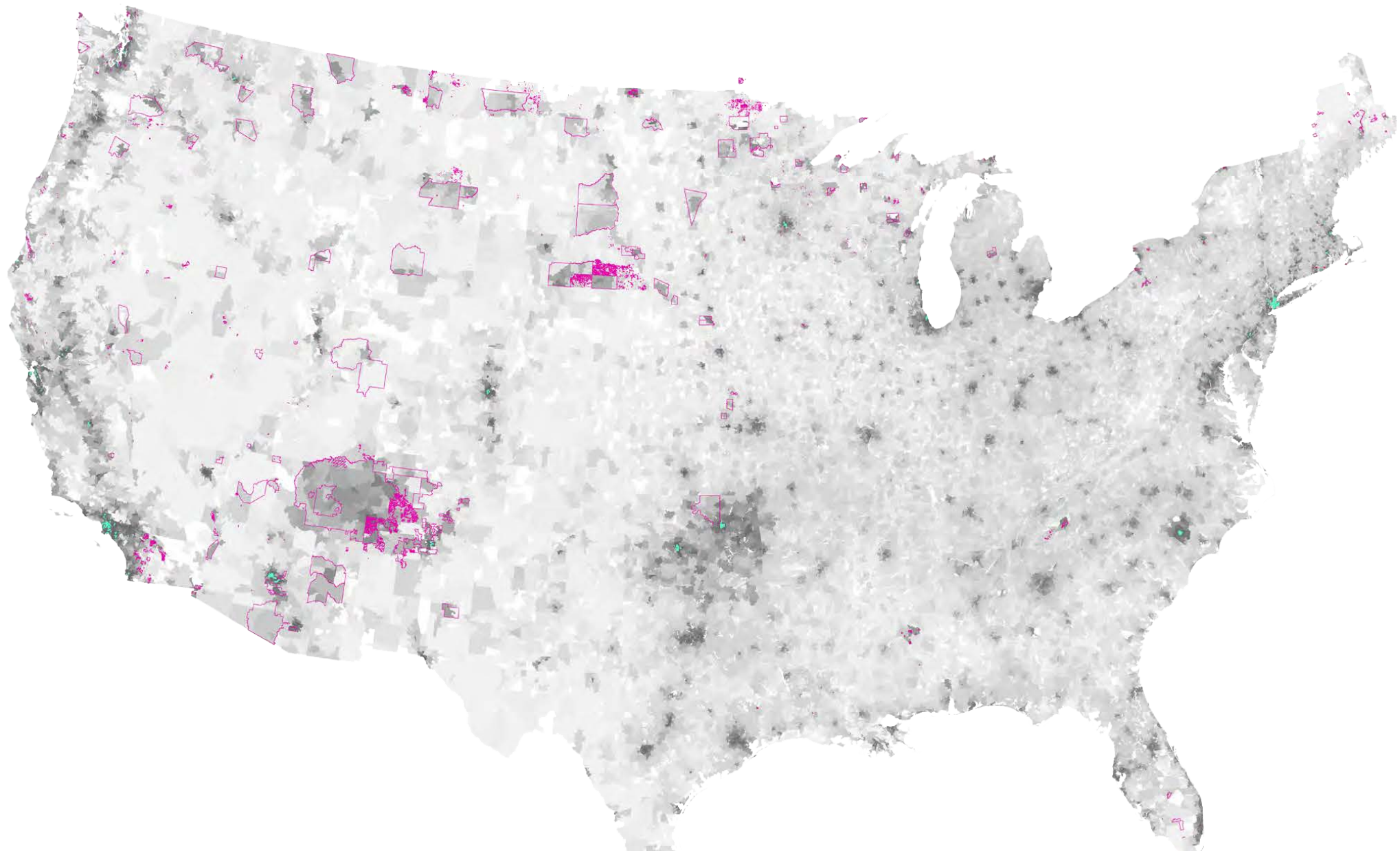


As designers we must look carefully, sensitively and without prejudice at cultural context if we are to have any chance of success in responding to our clients' functional and spiritual imperatives.

- William Bechoefer



**Designing with community helps  
to create positive social change.**



**6.7 million**

**567 tribes**

**33%**

**90,000+**

**vs**

**12.7%**

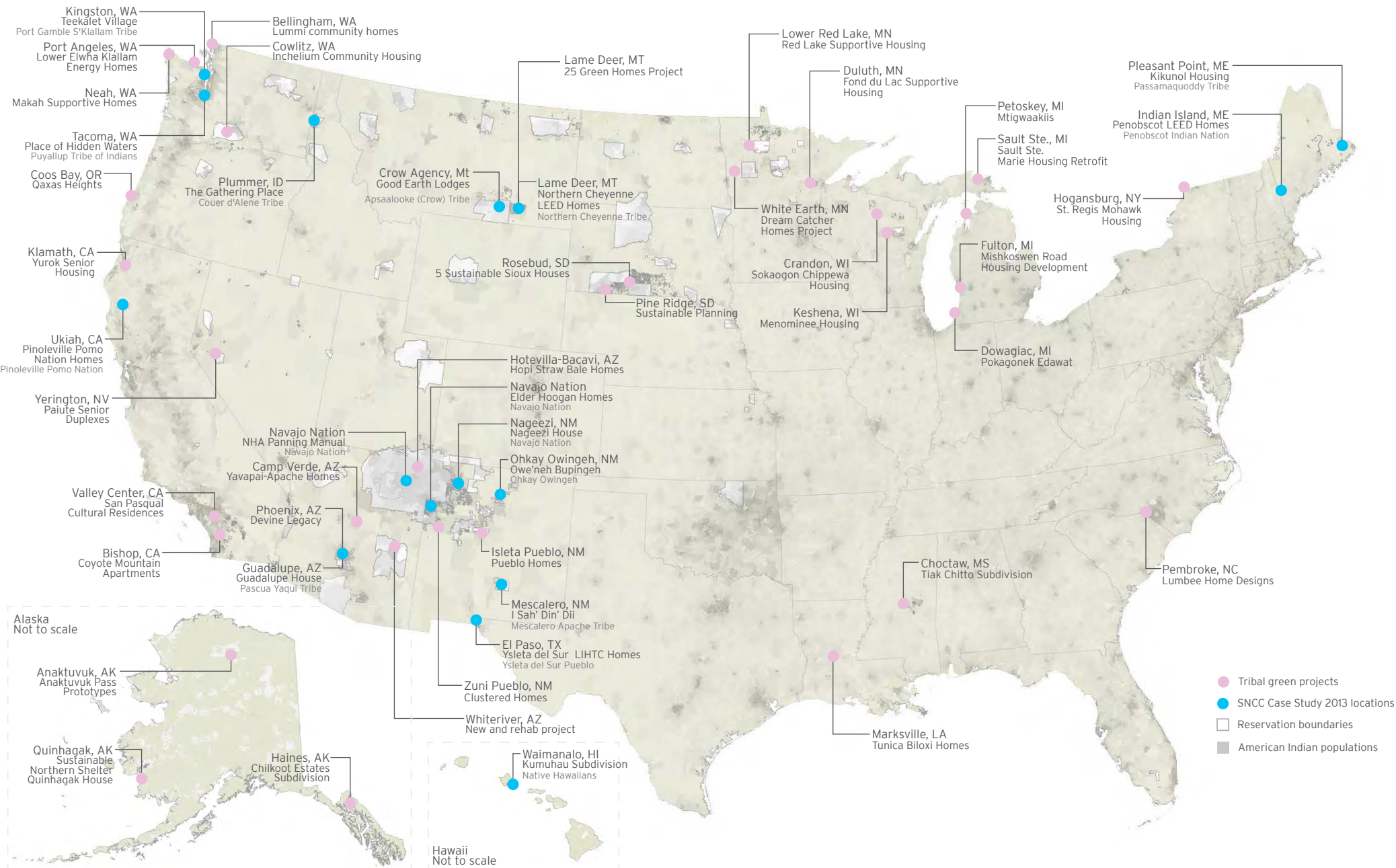
**200,000+**

**\$658M**

**\$1.15M**







# Exemplary Tribal Housing Developments



**So what?**

**Why?**

**How?**

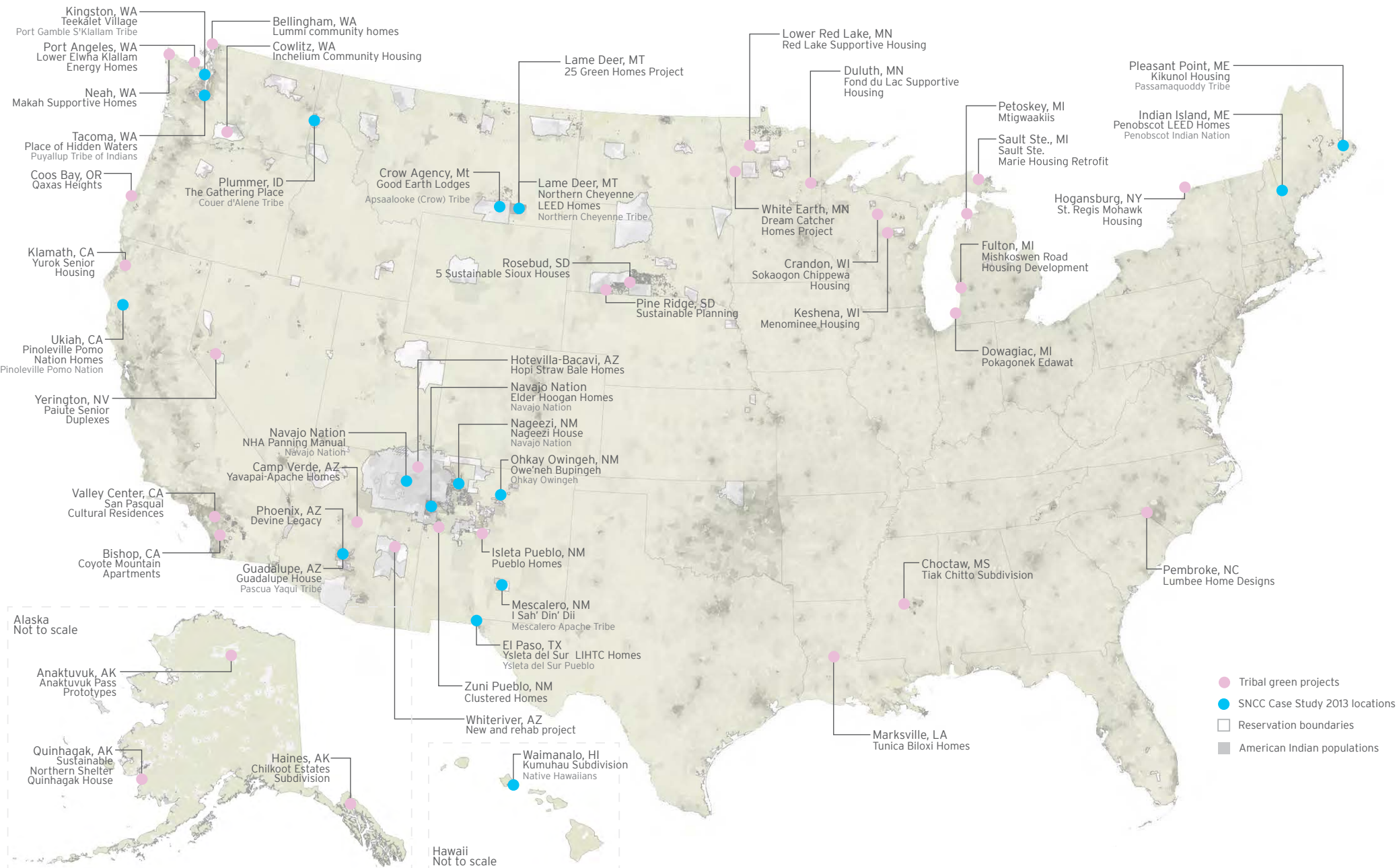
**Planning...**

**Design...**

**Arts...**



**Research....**

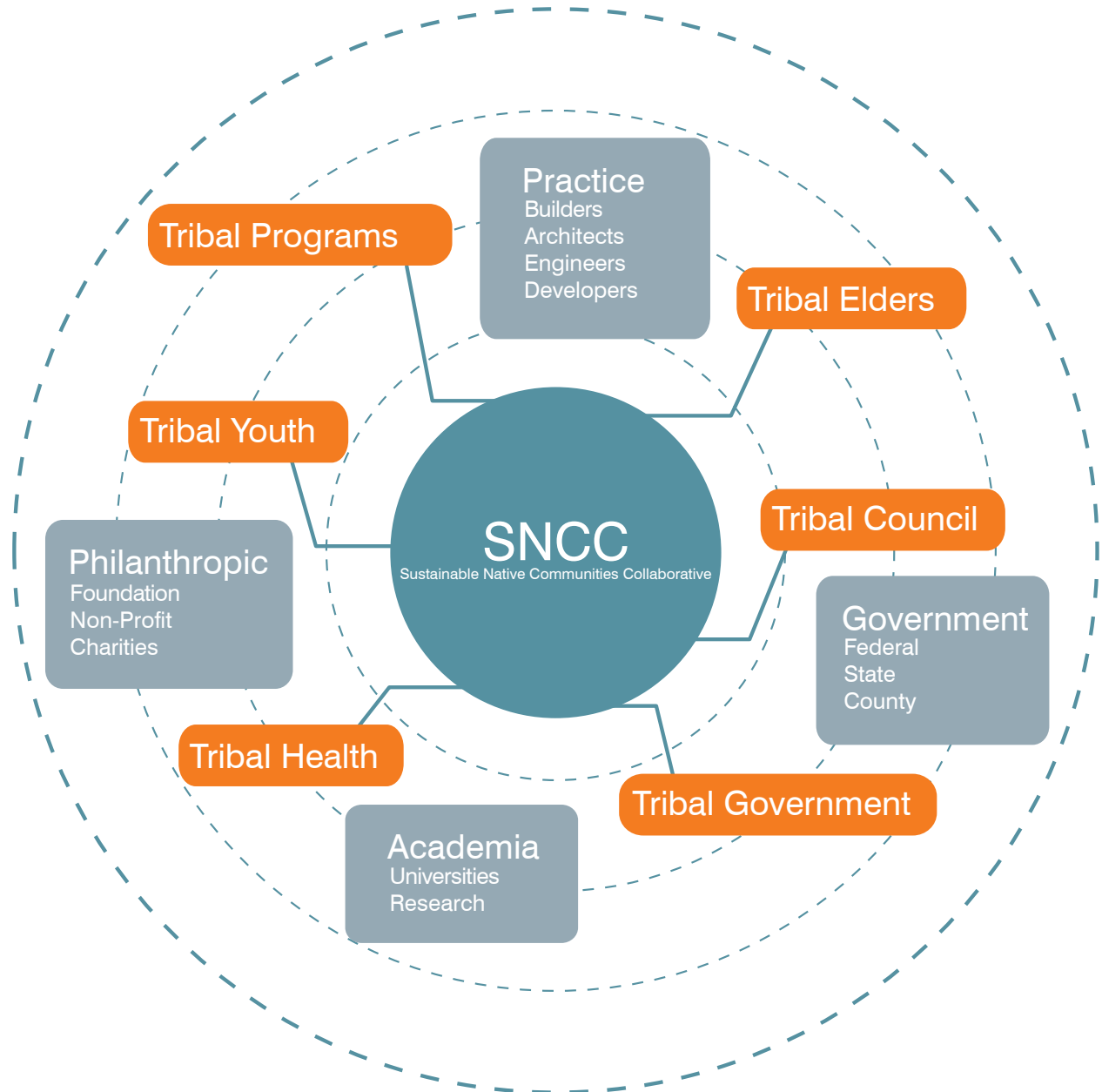


# Exemplary Tribal Housing Developments



# Creating a network of partnerships

- To share knowledge
- scale outcomes
- and impact community





## Principles & Goals

**Community** as architects of their own vision.

**Vision** as long term commitment to change

**Engaging** the community to gain clarity and understanding of place

**Participation** from tribal youth, the community and tribal leaders.



**Sustainable Native  
Communities Collaborative**

**SNCC**

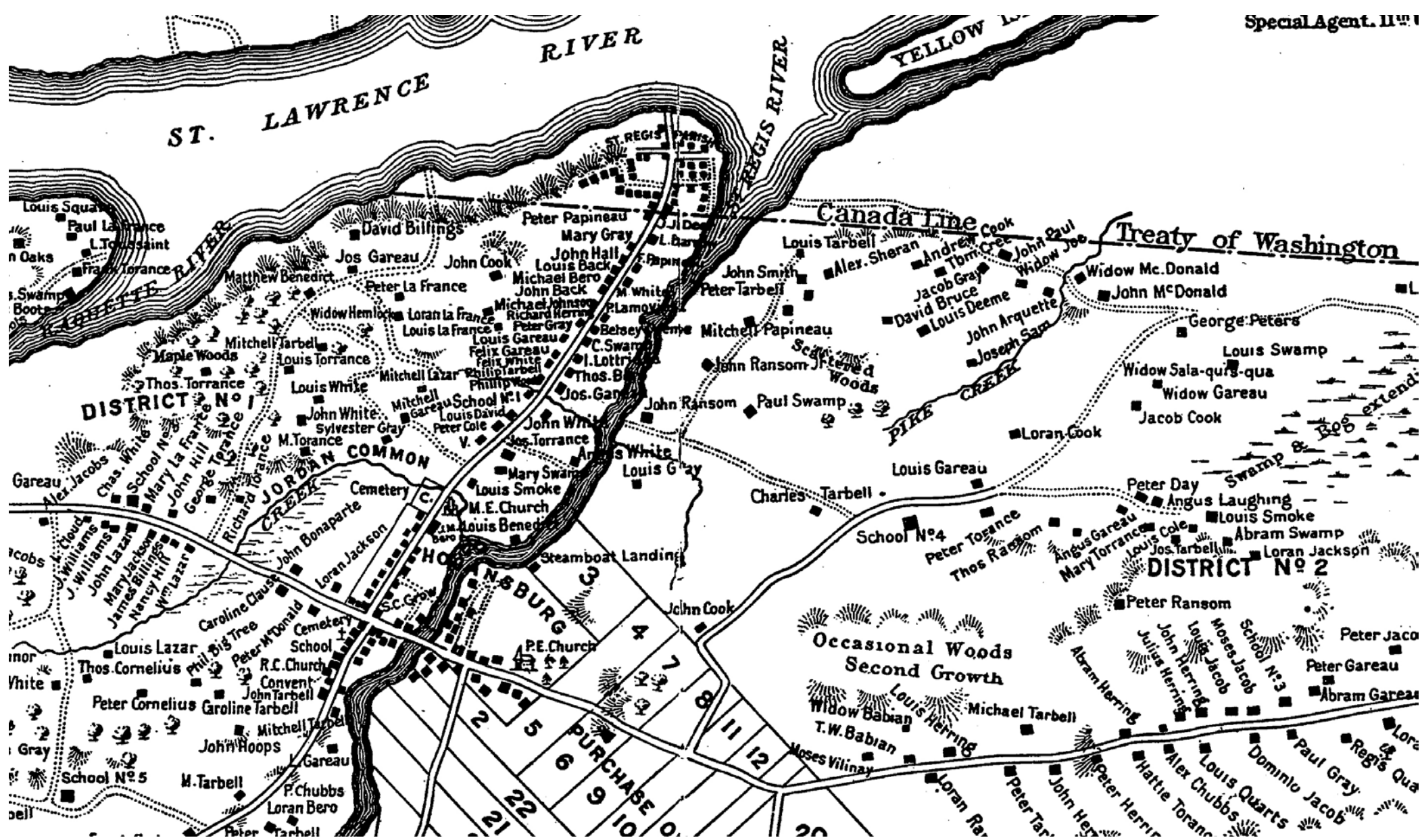


# **AKWESASNE ECO – VILLAGE**

**PLANNING + DESIGN CONCEPTS**

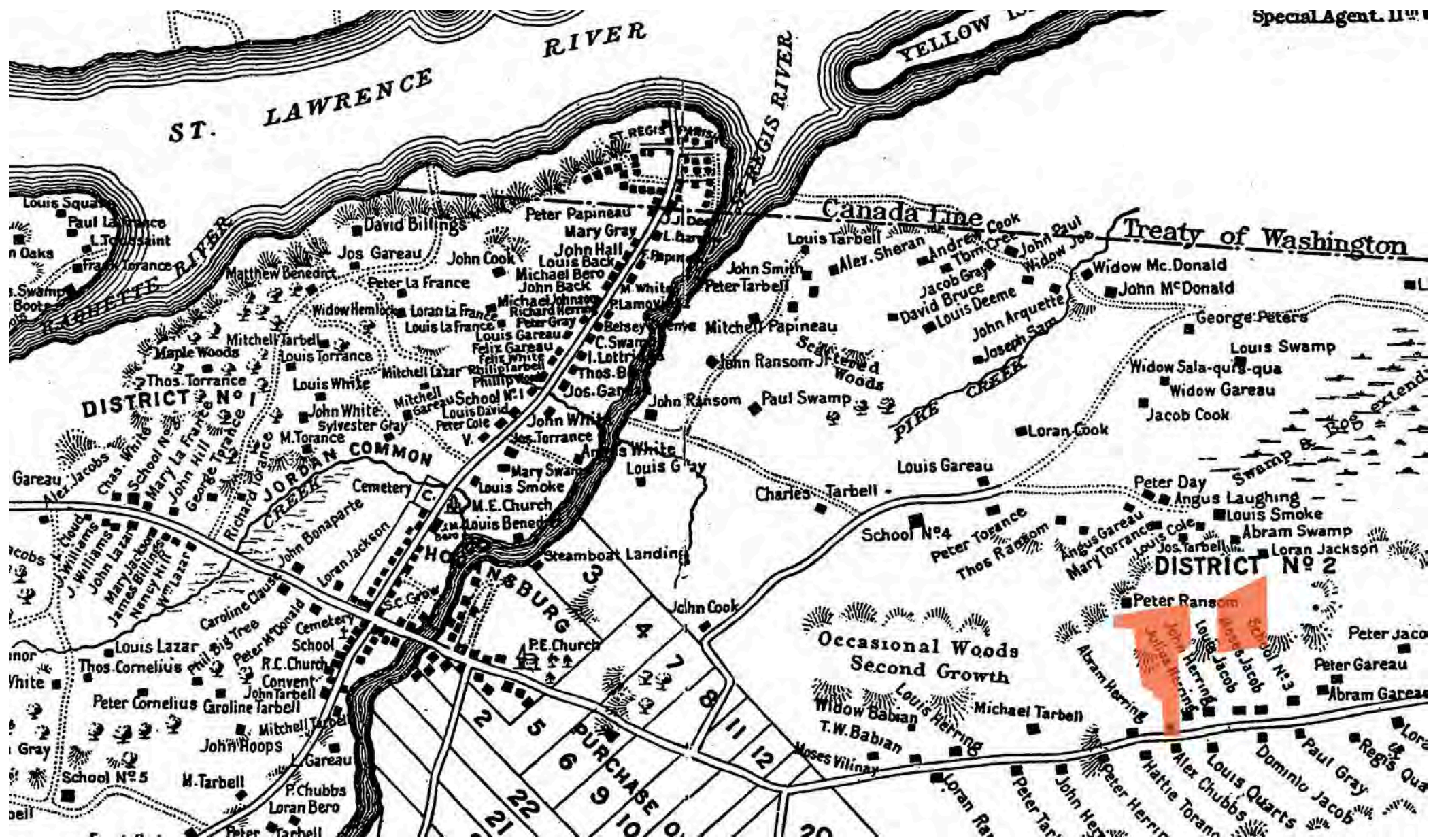


LOCAL CONTEXT: SITE



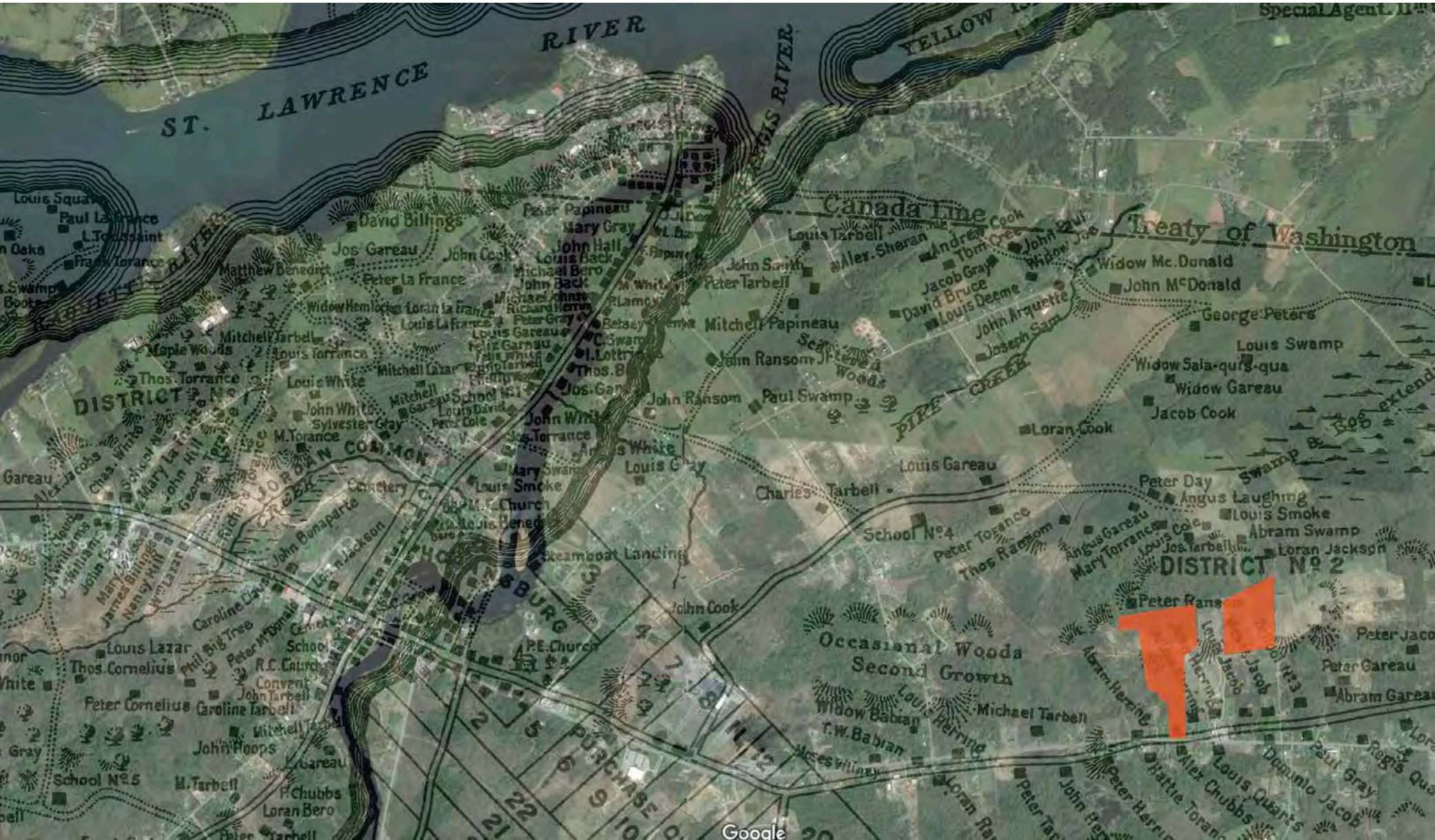


## LOCAL CONTEXT: SITE





# LOCAL CONTEXT: SITE



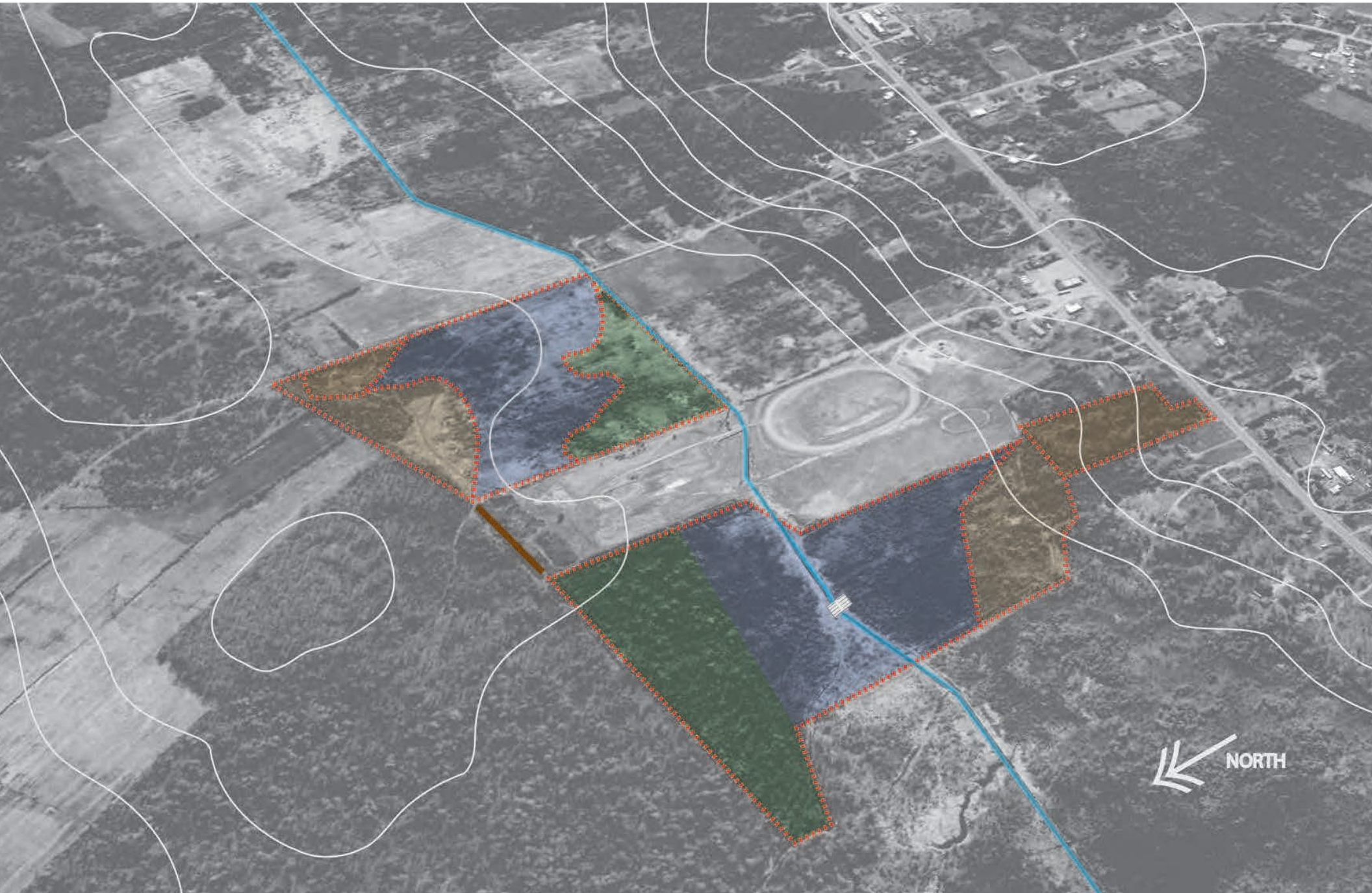


## LOCAL CONTEXT: SITE





SITE: LAND STRATEGY





## LOCAL CONTEXT: SITE AERIAL





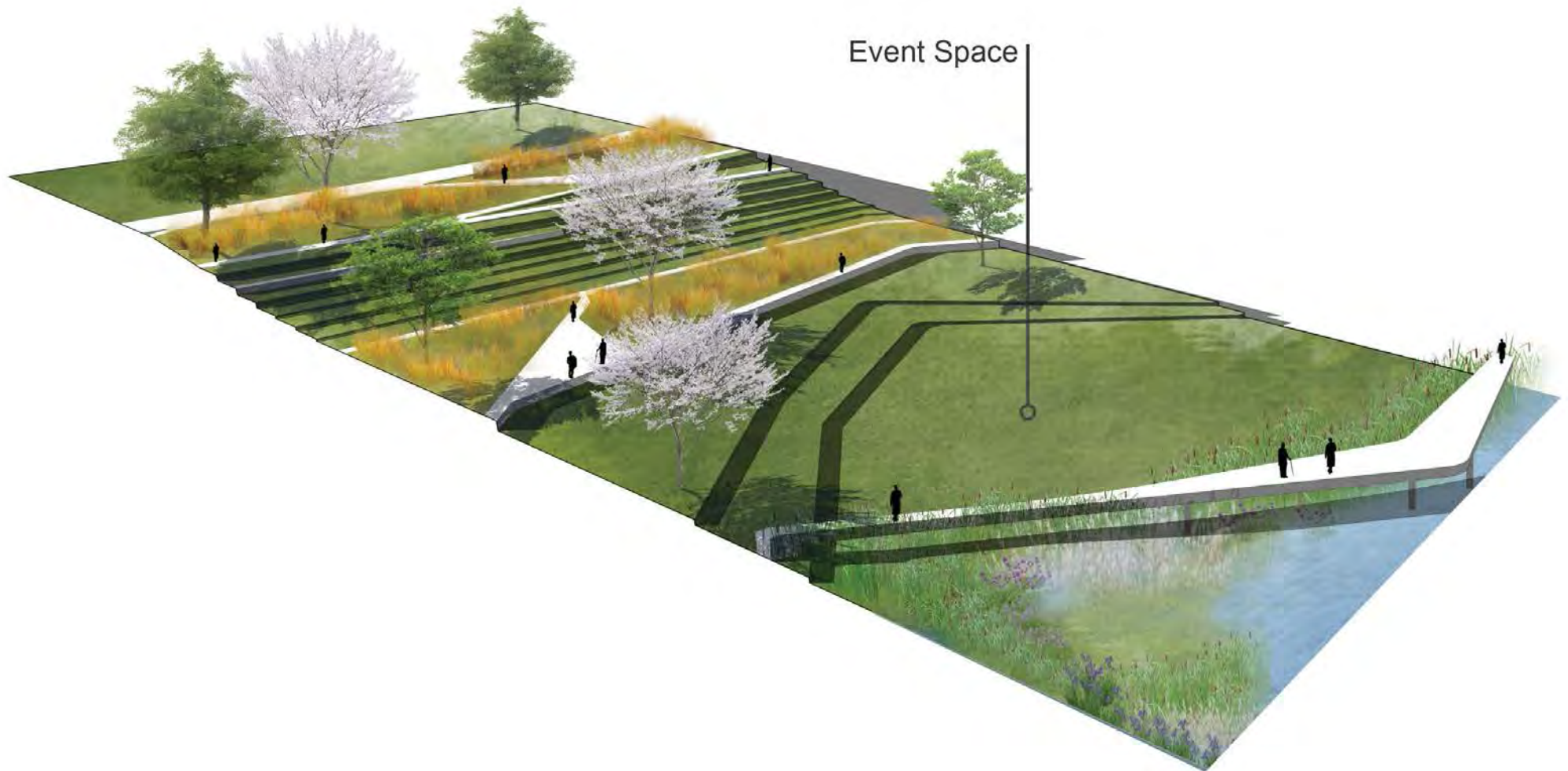
## LOCAL CONTEXT: SITE AERIAL





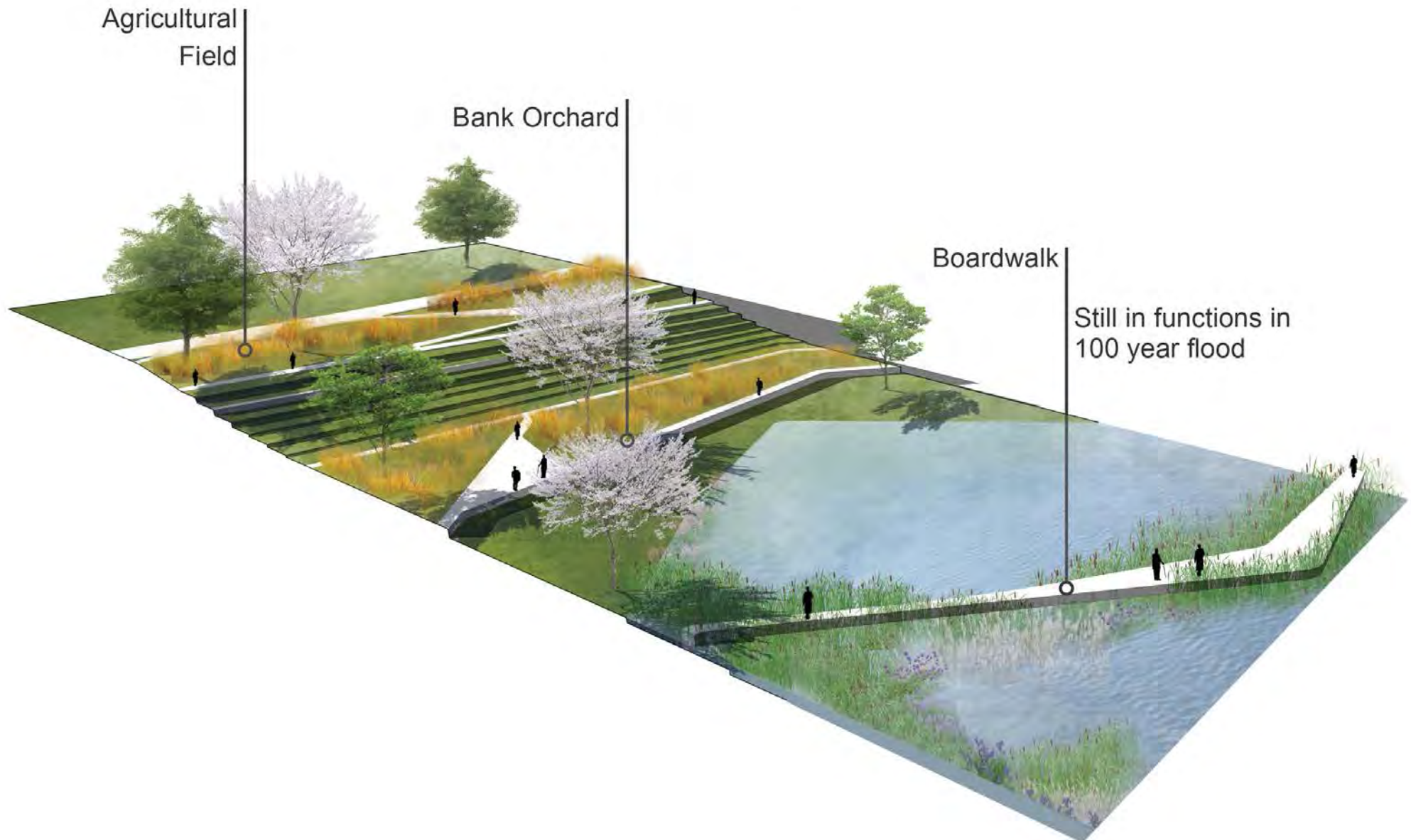
## SITE STRATEGY: LET IT FLOOD | LET IT GROW

Seasonal flooding fertilizes soil. Terraced landforms act as storm water management infrastructure, providing opportunity for both cultural programs and agricultural production.



## SITE STRATEGY: LET IT FLOOD | LET IT GROW

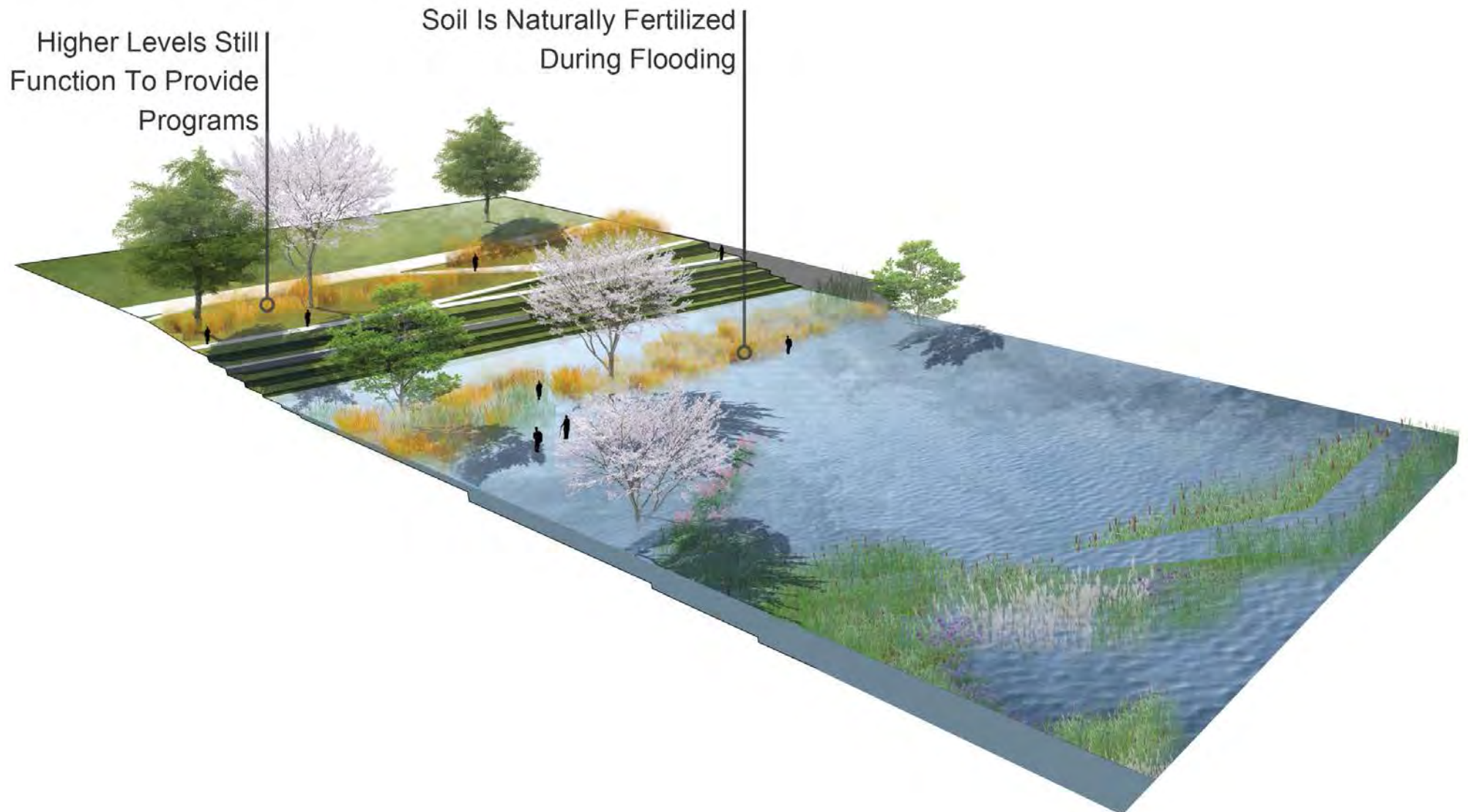
Seasonal flooding fertilizes soil. Terraced landforms act as storm water management infrastructure, providing opportunity for both cultural programs and agricultural production.





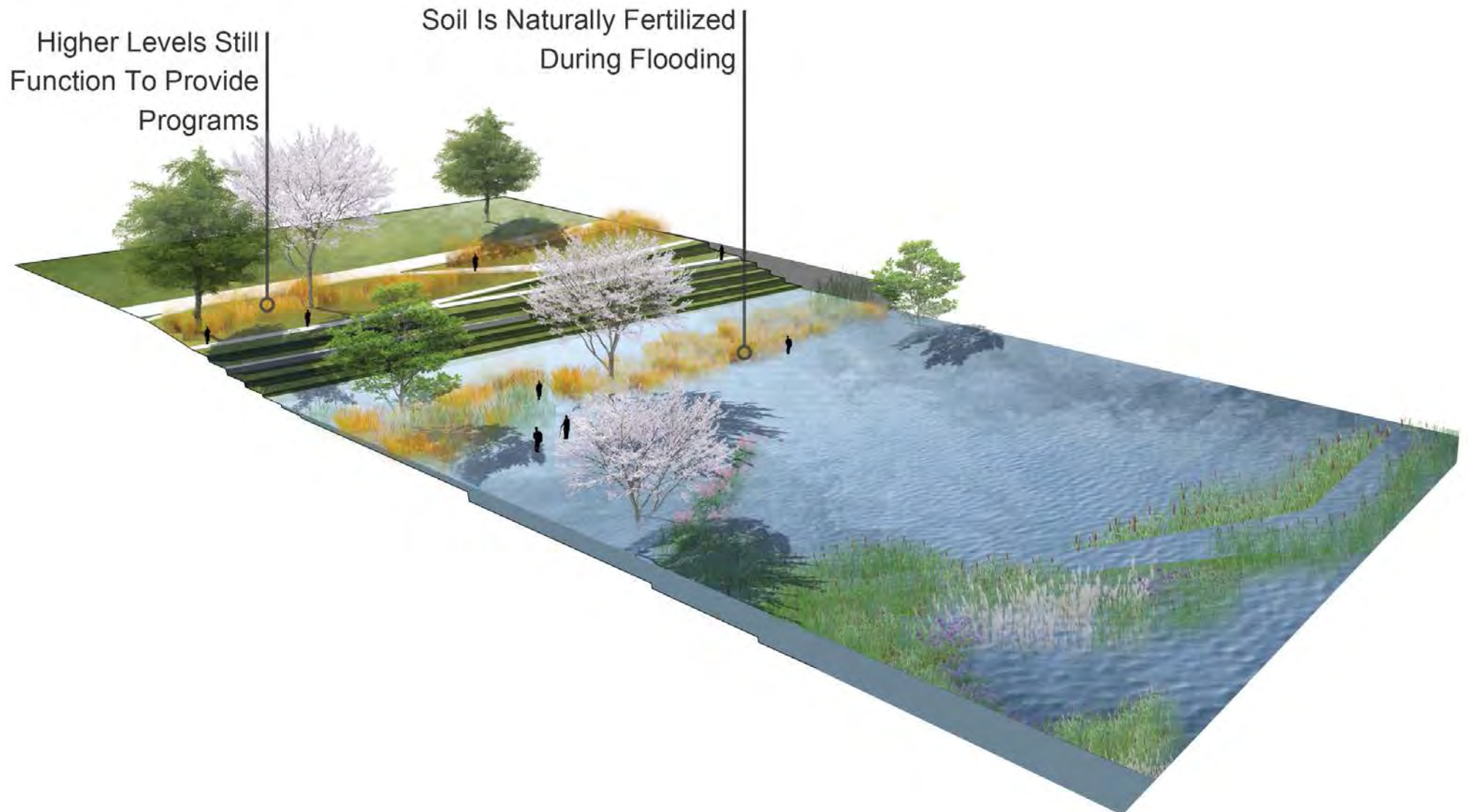
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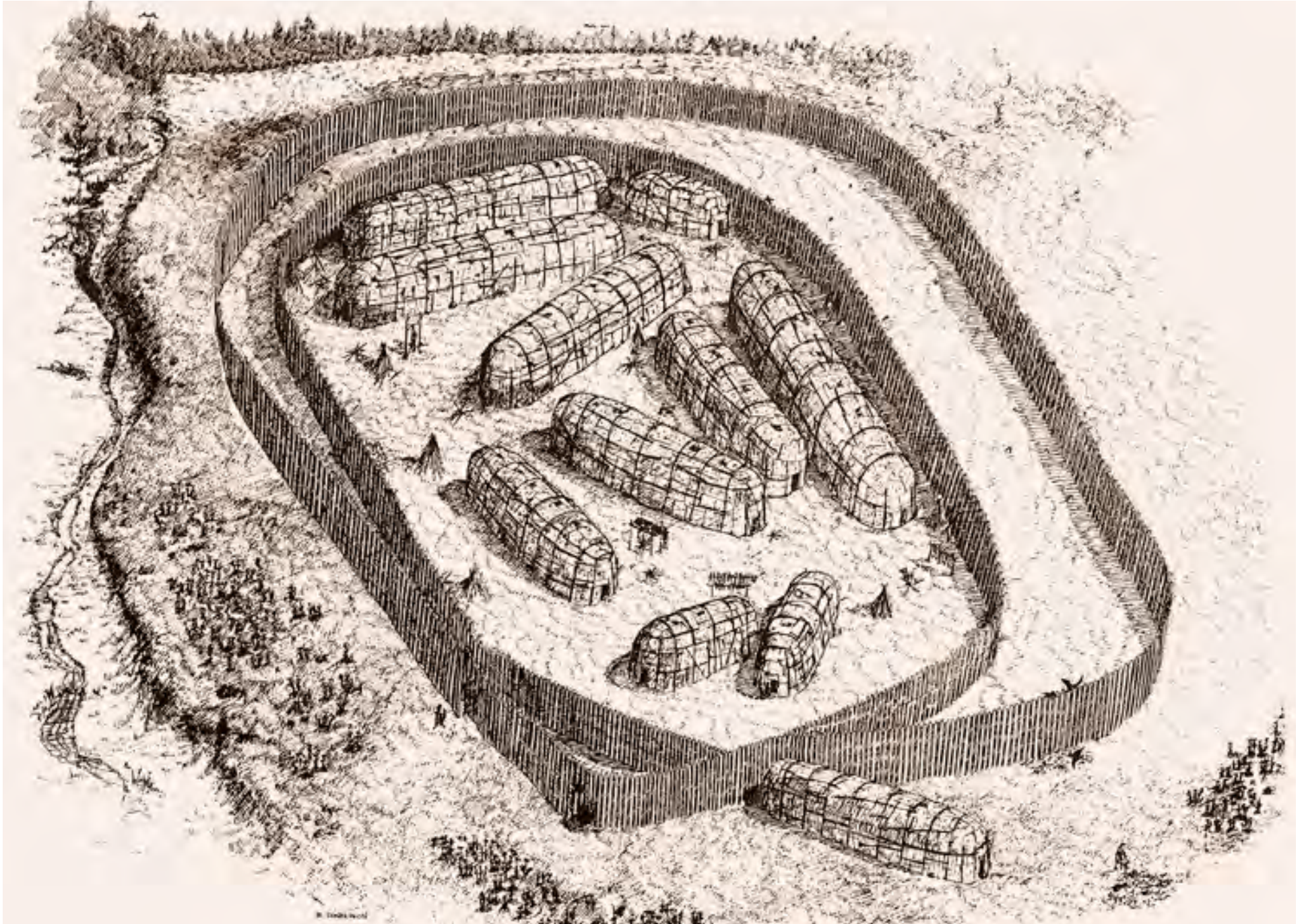


## MOHAWK VERNACULARS: TRADITIONAL FORMS



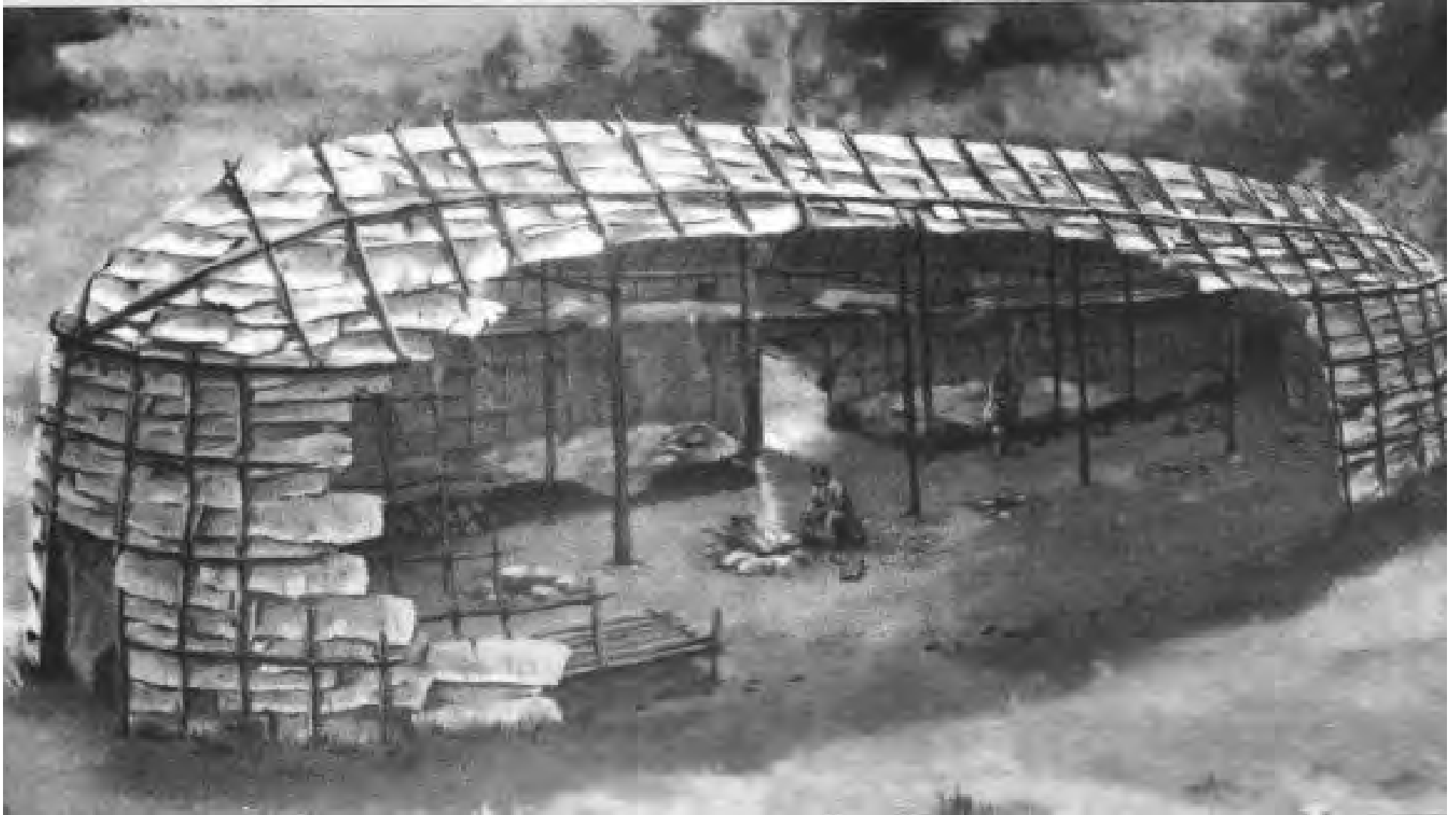


## MOHAWK VERNACULARS: LONGHOUSE PALLISADE





## MOHAWK VERNACULARS: SECTIONAL CUT OF LONGHOUSE

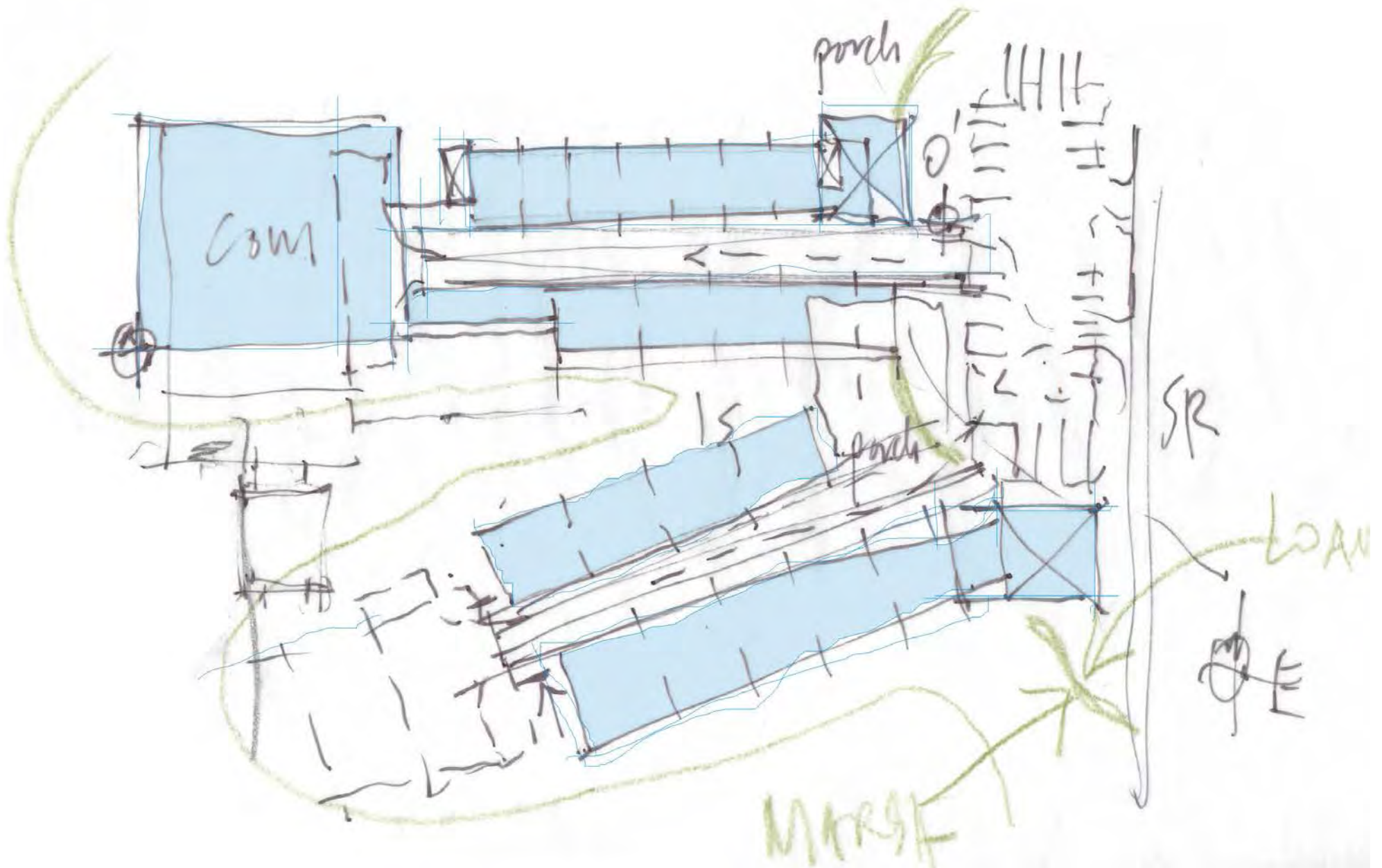


## MOHAWK VERNACULARS: IROQUOIS LONGHOUSE CONSTRUCTION



Source: C.W. Jefferys, 1942











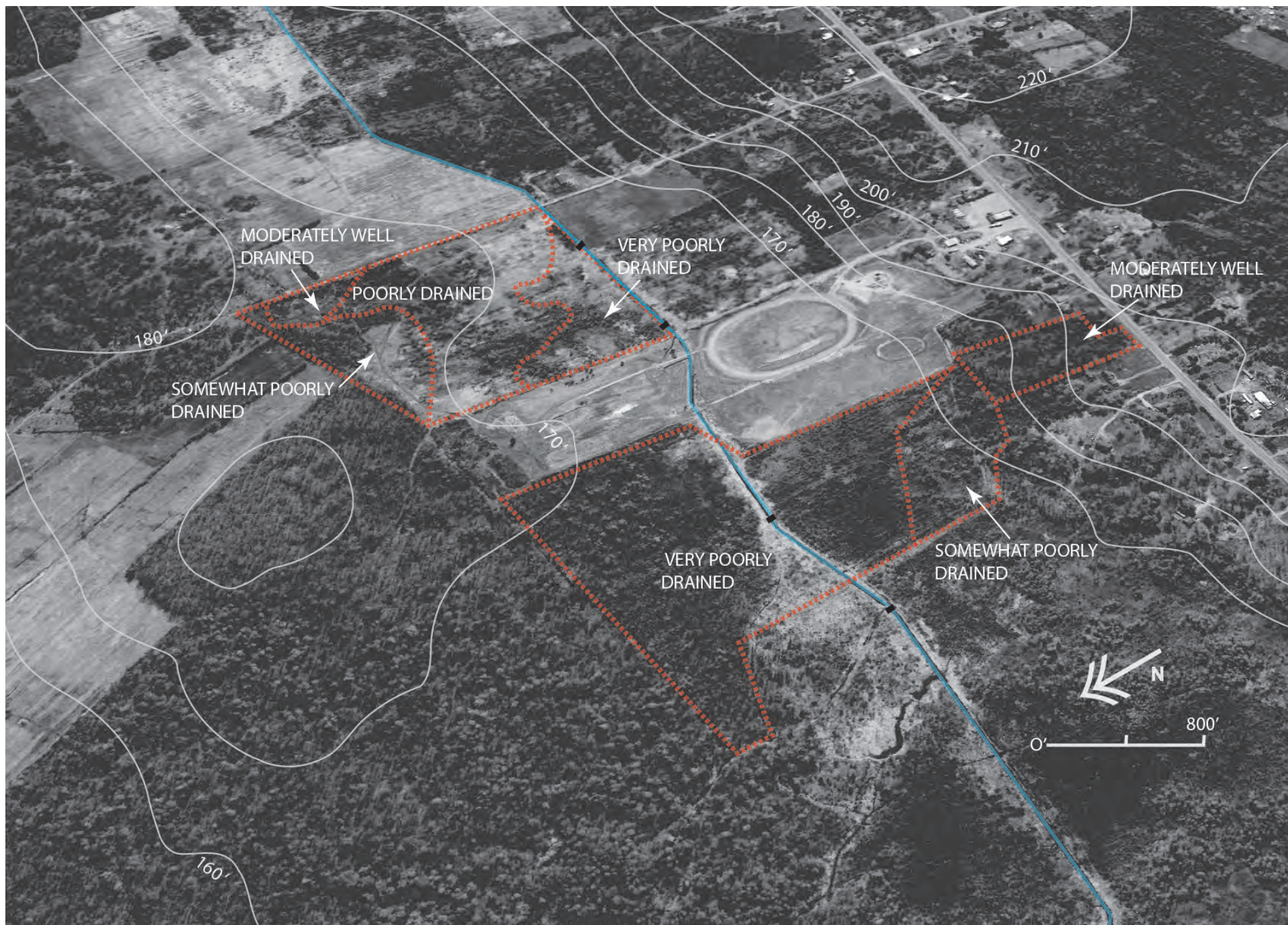




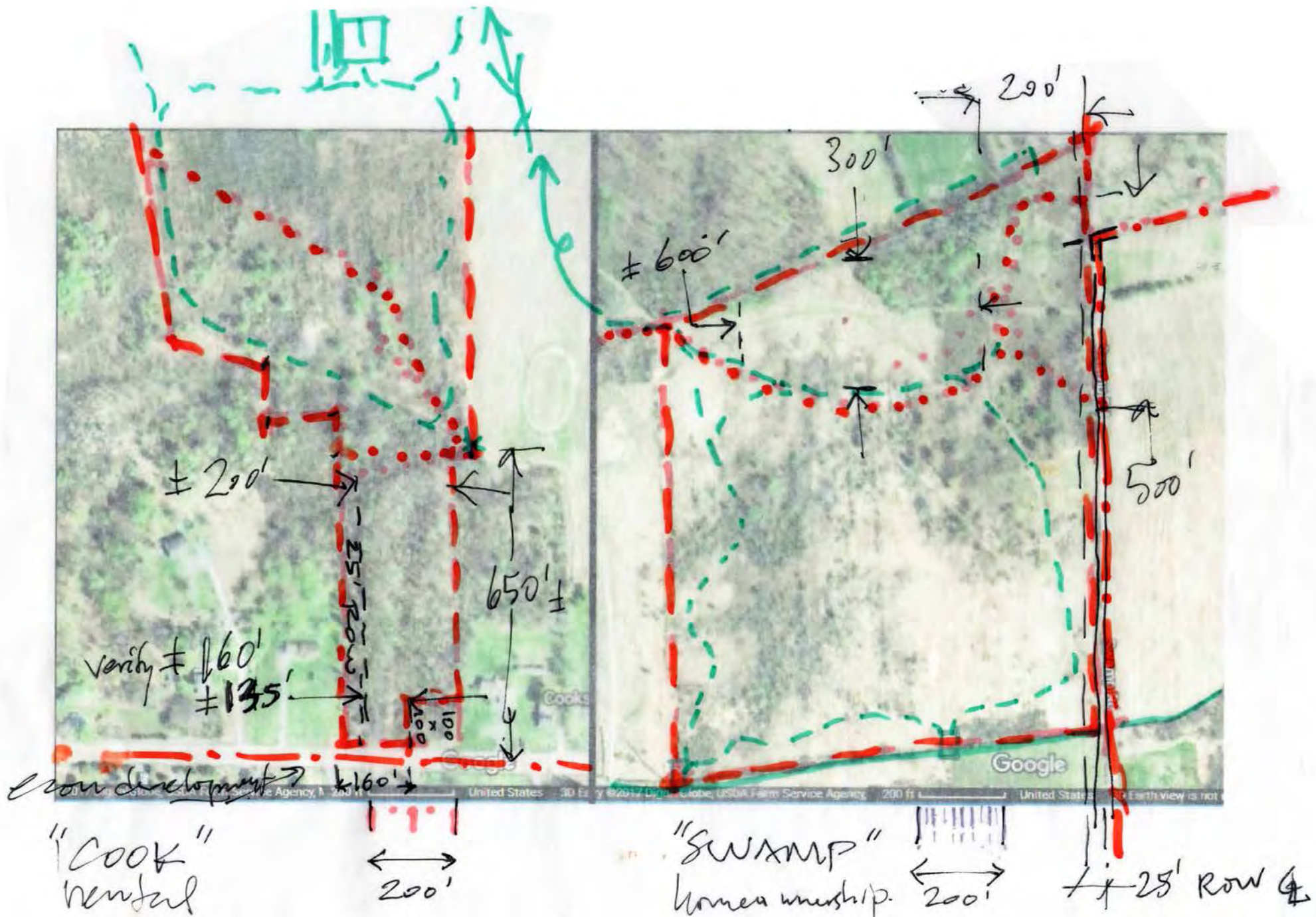




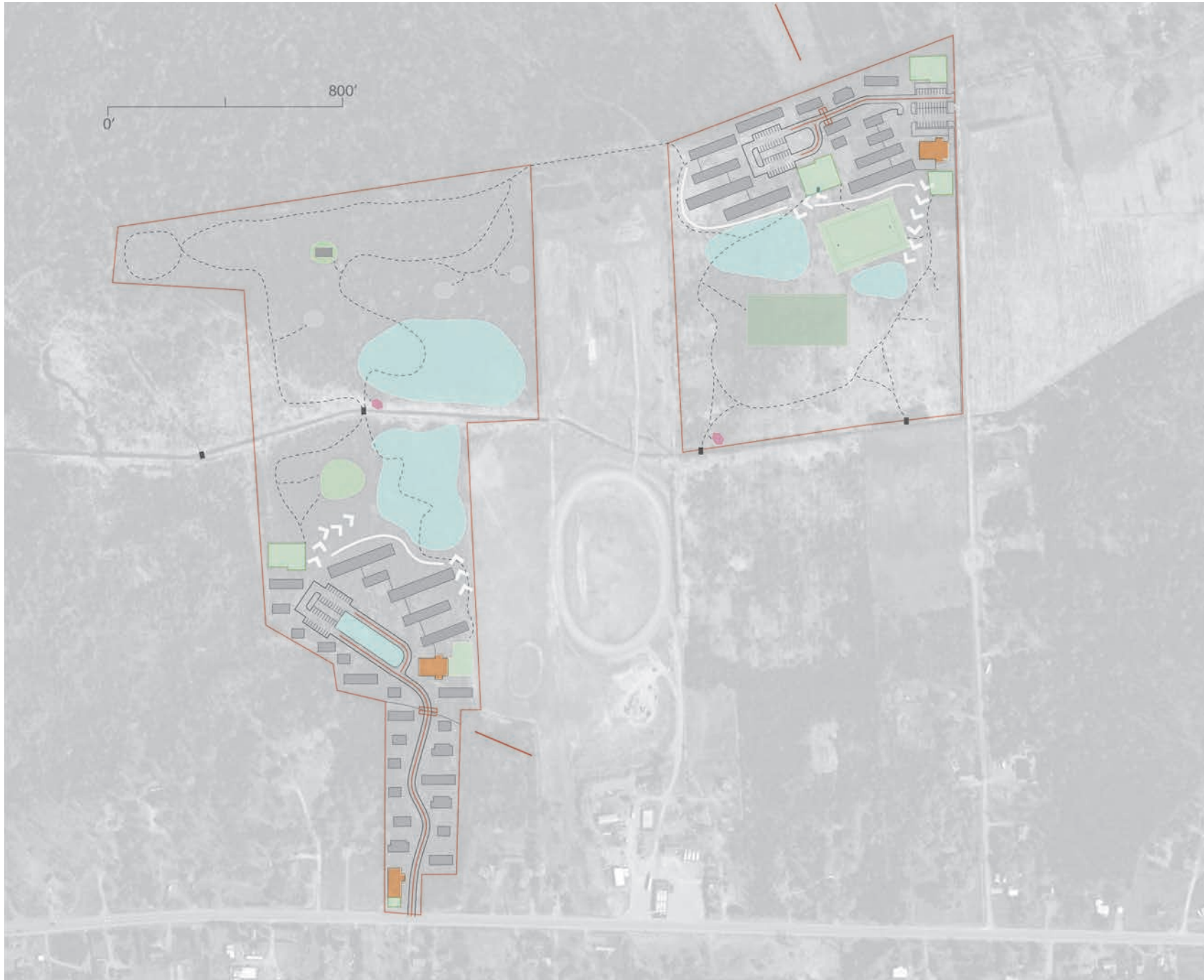












## AHA PROPOSED SITE STRATAGIES | HORIZONTAL LEVEE





June Horne & Elene White





## AHA PROPOSED SITE STRATAGIES | STONE BRIDGE









## AHA PROPOSED SITE STRATEGIES | RAINGARDEN





## AHA PROPOSED SITE STRATAGIES | WATER LANDSCAPE

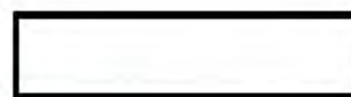






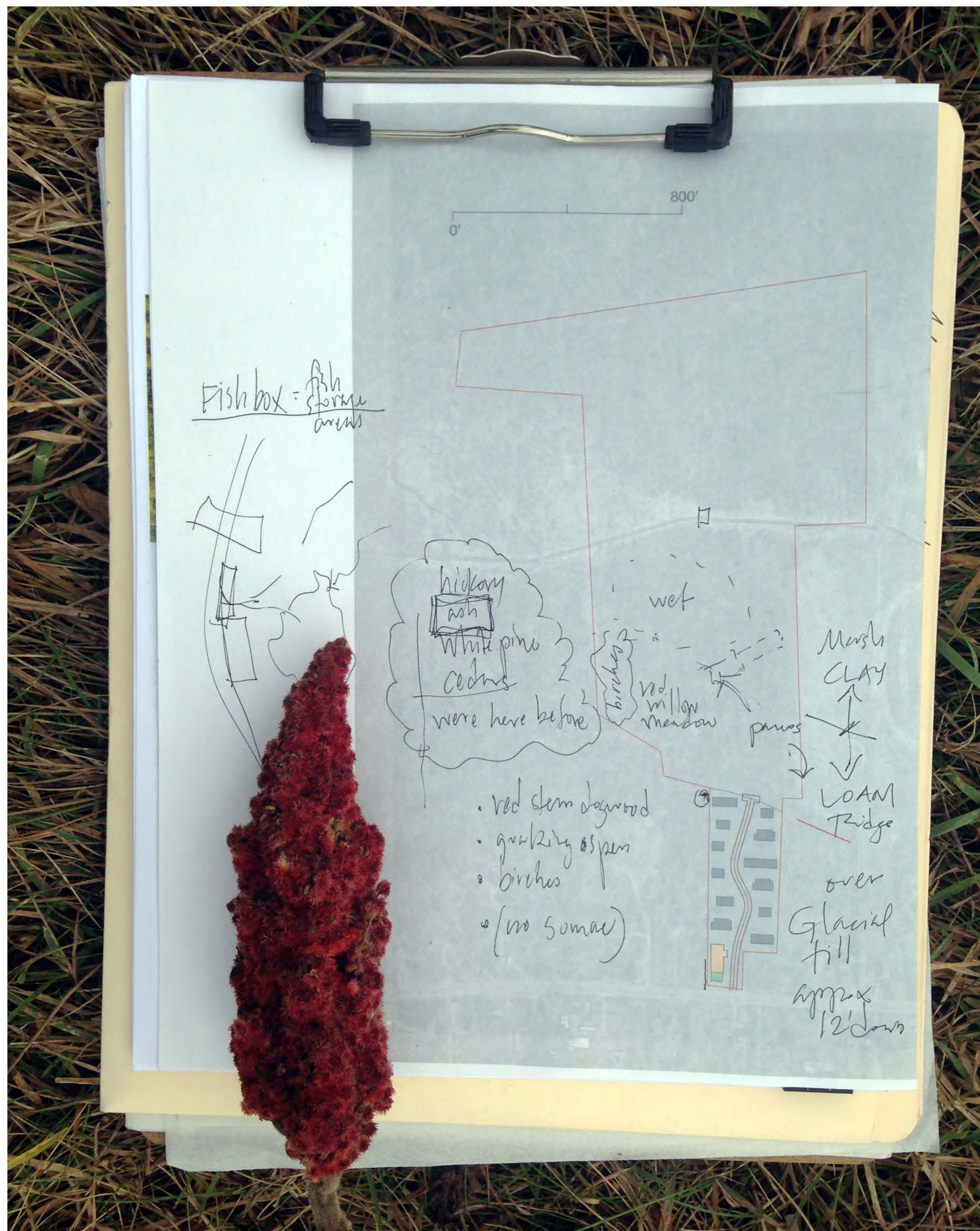


**AHA : 4-color wave  
yellow, blue, green  
+ white**

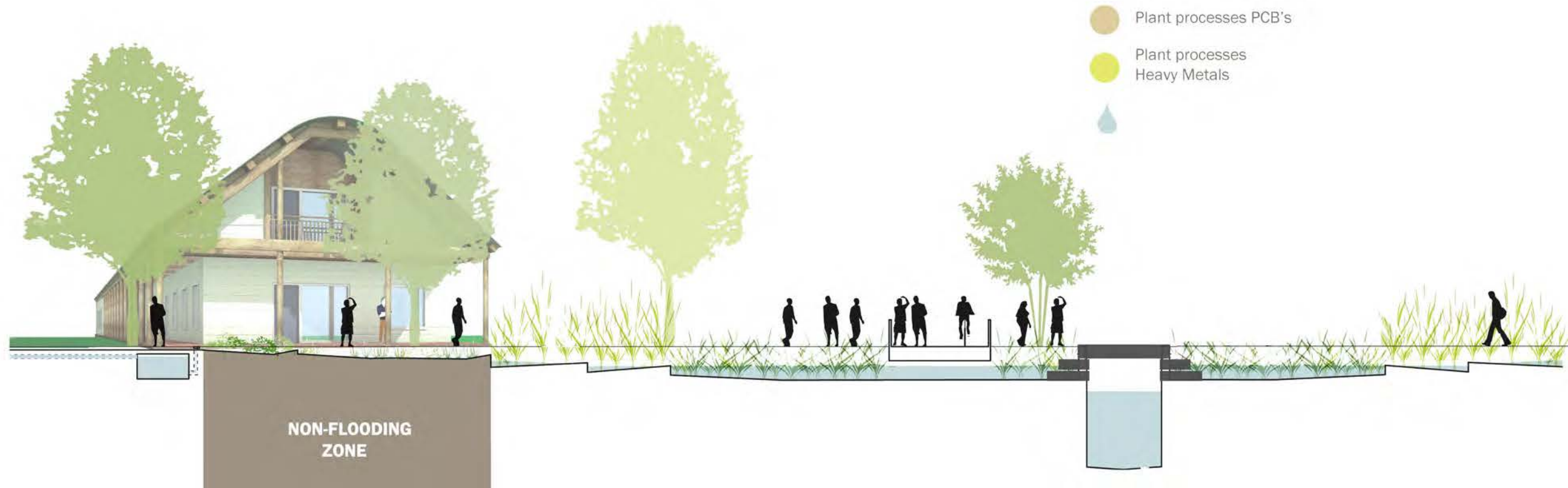






























**KEWA PUEBLO  
WA-DI HOUSING PROJECT**

el camino real

galisteo

the village

Sewage Lagoon

Gym Senior Center

Box Culvert

Rail Runner Kewa Station

Industrial Site

Trading Post

domingo

3 1/4 miles  
15 min. walk  
2 min. drive

2 1/4 miles  
45 min. walk  
5 min. drive

3/4 mile  
15 min. walk  
2 min. drive

Utilities Behavioral Health

Old Head Start

3/4 mile  
15 min. walk  
2 min. drive

1 1/2 miles  
30 min. walk  
3 min. drive

4 1/4 miles  
1 hour 20 min. walk  
7 min. drive

3 1/3 miles  
1 hour walk  
6 min. drive

santo domingo pueblo boundary

Head Start

Health Services

Safety Complex

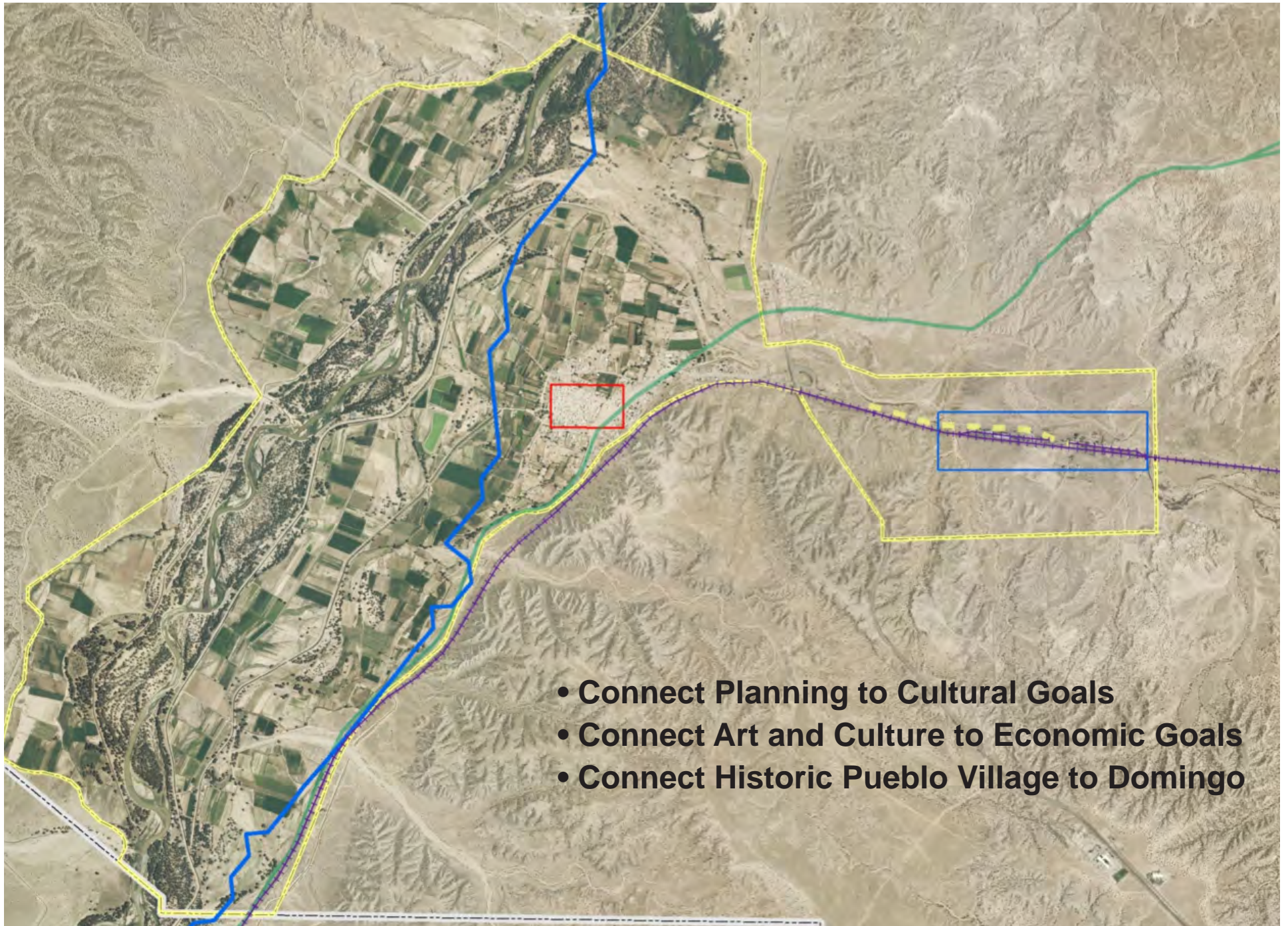
School

Gas Station

route 66

largo mesa

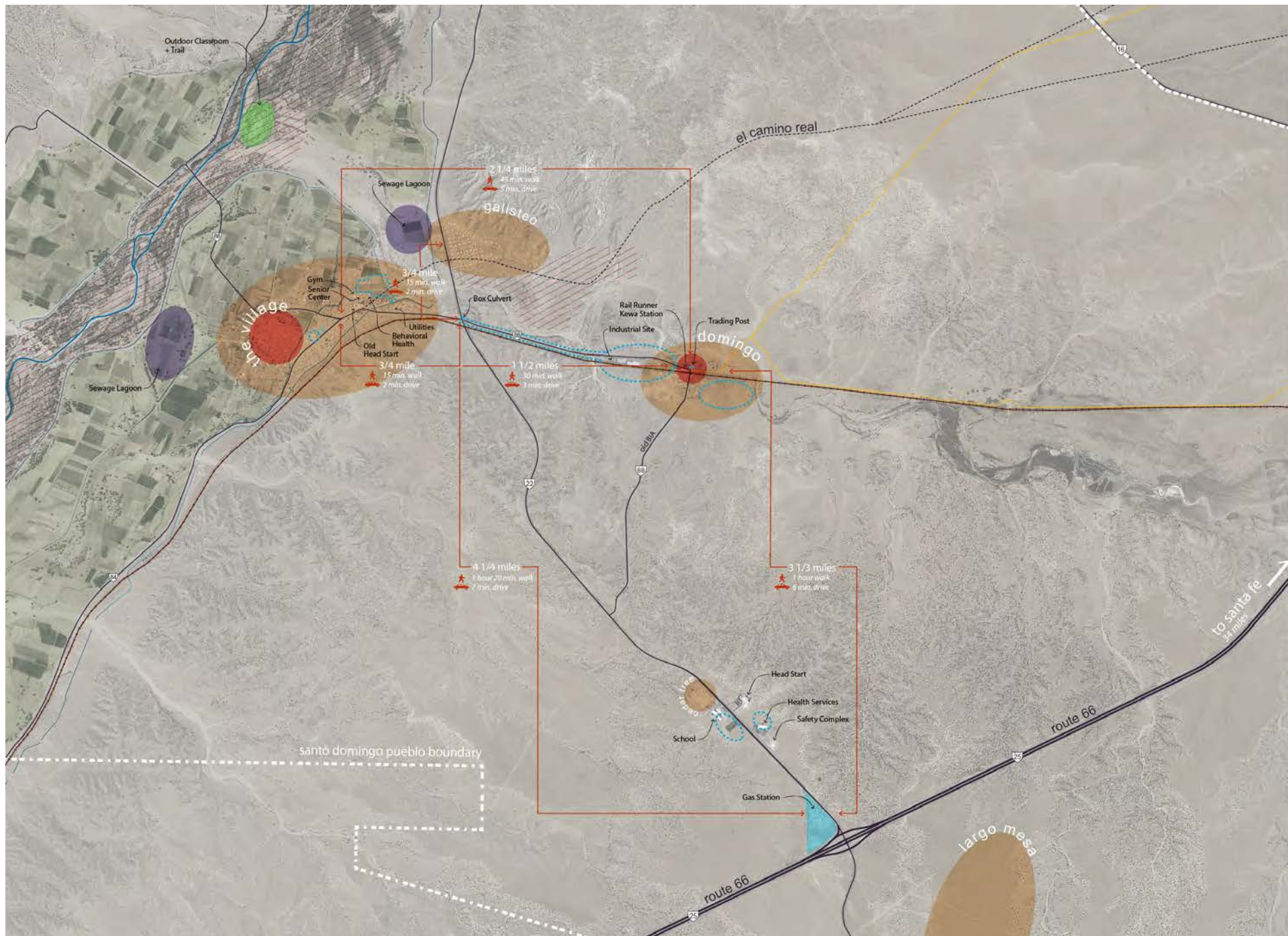




- **Connect Planning to Cultural Goals**
- **Connect Art and Culture to Economic Goals**
- **Connect Historic Pueblo Village to Domingo**

**Kewa Pueblo Cultural District Plan**





**Kewa Pueblo Connecting the Dots**



# Defining what's possible

The Santo Domingo Pueblo Office of the Governor, along with the Tribal Council has supported this work, which has been crucial to the process. The Housing Authority and Planning Department hope to build on that momentum in the coming months and set forth a path to continue the work. Through working together with the community and tribal leaders we'll be able to define what's possible for the community.



Community Engagement

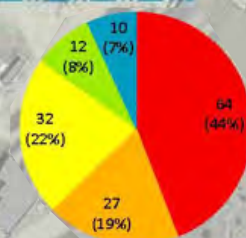
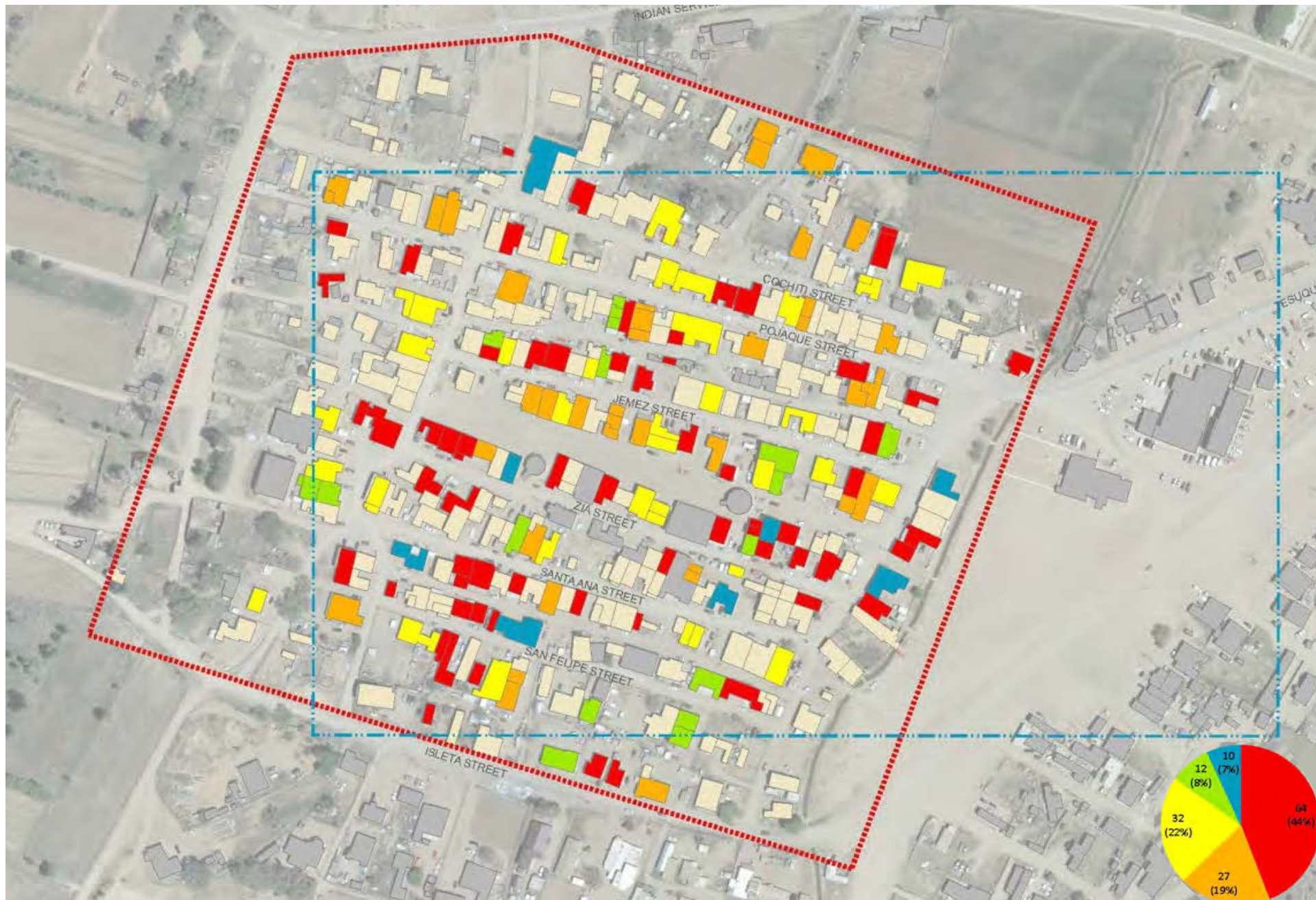




Miranda Garcia  
Marissa Whaler  
Lincoln Calabaza  
Calicah Pacheco  
Desiree Aguilar  
Elijah Star

**Preservation Education Program**



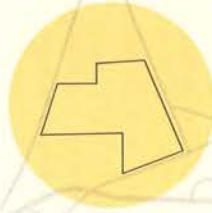


Area Per Occupant



# Santo Domingo Pueblo

## Village Housing Project



Main Village



## Heritage Art Walk

This 1.5-mile trail will connect the village to the central portion of the Pueblo. Six integrated art nodes will give artists public spaces where they can showcase and sell their work.

## Village Housing Project

Forty-one new affordable rental housing units and a 3,000 sf community center will form the heart of the housing development and put residents in close proximity to the Kewa Rail Runner stop.

## Domingo Housing Project

SDTHA's masterplan also calls for the construction of additional affordable housing units. These units will draw inspiration from the density found in the main village.

## Heritage Art Walk

Indian Service Rte. 88

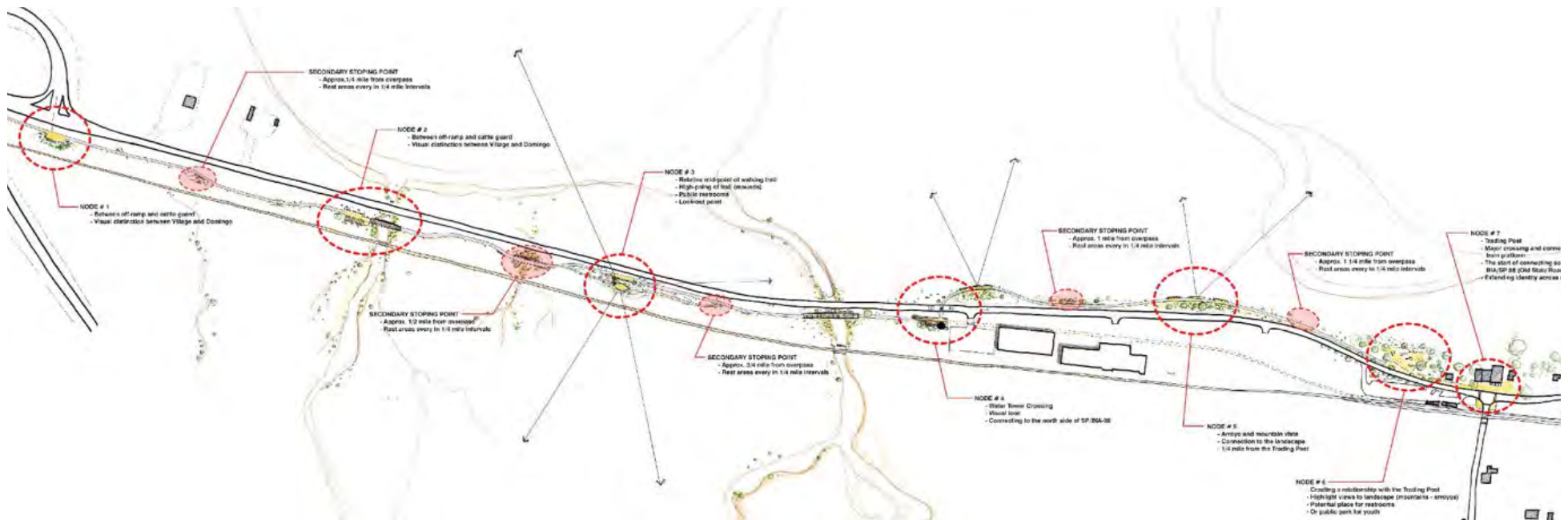
Kewa Rail Runner Station

## Domingo Housing Project



Connecting the Pueblo





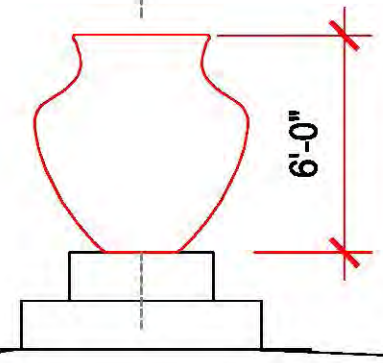
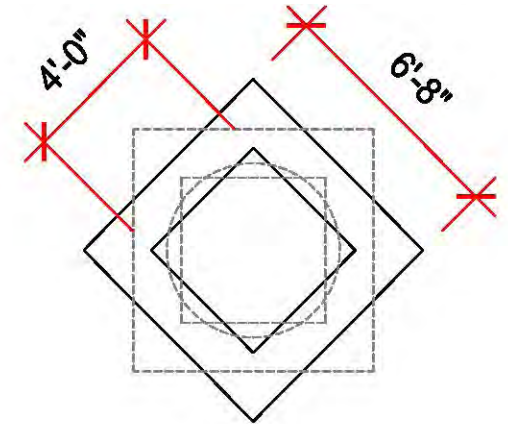
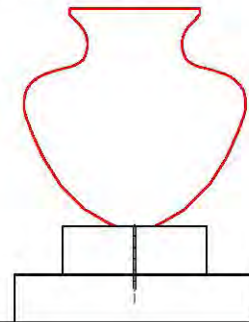
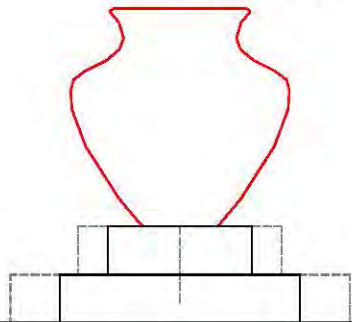
Heritage Arts Trail - In Progress



# NODE 2 | KEWA POT

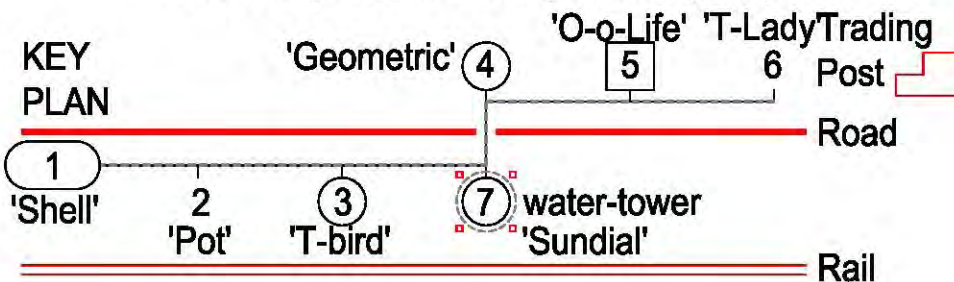


Base fabricator model on shape at left based on history pot.  
Delivered piece to be paint ready for artists field paint work.



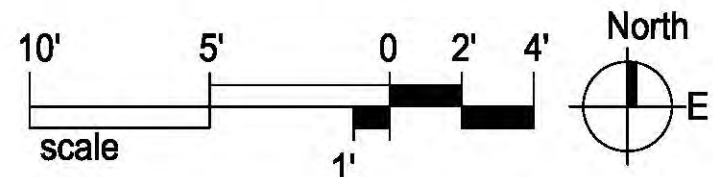
## B REFERENCE MODELS

by Kewa artist Helen Bird and from the book:  
The Pottery of Santo Domingo Pueblo (1977)



## A ELEVATION

NOTES: A. Fabricator to provide sculpture with complete connection to concrete base, Bennie Duran (505) 301-8634  
B. No brick pavers or site furniture at this node



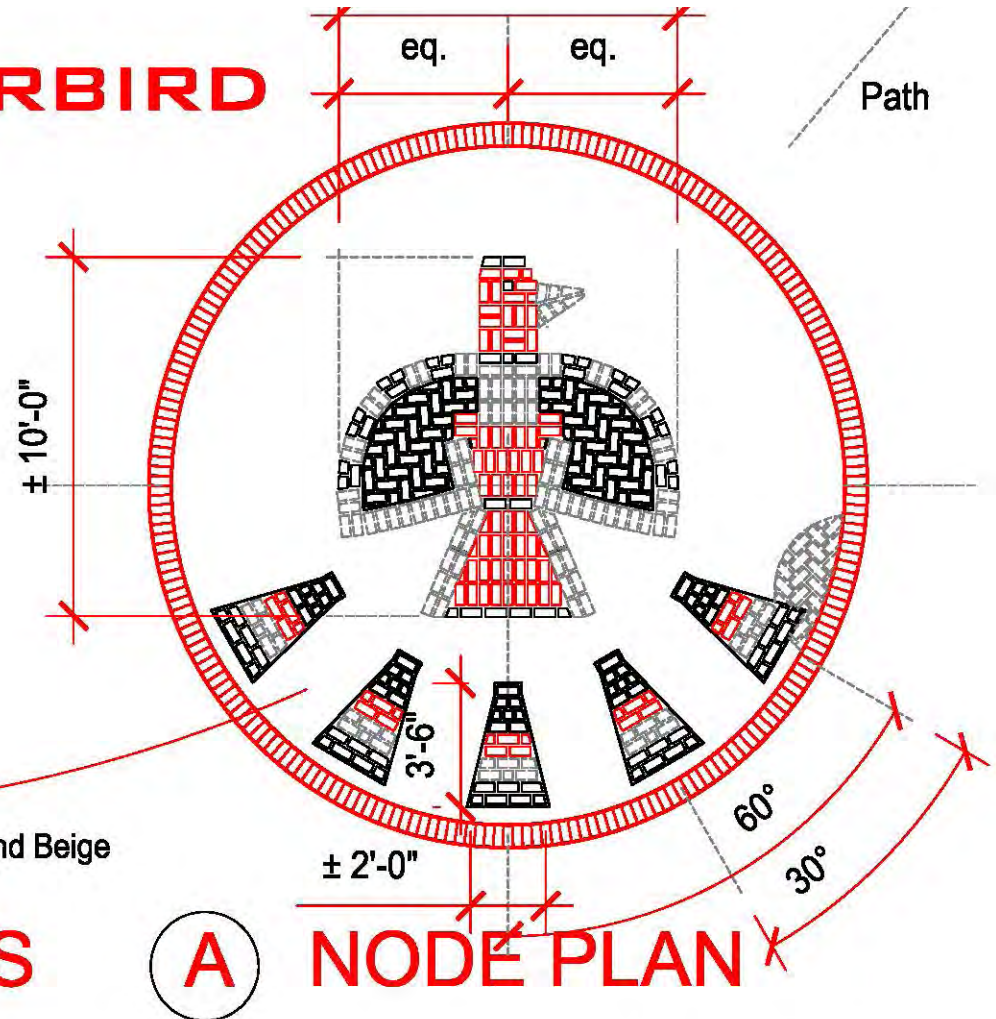
Heritage Arts Trail - In Progress



# NODE 3 | THUNDERBIRD

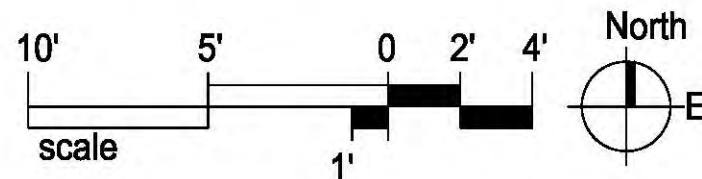


BRICK COLORS: Field: Beige  
T. Bird: Turquoise, Light Red, Charcoal and Beige  
Border: Light Red



## A NODE PLAN

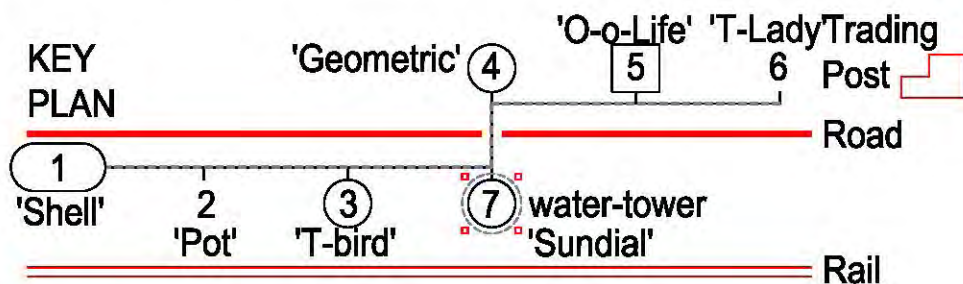
NOTES: A. Discuss access to this node (no paved link, path direction as shown to trail at northwest of node)  
B. No site furniture (arbors or benches) at this node



Heritage Arts Trail - In Progress

## B REFERENCE IMAGES

by Kewa artist Manuelita Lovato







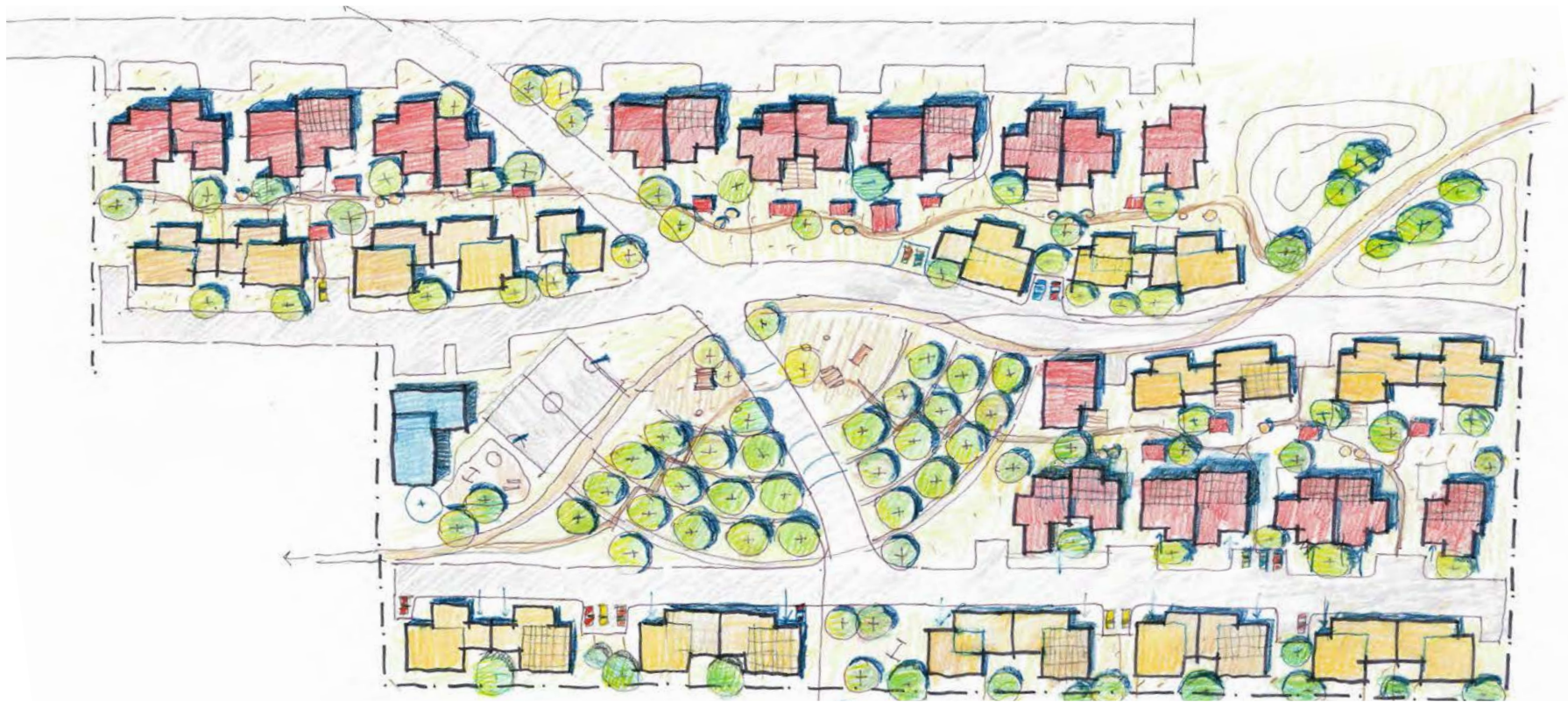
Santo Domingo Trading Post





Kewa Pueblo - Historic Image - Village





Kewa Pueblo - Wa-Di Housing Sketches





**Kewa Pueblo - Wa-Di Housing Rendering**





**Kewa Pueblo - Wa-Di Housing Rendering**





**Wa-Di Housing Project - Construction**

























B. N. & S. F. Rwy.



Sec. 21





Trading Post

Rail Runner Station

ROSELYN TENORIO ST.

ROSELYN TENORIO ST.

SANTIAGO CRESPIN ST.

TOT LOT

PLAYGROUND

WIA DY COMMUNITY CENTER

PLANTER BEDS

ORCHARD

WALKWAYS

DOMINGO ROSETTA ST.

DOMINGO ROSETTA ST.

DOMINGO ROSETTA ST.

SANTIAGO CRESPIN ST.

VENTURA WOODLAND ST.







• <b>NEA - Ourtown Grant</b>	\$100,000
• <b>Enterprise Community Partners</b>	
- Enterprise Rose Architectural Fellow	\$300,000
- Collaborative Action Grant	\$5,000
- Green Communities Grant	\$10,000
- Section 4 Capacity Grant	\$50,000
- Section 4 Capacity Grant	\$100,000
• <b>National Park Service</b>	\$50,000
• <b>ArtPlace America</b>	\$498,000



## Permanent Sources of Funds

• LIHTC Investment   Equity	\$7,425,956
• MFA Home Loan	\$307,500
• FHLB Dallas (Grant) - Century Bank	\$287,000
• NAHASDA (Loan)	\$580,865
• NAHASDA (Grant)	\$446, 818
Total	\$9,048,139









**We have to think more creatively about how design can improve peoples lives, and create positive social change.**



# Néá'eše | Thank you



**Visit our website at:**

[www.sustainablenativecommunities.org](http://www.sustainablenativecommunities.org)

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Facebook & Instagram: Sustainable Native Communities

**Questions?**

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# Contact Information

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# Thank you!