

# SCIAFC



GOETHE  
INSTITUT

2019

## Homelessness Charrette

# SCI-ARC

## Homelessness Charrette

January 11-14,  
2019

Report edited by Erik Ghenoïu,  
Masha Hupalo, and Andrew Chittenden



## HERNAN DIAZ ALONSO

DIRECTOR, SCI-ARC

## ERIK GHENOIU

FACULTY AND RESEARCH COORDINATOR, SCI-ARC

Design as a human right, not a luxury or a privilege, has been a part of SCI-Arc's mission and pedagogy since our founding in 1972. It is in this spirit that in January 2019, in partnership with the Goethe-Institut LA, we turned our whole school's attention to one of the pressing issues of our moment and our city: homelessness.

In a four-day, all-school workshop, we came together as a community of designers to make a contribution to the body of thinking on homelessness. In the short, intense, collaborative format of a charrette, we asked all 500 students of our Institute to affirm that design's responsibility to imagine and shape new futures can be and should be in service of everyone. Rather than pursue a longer project from a small number of students, we made this an intensive short-term project for the entire school to signal that this is a priority for us all, and to begin a larger conversation that could produce many indirect impacts on work at the school moving forward.

We are neighbors to Skid Row, where the city's homelessness crisis is at its most visible and challenging. SCI-Arc is known for meeting a design challenge with speculative and radical thinking, and though design alone will not solve the problems of homelessness, it might be able to identify new directions and fresh approaches for some of the many fields engaged with this crisis. We wanted to turn the energy, enthusiasm, skill, and inventiveness of our students toward this problem because they have the capacity to generate ideas that we could never have anticipated.

Working with faculty, students, alumni, and key voices from around Los Angeles, we identified a set of questions

about homelessness, housing, policy, services, and public perceptions. Over four days, small groups of SCI-Arc students answered these questions with original research and design proposals. We prepared them with annotated documentation of the legal structures, agencies, nonprofits, and design precedents addressing homelessness. The charrette began with an opening event featuring presentations and discussion from major voices on the homelessness situation in Los Angeles, and experts on the situation joined the school's faculty over the course of the charrette to help advise the student groups.

On the fourth day, in keeping with the tradition of the design charrette, the products of this short and intensive process were collected in a comprehensive, uncurated exhibition of all the projects to carry the discussion forward. Students, faculty, alumni, and trustees of the school were joined by many of the guest experts from the previous days as well as members of the public. Nearly eighty projects were shown at this exhibition.

This report features a selection by the chairs and directors of SCI-Arc and the charrette research team of the most compelling projects from the exhibition. Fifteen projects are shown almost in their entirety, and another sixteen are condensed to single-page spreads. The report also features three extracts from a research document prepared by the postgraduate students over the course of the charrette. These projects are organized into seven sections, each framed by short introductions from some of the experts we consulted over the course of the charrette. This report is the first salvo of our renewed engagement with urban issues today, and a statement of our conviction that design must serve as a means for social change.







## MARK RIDLEY-THOMAS

LA COUNTY SUPERVISOR, SECOND DISTRICT

The Southern California Institute of Architecture (SCI-Arc) continues to animate its mission and philosophy of Design as a Human Right. In January 2019, SCI-Arc conducted an intensive Homelessness Charrette that asked probing questions about who has the “right to the city” and who defines community.

I was honored to make opening remarks at the outset of the Homelessness Charrette and returned four days later to view the results. This report will encapsulate the learnings and explorations of this undertaking, organized into eight interconnected categories: Facilities, Dwellings, Transition, Perception, Increments, Legislation and Logistics. Like any good investigation, it opened multiple avenues of inquiry for imagining and shaping the future of our region.

In a County as prosperous as Los Angeles, homelessness is a moral crisis which will define our civic legacy in the eyes of future generations. Thanks to voters approving Measure H in 2017, we have an unprecedented and dedicated set of resources to tackle the problem: \$355 million a year for a decade to address homelessness.

Together with nonprofit service providers and other partners, we are collectively gearing up to house 45,000 men, women and children over the next five years. We are deploying street outreach teams, creating safe interim housing and providing a compendium of supportive services coupled with a portfolio of

affordable housing. After just a year and a half of using Measure H funds, we have already housed about 11,000 people.

The conversation around homelessness must be interwoven with a conversation around the scarcity of affordable housing. The homeless crisis is merely the visible edge of an affordable housing cliff. In LA County alone, there is a deficit of almost 600,000 affordable rental units. In coordination with the State and the City, the County is making significant investments to address the affordable housing shortfall in our region. Last fall, the County released \$100 million (including Measure H funds) to build new affordable and supportive housing.

Over the years, I have partnered with SCI-Arc to rethink ways to build freeway-adjacent residences and to design an affordable home for Habitat for Humanity. SCI-Arc also hosted the announcement of the Measure H Housing Innovation contest winners. The Homelessness Charrette report reflects SCI-Arc’s sustained commitment to creating an inclusive community.

Good design, at its core, connects people to places and each other. In doing so, we create opportunity-laden communities so that everyone who calls Los Angeles home may attain their full measure of dignity, self-worth and self-determination. May the ideas in this report spur a conversation about what Los Angeles stands for and what it could become.



# SCI-Arc

## Homelessness Charrette

in partnership with the Los Angeles Homeless Services Authority



SCI-Arc





# SCHEDULE OF EVENTS

## Friday, January 11, 2019

### Welcome and Introduction

Hernan Diaz Alonso, *SCI-Arc Director*

Lien Heidenreich-Seleme, *Goethe-Institut LA Director*

Mark Ridley-Thomas, *LA County Supervisor, Second District*

### Presentation: Framing the Problem

Jerry Neuman, *SCI-Arc trustee*

Chris Ko, *United Way of Greater Los Angeles*

Thomas Newman, *United Way of Greater Los Angeles*

### Panel Discussion 1

Jerry Neuman, *SCI-Arc trustee (Moderator)*

Jennifer Kim, *LA County Homeless Initiative*

Christopher Hawthorne, *LA City Chief Design Officer*

Thomas Newman, *United Way of Greater Los Angeles*

### Panel Discussion 2

Frances Anderton, *KCRW (Moderator)*

Deborah Weintraub AIA LEED AP, *Chief Deputy City Engineer,  
City of Los Angeles*

Kevin Hirai, *Chief Operating Officer of Flyaway Homes*

Lorcan O'Herlihy, *architect*

Carlos Zedillo, *PienZa Sostenible*

### Closing Remarks

David Ruy, Tom Wiscombe & Elena Manferdini

*SCI-Arc Program Chairs*

## Saturday, January 12, 2019

### Conversation

Mimi Zeiger, *SCI-Arc faculty*

Tanner Blackman, *Kindel Gagan Public Affairs Advocacy*

### Volunteer Jury Pin-up

Wendy Delgado

Erik Ghenoiu

Margi Nothard

Lien Heidenreich-Seleme

Dan Swartz

Erik Vallanueva

## Monday, January 14, 2019

### Exhibition

Student work exhibited throughout the school

Each team of students was asked to produce a project in response to one or more of the questions below.

**01 What housing types or programs can create more affordable opportunities for residents in economic precarity?**

Proposition HHH, Measure H and most recently Permanent Supportive Housing Ordinance aim at streamlining the delivery of housing and the allocation of funds through simplifying the process of permitting and construction. Such measures target a chronically homeless population, mostly with mental health problems, or very low income families. But what about LA residents who are renters in a constant state of risk? What about non-chronically homeless? What other living arrangements can we think of? Shared housing models attempt to reconfigure amenities into communal spaces or uses, often by targeting narrow demographics with shared sets of common needs. Community First! A village just outside of Austin allows its residents—most of them former homeless—to pay their rent through on-site maintenance jobs. When transferred into urban setting how can this operate?

**02 How can vacant properties be reused for temporary or permanent accommodation of those in need?**

Empty lots, underdeveloped properties, “surplus land” owned by the city, dilapidated or abandoned structures and big-box stores, tenantless apartments or commercial spaces, sparsely used sports or convention facilities, parking lots, and all kinds of other open space exist in LA. What different potentials for temporary or permanent development do the many forms of vacancy present? How can we map and visualize these potentials? In many cases, restrictions from zoning code (on privately owned land) or from federal restrictions (on publicly owned land) prevent properties from being put to use for housing or homeless services. What constitutes suitable criteria for rezoning, or even for mandating or appropriating properties for certain uses? How can vacant properties allow for more swift action in response to homelessness?

**03 What are the criteria for an appropriate site for the development of affordable housing?**

Affordability goes beyond rental prices. Housing’s context plays a large role in its success: are nearby services and businesses affordable? Are there local job opportunities, and easy access to transit? Particular environmental conditions, like density, scale and local characteristics, can affect the

integration and acceptance of newly built housing. How do site conditions affect a neighborhood’s ability to respond to the many kinds of homelessness that exist, from housing insecurity and the first-time homeless, to chronic homelessness and persons with severe disabilities? What sites naturally produce the most mutually supportive environments? Is public land an appropriate site for public housing?

**04 What role does zoning play in the housing crisis, and what role can it play in response to homelessness?**

Investigations into the potentials for development within LA’s current zoning code show that more than enough excess housing capacity exists in underdeveloped lots to satisfy demand, but that does not mean it can be feasibly actualized. Single-family homes are an indelible dream for many, even as their affordability dwindles. However, the majority of new housing units must be multifamily dwellings. What changes to zoning are required to craft attractive and actionable potentials? Does there need to be a new wave of industrial to residential conversions, as happened in the Arts District in the 1980s? How do you define new zones? Material boundaries and conditions, or legislative boundaries, or shared characteristics? How does indirect zoning (by policy, means of enforcement, historical conditions, environmental conditions) influence, enhance, or undermine more deliberate zoning efforts?

**05 What external factors contribute to making housing affordable beyond the cost of rent and utilities?**

According to the Federal Government definition, rent or mortgage is affordable when it amounts to no more than 30% of a family or individual’s income. While agreeing with the importance of this metric, it is important to shift attention to other conditions of the living space that ensure opportunities: access to public transit, the proximity of employment opportunities, price levels of groceries and services among many others. How can we ensure that affordability migrates from a legal definition to everyday life?

**06 What mechanisms beyond rent control could encourage affordability inclusion in housing projects and help balance the needs of both renters and property owners?**

Rent control laws are currently prohibited in Los Angeles under the Costa Hawkins Rental Housing Act of California. Yet the resistance to rent control presumes that the only value a renter contributes to their neighborhood, its property owners and nearby businesses is their rent check. How can the mixed use of a building and the relationship between its constituent entities be leveraged to keep rents affordable and increase value in other ways? Can commercial functions subsidize, employ or benefit from residents? Can neighborhood demographic change be manipulated to create economic opportunity and raise living standards while mediating the traumatic displacement and social tension associated with gentrification? Are there alternatives to eviction when residents find themselves unable to pay rent?

**07 How can we make housing the homeless be perceived by developers as more of an opportunity, and what alternative models of development and property ownership might hold promise?**

In Los Angeles, housing development is largely developer-driven, using tax incentives, subsidies and fees to shape what developers want to build. The number of affordable units required in new housing, for example, is not a legal requirement, but an onerous per-square-foot “linkage fee” on projects that do not include the desired quantities. Some subsidies go to developers, while others directly assist tenants. What unexplored arrangements exist that could provide the greatest sense of security and opportunity for all parties involved? Or are there models that entirely bypass the developer? Can informal solutions-like favelas and encampments--be gradually formalized into permanent infrastructure? Can ownership systems be modified to allow developer-less large scale developments? Or is ownership even the necessarily a goal?

**08 How can emergency and disaster relief efforts serve as a model for immediate homeless assistance?**

The development of supportive housing and service facilities is quite slow measured against the immediacy of need in the homeless population for amenities as basic as shelter, safety and hygiene. How can the speed and efficiency of disaster relief efforts and organizations like FEMA be adapted to fit within larger efforts with the goal of permanence? Can temporary or informal infrastructure be incrementally formalized into lasting infrastructure? How do you monitor the progress and development of formalization? Or are there bureaucratic inefficiencies along the traditional development process that could be productively circumvented by declaring a state of emergency?

**09 How can access to care, resources, and work give home-less people opportunities to participate in the local community?**

Can we form and nurture systems of mutual care with a sense of neutrality towards former or currently homeless? What will be those systems that encourage individual participation of citizens instead of “outsourcing” an act of caring by paying taxes and making donations to charities? Initiatives like MADE Cafe and Gift Boutique that acts as a social enterprise to generate both economic and social capital for homeless women or Homeboy Industries that introduce former gang members into restaurant and food production attempt to establish individual relationships between different demographic groups. How can we go even further and develop different ways of evaluating services and community contributions?

**10 Do the sharing economy and urban technologies hold potential for new models of living and working?**

The sharing economy takes advantage of surpluses of resources: extra seats in a car or unused rooms in a house, for example, can be made available to

others who might want or need them. Los Angeles abounds in surplus resources: space (underdeveloped or vacant lots and properties), leftover food from restaurants, parked cars, and technological capacity, to name a few. What sort of demographic groups can have mutual benefits from sharing housing? In the majority of the projects students, elderly, and working homeless are seen as “productive” neighbours? What could be other alliances? What technologies, systems, or policy changes based on sharing could help maximize the use of underutilized resources? How can they help better track resources and potentials, and then connect those resources to the people who need them? Can these dynamic and fluid systems of exchange-in-motion challenge basic notions of ownership, renting, and even “home” itself?

**11 How can blockchain applications contribute to the assistance, integration, and enfranchisement of the homeless population?**

Blockchain is a method of storing information within a decentralized network; wherein there is no master computer overseeing all the network’s activities. Security comes from the format in which the data is stored: each “record” contains within itself the whole history of the network’s transactions and modifications, and is stored redundantly on every participating computer. Many functions in daily life require records or forms of identification (e.g. Social Security Number, address, credit histories, bank accounts, medical records) that a homeless individual may not have access to or might have lost. Even certain forms of homeless assistance require verifications that can be difficult to maintain. How can decentralized digital technologies offer opportunities to more efficiently manage records, disburse assistance, provide privacy and security, and ultimately help integrate and empower homeless individuals within their neighborhood? What new services, economies, or forms of mutual assistance could arise?

**12 What densities and extents of dispersal of resources and supportive housing are plausible and effective?**

Accessory Dwelling Unit (ADU) Ordinance facilitates production and formalization of second residential units in a single-family residential zone (R1) and gives a promise of alleviating housing shortage and increasing density in a sensitive and “invisible” way. In line with such way of thinking, LA-Mas has been working on The Backyard Project - an incentive program that supports homeowners in building ADU in exchange for renting it out to a Section 8 voucher holder for next five years. Do we employ the strategy of dispersal to reach all districts and area? Or is the decision to consolidate resources at one place (Skid Row) more attuned with the need for community? Does the density of services create visibility that attracts necessary attention?

**13 What is an appropriate scale of supportive housing?**

Long-term outcomes begin to diminish for supportive housing when it grows larger than 50-100 beds, yet immediate costs and support services become more efficient to administer as scale goes up. What might be a good balance between these considerations? Is there a way to access the advantages of both at once, for instance through clustering of smaller housing projects? What distributions of services and amenities between private and communal spaces could encourage the success of projects at different scales?



**14 How can services addressing the most pressing housing, safety, health and hygiene needs be quickly and efficiently deployed?**

Effective administration of services requires not just their efficient deployment, but accurate and up to date knowledge of the target population, and that population's awareness of the services' availability. Homeless initiatives utilize a broad array of outreach organizations to identify candidates for aid or housing assistance and to disseminate information on policy and enforcement changes or new services. Even the act of counting and classifying the current homeless population is a gargantuan operation, overseen by the HUD, and executed only once a year. How can these systems be optimized, streamlined and coordinated, with the individual rights of the homeless population in mind?

**15 How can new terminology and operative concepts be developed and integrated into policy to better differentiate people's needs and the services that are provided to them?**

The specificity of the terminology surrounding homelessness, often defined through legal code, helps streamline efforts to administer services and efficiently conform projects to funding requirements. But its narrowness and fixedness can also delay valid efforts that fall outside its descriptors, rigidify the public perception of homeless, and fail to capture the complexity of the demographic it attempts to describe. How can we reframe the question of homelessness to encompass a broader range of socio-economic groups and situations, and through doing so can we help destigmatize certain aspects of homelessness? How does personal-level mutual care between the homeless and non-homeless population change when an individual goes from being perceived as temporarily homeless to chronically homeless, or from homeless to housed? How can new operative concepts and terms enter into policy in a functional and productive way?

**16 How can safety and necessary hygiene be provided for the female homeless population?**

One-third of the homeless population in LA County is female, most of them are former victims of home violence. Next to the services that are provided for a "universal" homeless individual women require additional care. Issues like easy access to menstrual products and clean changing areas, street prostitution, unwanted pregnancies, and exposure to sexual abuse are only some that have to be addressed. What would be a supportive housing that is attentive enough to differences in demographics of the homeless population? How to accommodate single homeless mothers that find a tent to be the safest type of shelter that provides privacy and invisibility to child protection services?

**17 How can the homeless population get integrated back into stabilized housing and housing markets?**

The term "housing," as distinguished from "home" or "shelter," presupposes both an inextricable link and a separation between dwelling systems and

work systems. Housing as a concept first emerged with large scale production efforts requiring the agglomeration of a dispersed population, creating a deliberate displacement of those individuals from their homes to a house. Do work systems and industry still play a role in the success or justification of large scale housing projects today, or are there other motivating factors? How does mass housing reconcile itself with other forms of dwelling and other housing markets, as well as the broader concept of home?

**18 What are the key elements of being a participant in society, and how can housing provide some of them?**

Being a citizen corresponds to confirming to economic, social, cultural and political institutions. Housing immediately provides the first step into "formalization" and "legalization" of any individual. Permanent address, bank account, social security number, passport, birth certificate and other documents are strongly linked to a fixed place of dwelling. In this way, housing can be seen not only as a shelter but also as an integration step. Can we think of other ways of "securing" an individual's belonging to the city? Does it have to be an architectural object that takes years to design, permit and construct?

**19 How can architecture play a role in keeping the importance of affordable housing visible and tangible?**

Measure H expires in 2027, and Proposition HHH provides only a finite set of funds. Both were passed by a large majority of voters (67% and 77%, respectively) due in no small part to the sense of urgency bred by the pervasive visibility of the homeless population, which at that point included 33,000 unsheltered individuals. Will that same sense of urgency remain even if most of that population no longer lives visibly on the street when the measures expire? How can architecture help maintain public awareness of the continuing value of supportive services and overall affordability? Can forms of visibility be a type of informal agency for underrepresented populations? Or is policy too focused on fixing appearances and the visual expressions of homelessness? How do visibility and "view cone zoning" influence the development of architecture in regions with dense or permanent homeless populations, like Skid Row?

**20 How can prototypes, publicity, and visualizations encourage neighborhoods to be welcoming to supportive housing?**

Visualising interrelationships is an active agent of cultural intervention and one that is easily available to architects and designers. Will such engagement be aligned with a common narrative of "homeless problem" that requires a solution or is there a counter-ideological narrative? Is there a value in creating contextually significant architectural objects for programs like A Bridge Home - a temporary bridge housing in all 15 Districts of LA County? Or is it more sensible to develop arrangements that do not demand attention and enter the urban setting in an unnoticed way?







CONTENTS

025 - DWELLINGS

DEBORAH WEINTRAUB

RETAIL INTO HOUSING  
MINIMUM INTERVENTION, MAXIMUM RESULT  
SAFE PARKING ENHANCED  
SUPPLY DEPOT

063 - LEGISLATION

CHRIS KO

COMMUNITY LED DEVELOPMENT  
THESEUS ACT  
ZONED OUT  
GEMEINDEBAU IN VIENNA

101 - INCREMENTS

CARLOS ZEDILLO

MODULAR PREFAB HOUSING  
TINYHOME  
NETWORK OF PODS  
DISPERSAL

125 - TRANSITION

CHRISTOPHER HAWTHORNE

COMMUNITY UNITS  
O:RHBITT  
CONTAINER INTERACTION  
AN ENDLESS TOOLKIT

159 - LOGISTICS

JENNIFER KIM

HESTIA HOMES  
P.O.K. UNIT  
ON-SITE LIVING  
E-WASTE  
HOME DELIVERY  
ACCESS TO TECHNOLOGY

189 - FACILITIES

EUI-SUNG YI

PUBLIC SANITATION PODS  
ECOS  
STOP 'N' CLEAN

209 - PERCEPTION

FRANCES ANDERTON

LOVE ARMY  
OURGORA  
DIRECT ADDRESS  
NO SHELTER, NO RELIEF

**DEBORAH WEINTRAUB, AIA, LEEDAP**  
**CHIEF DEPUTY CITY ENGINEER, CITY OF LOS ANGELES**

The task of providing shelter and nurturance to the homeless is a pressing concern in Los Angeles. SCI-Arc, a preeminent design-focused architecture school in LA, committed the entire school for four days to explore what the architecture discipline could contribute to the discussion. The effort was an exercise first in observation, then analysis, and most significantly design.

Beginning with data and the potential of prefabrication, one group saw an opportunity in the negative impact of the digital marketplace on existing retail spaces and focused on repurposing vacant retail properties. With the mobile housing component in mind, they explored the potential for personalization. In this there is an embedded humanity that suggests a solution that moves beyond the utilitarian. It also reflects what is seen on the streets, where inventiveness, place-making and place marking is common.

The focus on creating community was another theme. Beyond design that serves basic needs, the proposal of another group focused on shared spaces, on the integration of social services, and spaces for community activities. This exploration repurposed an underutilized City maintenance yard while preserving the City functions alongside the proposed temporary homeless housing, and act that in itself breaks down common social segregations.

By starting with the premise that the automobile is currently home for many, one proposal explores a prefabricated unit that would sit next to a car in a parking lot or a multilevel garage and would provide sanitary facilities and a kitchen next to a parked car. As many parking lots and parking structures are underutilized, this takes advantage of existing infrastructure and would allow what may be the only possession of value – a car – to be integrated into providing basic housing needs.

Enabling the shopping cart to be a means to access temporary housing is the basis for the final exploration. For some who are living on the streets, the independence that mobility provides is psychologically reassuring. It is intriguing to ponder how the shopping cart could be redesigned to be a more functional and more sophisticated supportive tool for someone experiencing homelessness.

It is a humanitarian act to look hard and reflect on basic human needs and to apply creative thinking as a response. In the work the SCI-Arc students produced, there is a thoughtful empathy reflected, and their designs and images are sophisticated responses to what they observed. There is much to be learnt from these projects, and much that could be applied to real societal actions.

A renewed sense of purpose can be given to existing structures and abandoned sites by turning them into elements of permanence in the city. Big box stores, old factories or empty parking facilities have the potential to bring relief to a shortage of housing. Current proposals identify spatial opportunities and develop new typologies that create affordable housing with a robust support service system for both chronic and episodic homeless population. In each case introduced modular systems aim at providing privacy and safety while job training, mental support and communal amenities bring autonomy and future stability.

## 028 - RETAIL INTO HOUSING

Linzi Ai, Saleh Jamsheer, Pin Chih Liao, Ovgu Nurolzer, Caleb Roberts

Several steps of the strategy include the redevelopment of empty big box stores into communal housing with subsequent transition to mobile dwelling units on the abundant parking lots of the stores with a possibility of moving them further out into the neighbourhood,

## 038 - MINIMUM INTERVENTION, MAXIMUM RESULT

Adhavan Sundramurthy, Sarangan Sinnarajah, Octavio Hernandez, Tae Sang, Mayhar Naghshvar, Alejandro Loor

Communal live-work living that gives possibilities for self-financing and gradual integration can find its place in numerous under-used warehouses and factories.

## 046 - SAFE PARKING ENHANCED

Nancy Ai, Julia Arnold, Rebecca Fitzgerald, Ning Lui, Cisem Saglam, Talbot Schimidt, Kaitlyn Schwerdtfeger, Daniel Tavares, Benjamin Weisgall

With private vehicles being the most widely used form of shelter for the temporary homeless population, parking garages can offer more safety, security and additional amenities for hygiene and privacy.

## 058 - SUPPLY DEPOT

Nero He, Xin Liu

Supply depot provides both housing units and supply packages to help users “activate” their spaces according to immediate needs.

# RETAIL INTO HOUSING

Linzi Ai, Saleh Jamsheer, Pin Chih Liao,  
Ovgu Nurolzer, Caleb Roberts

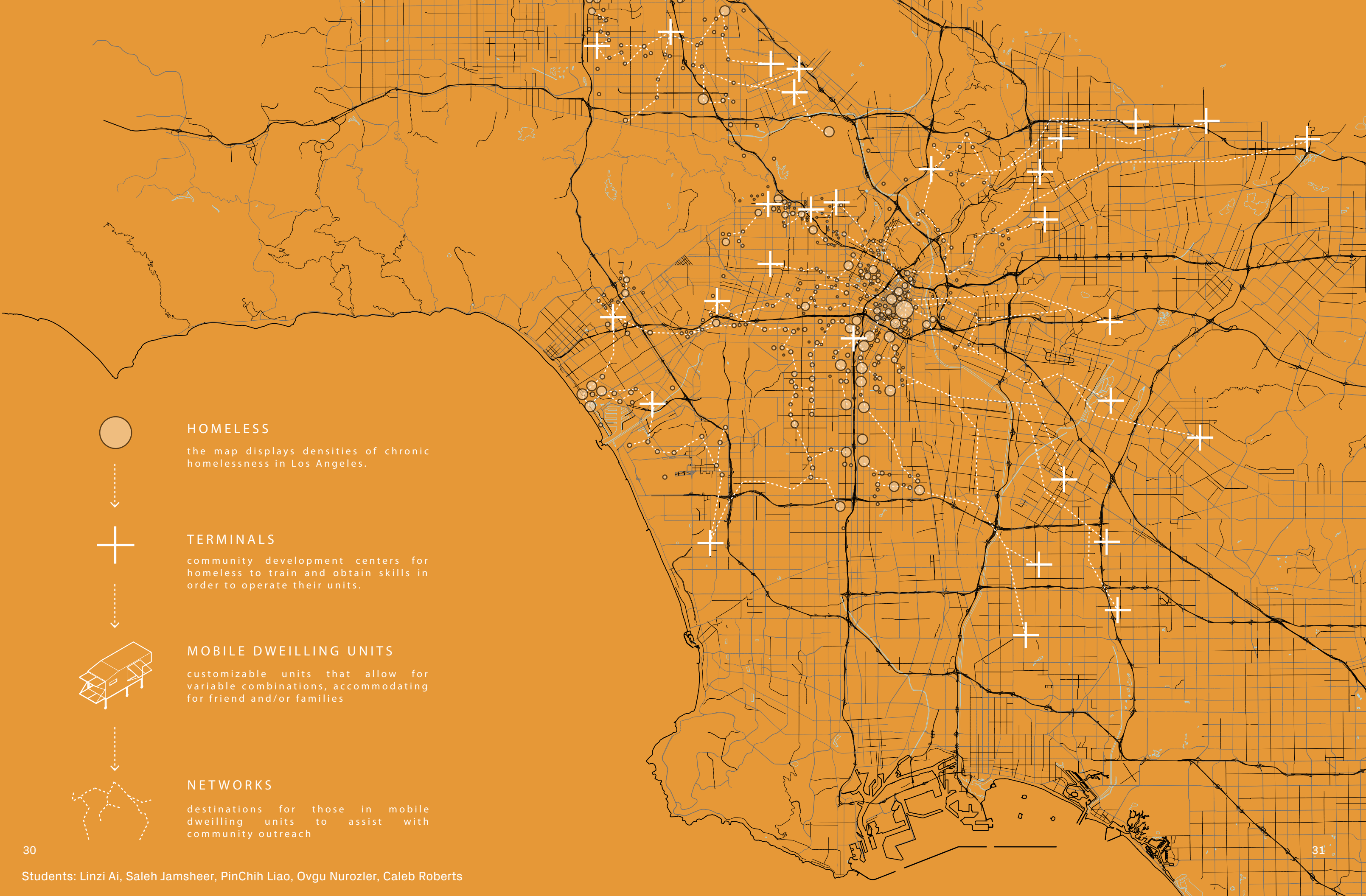
Nearly 33,000 individuals in Los Angeles can be classified as **chronically homeless** meaning they have been homeless for at least one year, and for many, that time is much longer. **Affordable housing** is obviously a vital measure of any strategy; however, **housing alone cannot sufficiently combat homelessness**. These individuals need access to resources and support to **build themselves up as stakeholders** in the communities they are already a part of.

The proposed strategy situates affordable housing and reconstructive resources within one community space that accommodates individuals at various stages in life. Residents will have access to basic human necessities such as restrooms, showers, laundry, kitchens, and living spaces, as well as **developmental resources** like career centers, vocational

training, community gardens, daycares, financial consultations, etc. As individuals become more comfortable in the community, they will have the option to **transition into mobile dwelling units that allow them to go out into the community and give back to those in need**.

This strategy focuses on the **disused big-box-store typology** to provide the necessary resources and infrastructural elements to **effectively run a community engagement center**. In 2018 alone, **7,000** grocery and retail stores closed their doors and left their large buildings vacant throughout Los Angeles. The **redevelopment** of these retail buildings gives the previously for-profit spaces back to the community and allows them to become assets to everyone, not just those who could afford their products.





HOMELESS

the map displays densities of chronic homelessness in Los Angeles.

TERMINALS

community development centers for homeless to train and obtain skills in order to operate their units.

MOBILE DWEILLING UNITS

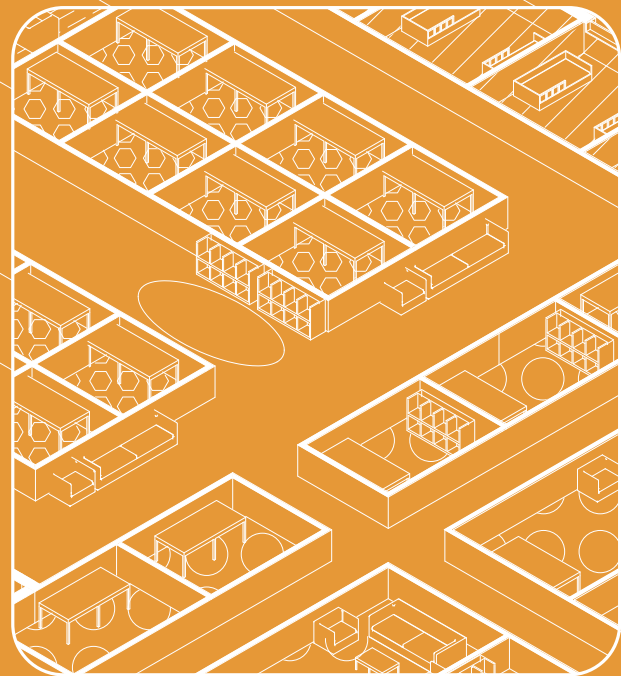
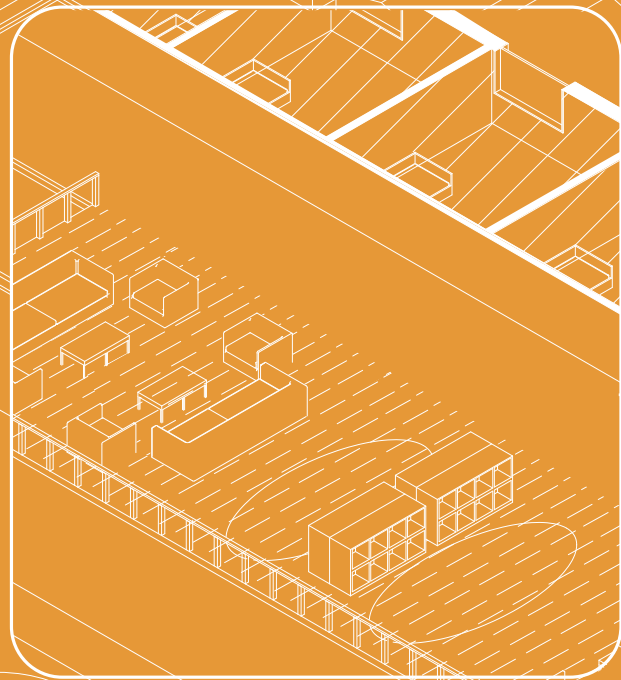
customizable units that allow for variable combinations, accommodating for friend and/or families

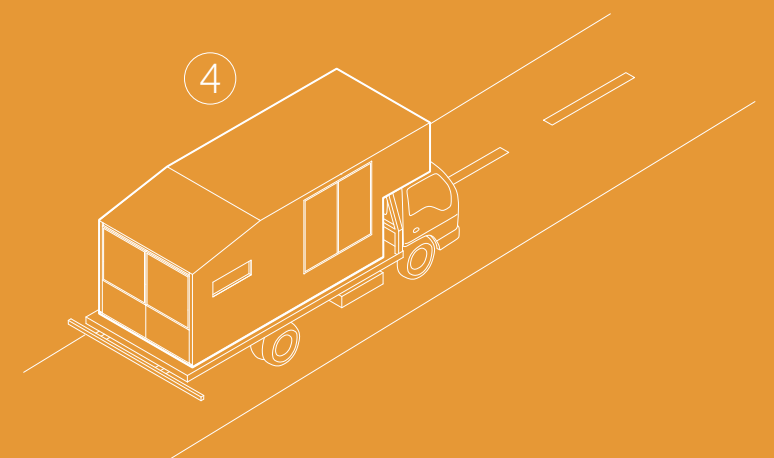
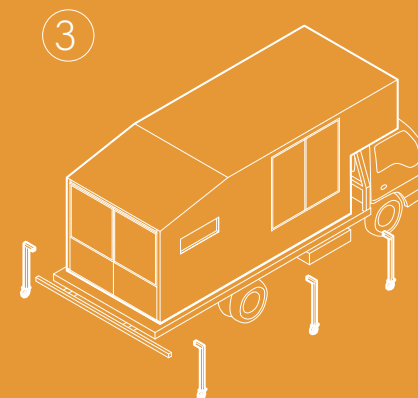
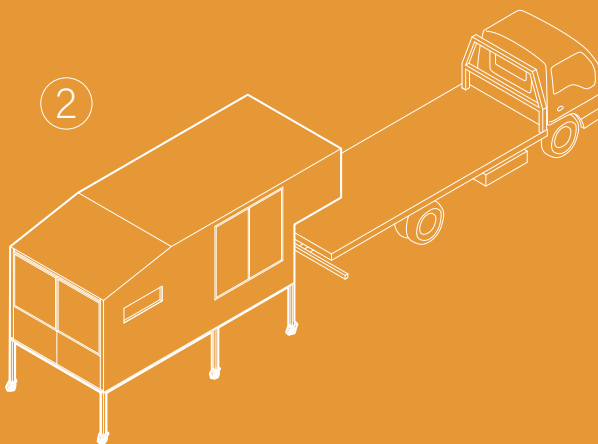
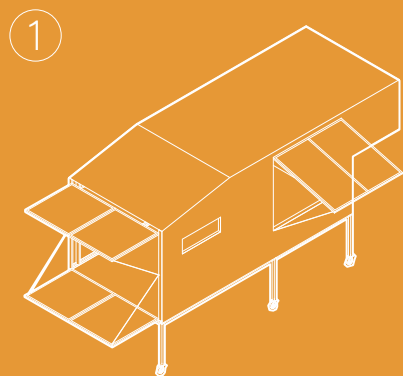
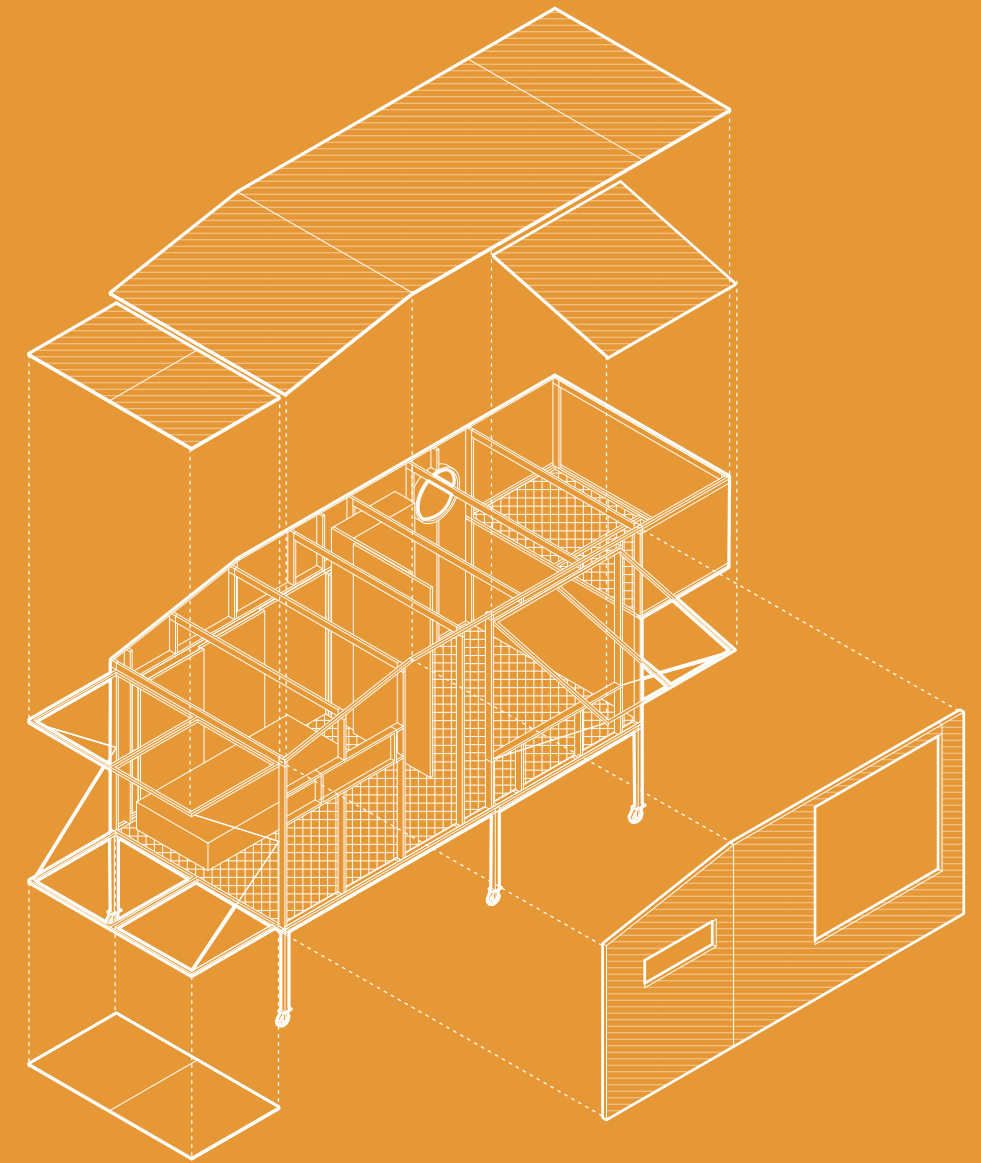
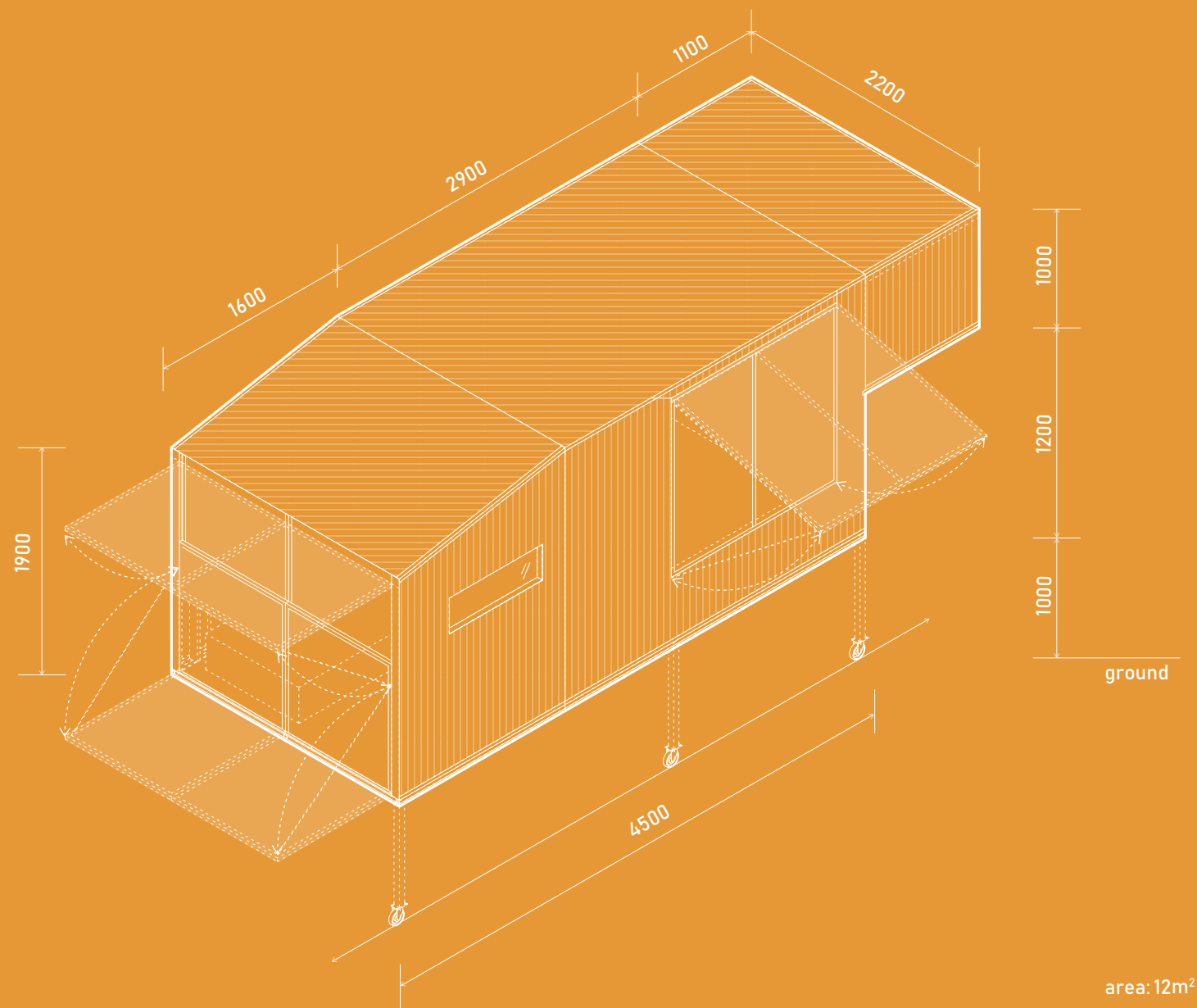
NETWORKS

destinations for those in mobile dwelling units to assist with community outreach

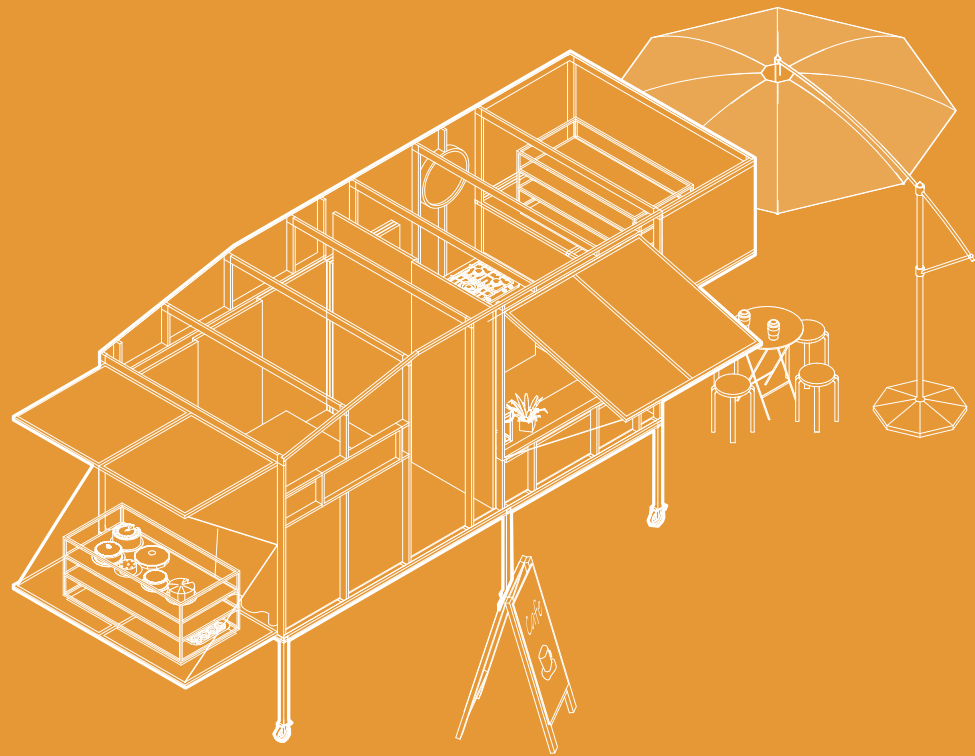


- RESIDENCES
- WORKSHOP
- SHARED LIVING
- LEARNING CENTER
- BATHROOM
- CAREER CENTER
- MOBILE DWELLING ZONE

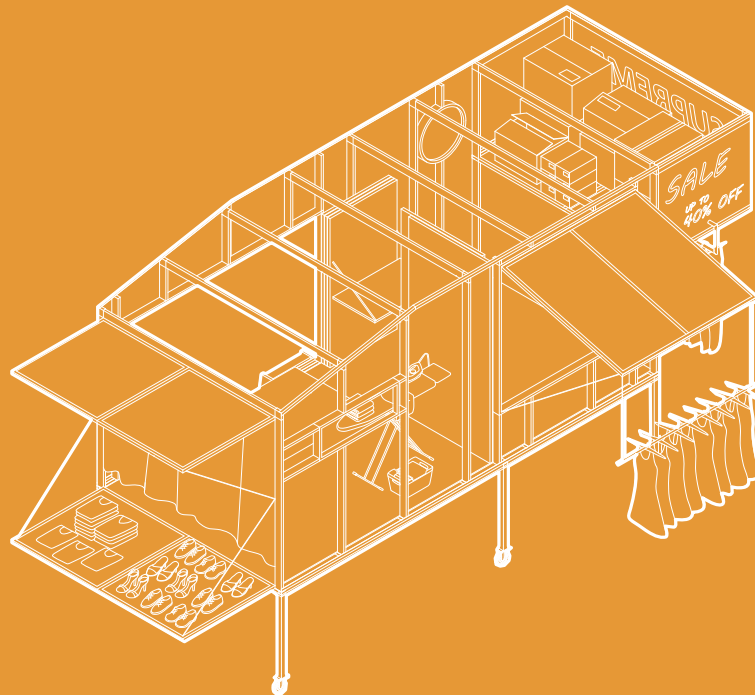




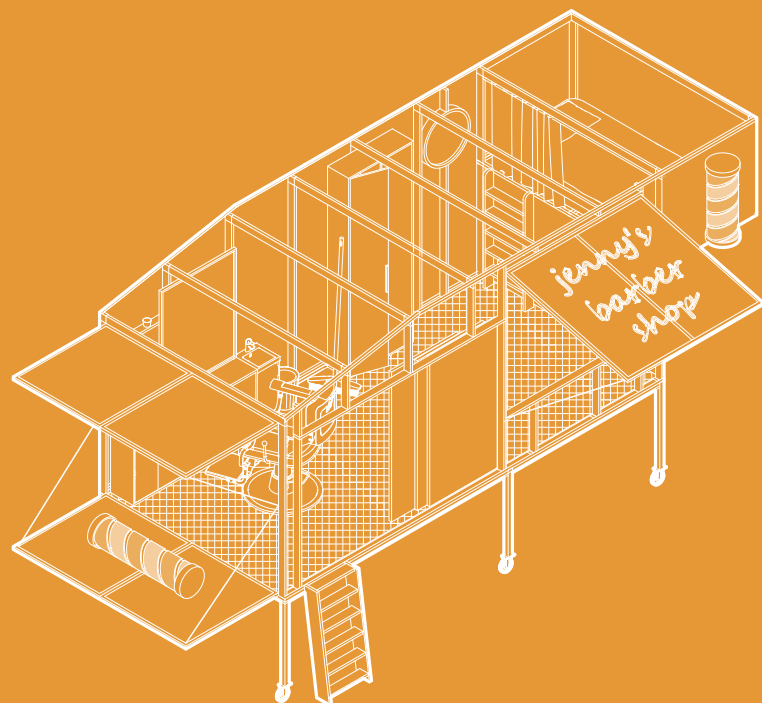




type A



type B



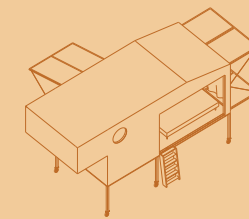
type C



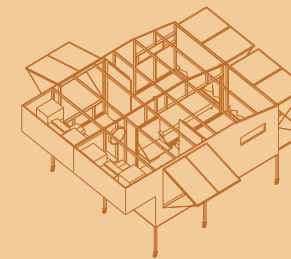
CARTS ARE CUSTOMIZABLE  
TO INDIVIDUAL NEEDS

type \_\_

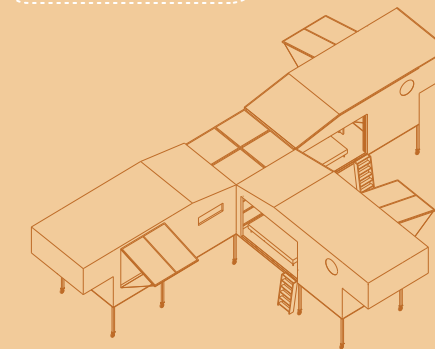
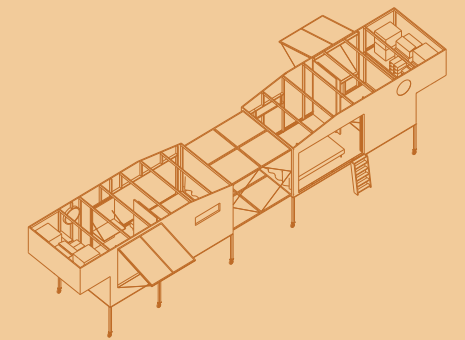
## HOUSING EXPANSION OPTIONS



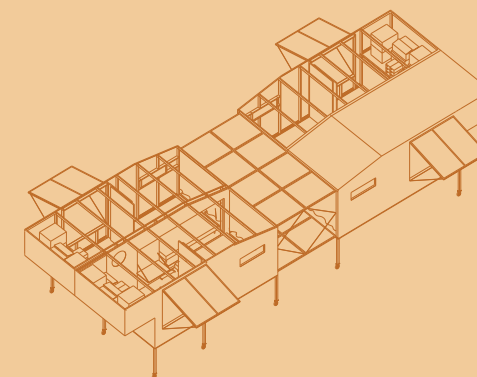
1 cart



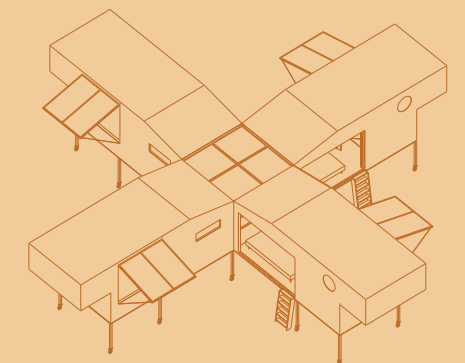
2 carts



3 carts



4 carts



# MINIMUM INTERVENTION, MAXIMUM RESULT

**Adhavan Sundramurthy,  
Sarangan Sinnarajah, Octavio  
Hernandez, Tae Sang, Mayhar  
Naghshvar, Alejandro Loor**

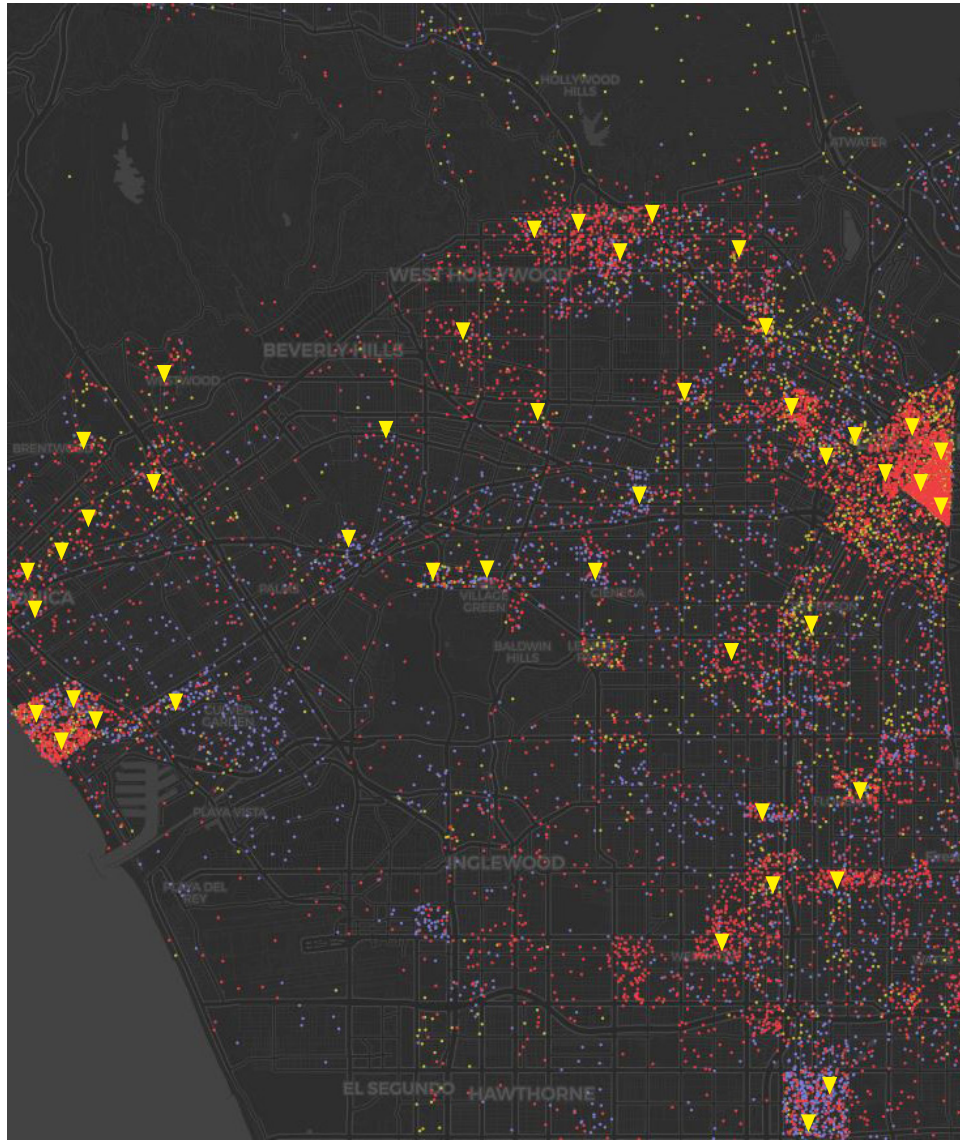
Minimum intervention, maximum result is our motto. Through our proposal, we bring awareness that the homeless population has a variety of significant problems, and looking at their difficulties solely through the lens of provisional housing will not be helpful in the long run. Therefore, our comprehensive live-work proposal addresses factors beyond home-lessness and let our members transition back into the community with higher skills and more opportunities.

We ask the City to look for the city-owned abandoned factories and warehouses that exist within or close to communities. By turning these places into live-work conditions the city can provide supportive housing to facili-

tate the transition of the homeless individuals or families to independent living within two years.

Living as a part of a community is an important aspect of the proposal. It allows the homeless persons to develop self-value and be seen as a productive member of the community. Several enterprises operating on the site play provide job-training. All the individuals in the live-work community work closely with their case managers who help them to stay on track to move towards a better life. We believe that housing stability, income and employment, along with other supportive engagements for emotional health, all together increase the effectiveness of the live-work space.

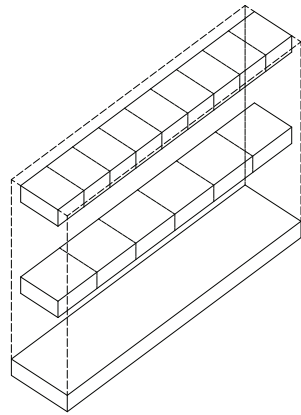




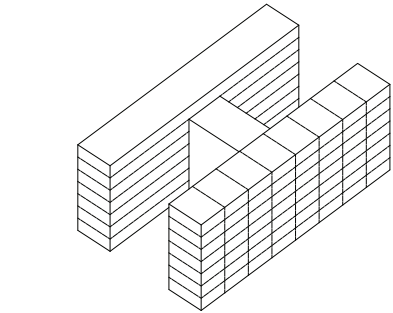
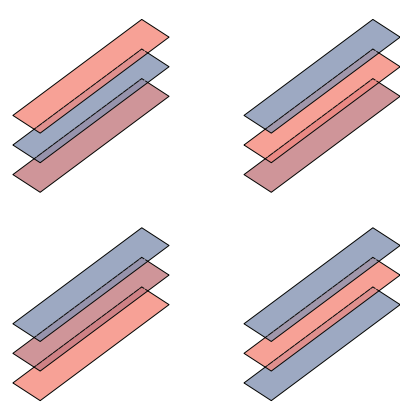
With the homeless population gathered in clusters across the city, it makes sense to utilize government properties that are already within those areas. It would not only make resources easier to gather, but would allow us to make a bigger impact by keeping existing homeless communities together.



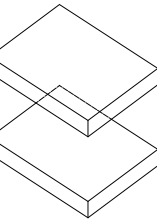
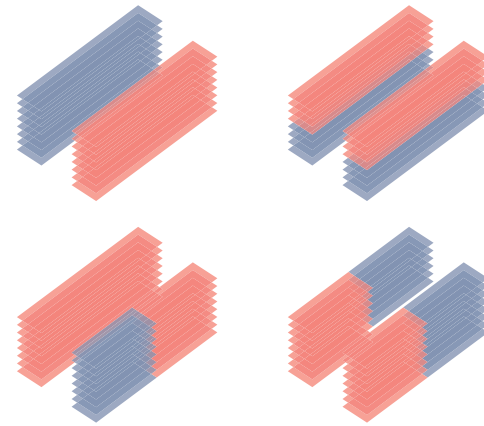
The specific site sits just outside the Arts District in Boyle Heights. Its situated just across the river on the 7th and Rio Street. We plan to implement this project in two phases. The first phase will consist of housing as well as privately owned businesses to help stimulate profit generation. Along with these components, we're also adding a garden that will be used to sell back to the local business in order start generating funds for the housing. We will include outdoor components like a children's playground and outdoor patio where patrons can lounge and enjoy the outdoors. The second phase will have a bakery that, too, will help produce funds for the community. Other amenities to help the residents of the community will come in this phase, which includes a gym, community garden and a shop where they can learn a vocational skill.



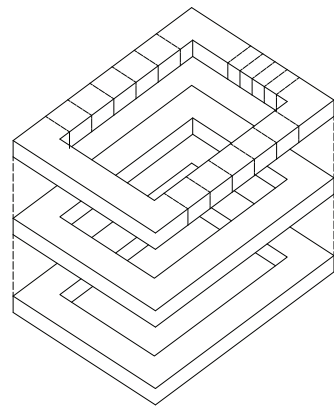
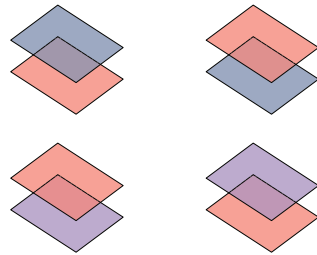
a. Linear Building



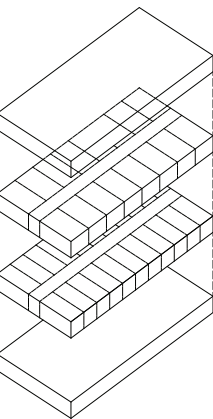
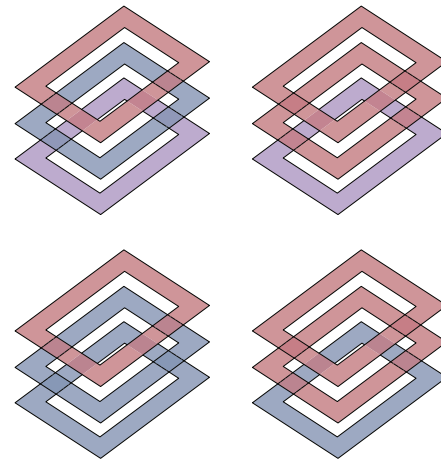
a. Hybrid Masses



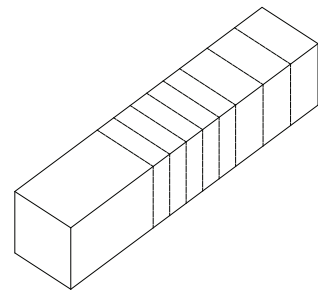
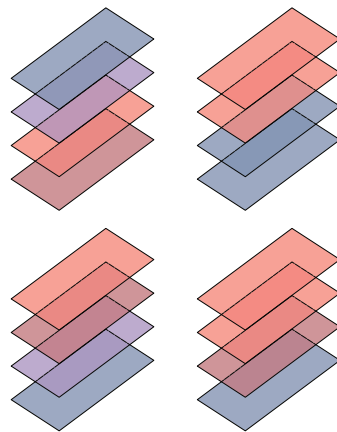
a. Two-story Building



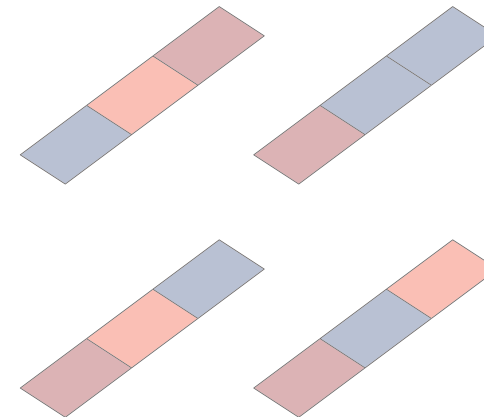
a. Large Block



a. Medium Mass Building



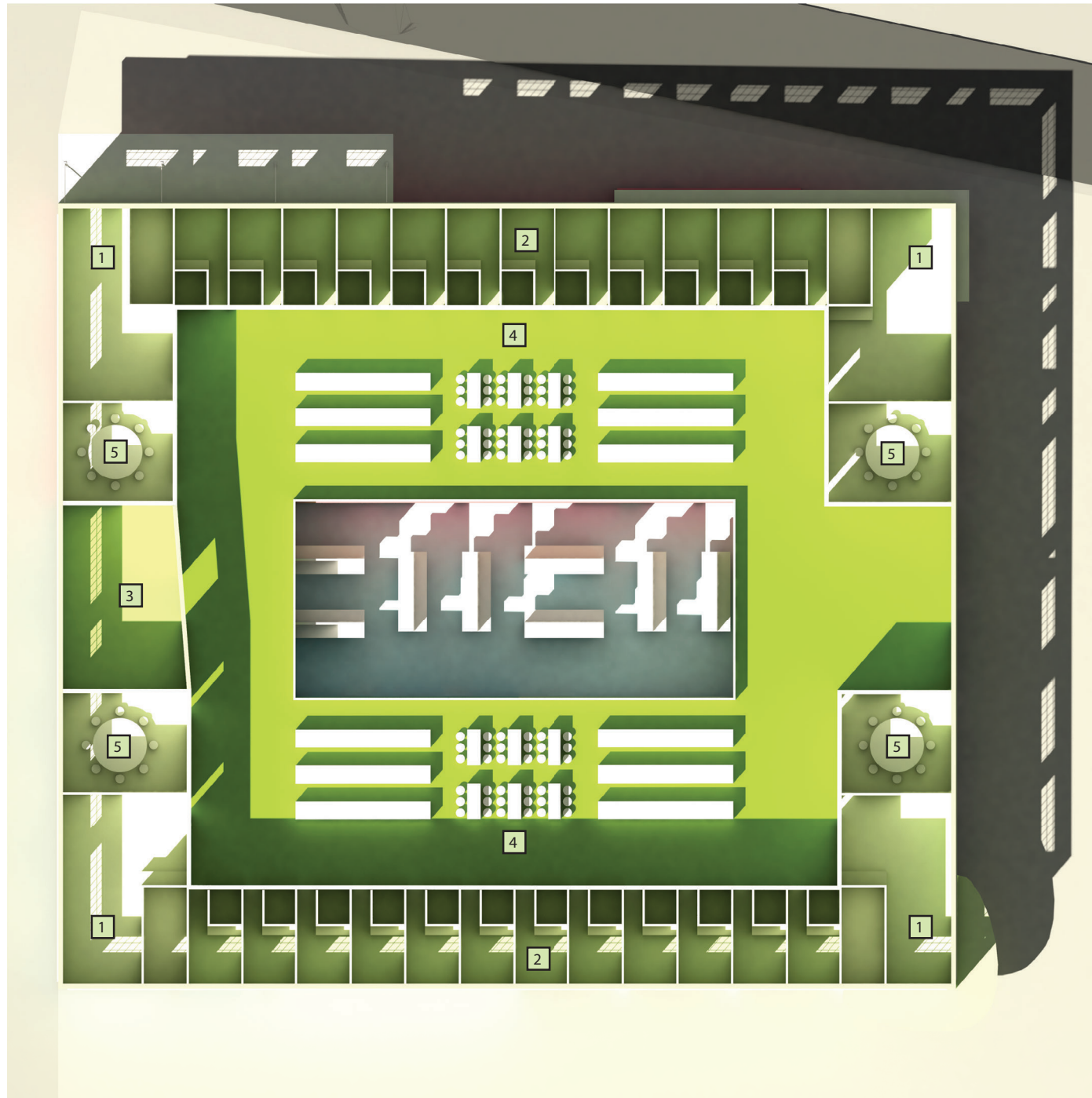
a. Linear Block



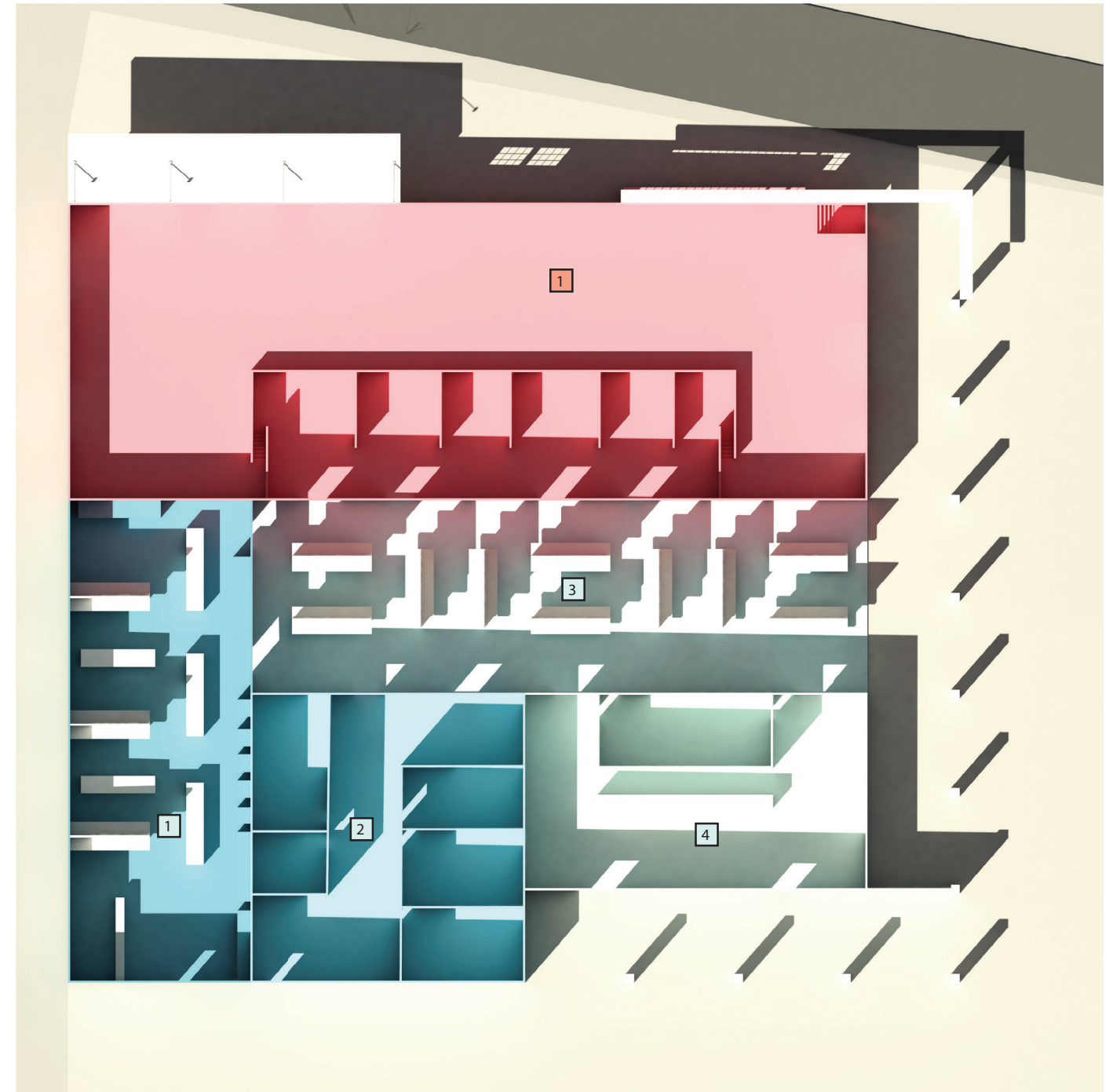
Adaptability of the live-work system allows for a variety of configurations. The diagrams here show a few different possibilities of turning city-owned buildings and blocks into live-work system. Typically the business is on the ground level and faces the street, and in the traditional arrangement, the living places are above the business. However, living spaces may also be alongside the commercial space or under it.

- Transitional Housing
- Transitional Housing (for Families)
- Market Spaces
- Office Spaces

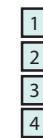




**Housing**  
 Family Unit Transitional Housing  
 Single Unit Transitional Housing  
 Gym  
 Shared Kitchen  
 Private Meeting rooms



**Retail**  
 Corner Store  
 Day-care  
 Library  
 Coffee Shop



**Admin**  
 Bureau of Street Maintenance



# SAFE PARKING ENHANCED

**Nancy Ai, Julia Arnold,  
Rebecca Fitzgerald, Ning Lui,  
Cisem Saglam, Talbot Schimidt,  
Kaitlyn Schwerdtfeger, Daniel  
Taveras, Benjamin Weisgall**

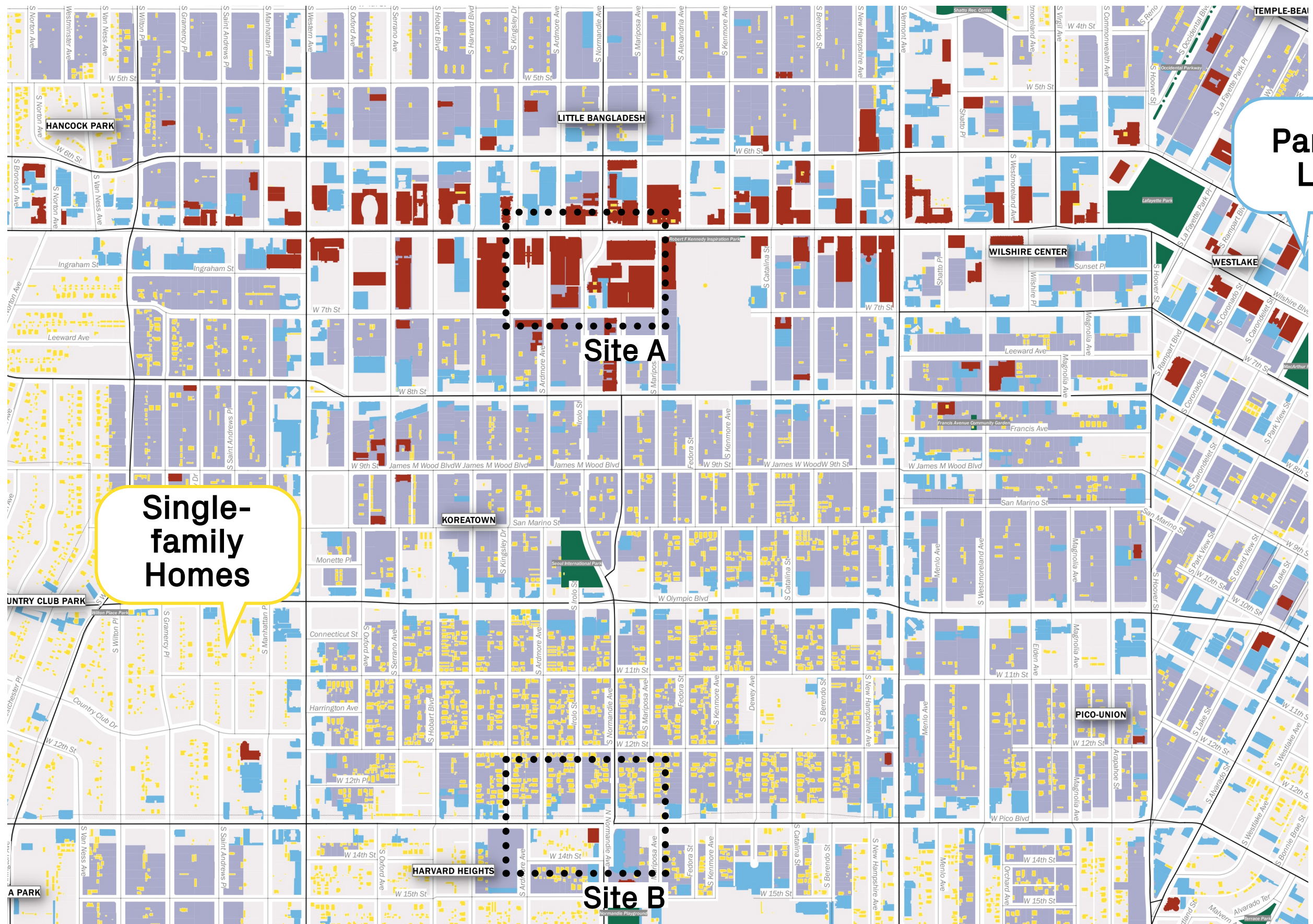
In 2018, the Los Angeles County Homeless Count estimated that more than 9,100 vehicles are being used as residences, up from 8,500 in 2017. Since 2004, cars have become an increasingly popular form of affordable housing for the destitute or unemployed. Even those with access to a shelter prefer their car, equipped with doors that lock and a watertight enclosure that offers a sense of privacy, safety, and autonomy that tents and emergency shelters do not provide.

Of course, living in cars presents major problems for both the inhabitants and the communities they occupy. They pose health concerns in the form of sewage and trash dumped on roads, sidewalks, and private property. Additionally, they can become impediments to people transitioning into a home. If a car is found in violation of car-living bans instituted across the country,

it is typically seized by a tow-lot that can quickly resell or rent the car out to another person experiencing homelessness. Residents found in violation of the law also enter the criminal justice system, making it more difficult for these people to find stable housing as they face compounding fees and fines that trap people in cycles of homelessness in the first place.

This proposal seeks to outfit an under-utilized, private parking structure with infrastructure that alleviates some difficulties with living in a vehicle. Drawing from existing, publicly-funded programs like Safe Parking LA, this proposal seeks to help an increased number of people experiencing homelessness, expand the set of amenities offered by “safe parking” zones, and incentivize its adoption by privately owned parking garages.





Parking  
Lots

Single-  
family  
Homes

Focus  
area

1:10,000

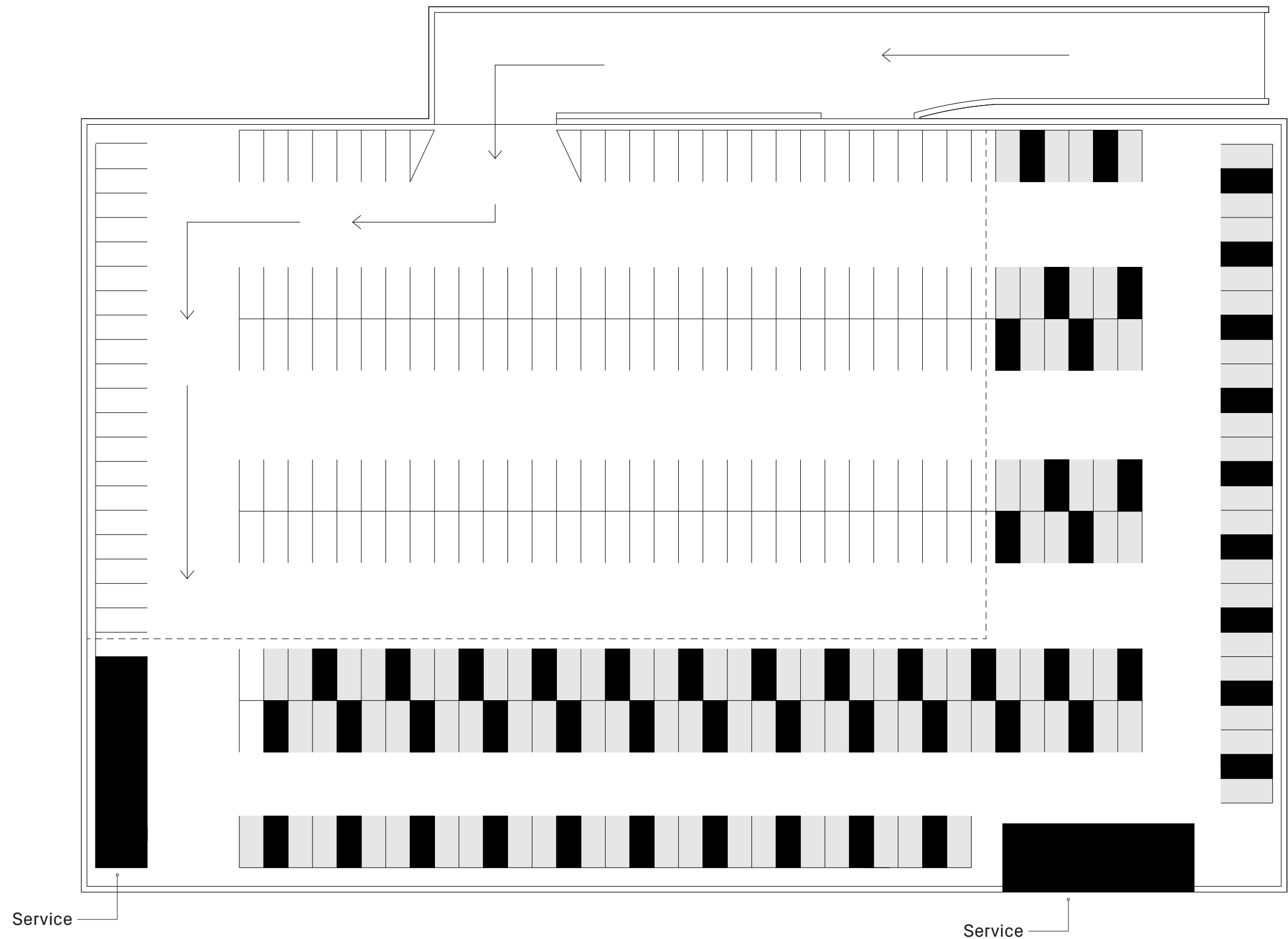




Site A

1:4,000

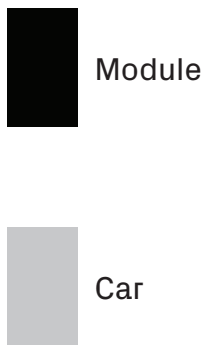


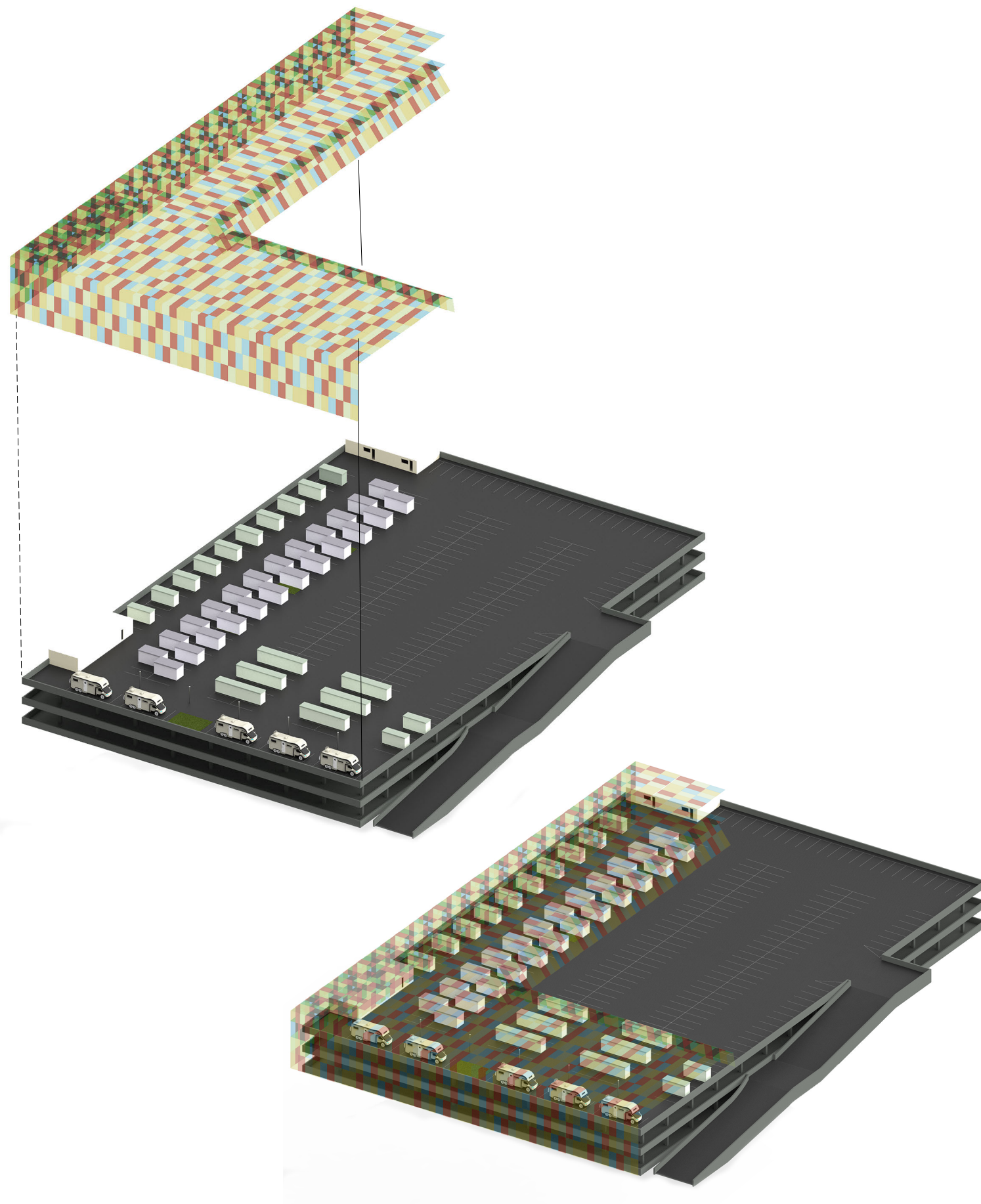


Arrangement of Modules

## Privatizing Public Efforts

This proposal seeks to take up existing precedents of “safe-parking” zones and offer a privatized alternative to publicly funded efforts, such as Safe Parking LA. Private parking lots offer a large amount of space permitting the implementation of a larger scale intervention with minimal hard costs. Modules providing sewerage, power, gas, and other services are fabricated offsite and delivered to the parking lot. Cars may then “plug-in” to this infrastructure, elevating living conditions for those using their car as a home. For owners of private lots, incentivization takes the form of consistent income from otherwise unoccupied parking. With a minimal increase in security and janitorial staff, private parking garages stand to see a great increase in income from long-term occupants. Should this model prove to be profitable, it will become attractive to private enterprises throughout the city. Parking garages could transform into an acupunctural constellation of assets for those experiencing homelessness all over Los Angeles.





Interior view and street view

## Facade - Canopy System

Apart from the modules, this proposal also suggests implementation of a facade-canopy that performs a two-fold function. First, the canopy alleviates environmental conditions - particularly rainfall and overexposure to the sun. Second, the canopy folds over the garage onto the facade, taking on a semiotic role of communicating to the street that this garage is a “safe parking” garage. By adding this aesthetically pleasant and identifiable element, this garage becomes visually recognizable as a shared amenity - for those experiencing homelessness and those just looking for place to park while shopping, working, and so forth. The facade-canopy elevates the aesthetic presence of those living in their cars (one of the lifestyle’s main offenders as perceived by the general population). Potentially, this could work towards integrating and destigmatizing those experiencing homelessness by intermingling function and offering a dignified aesthetic component to the underlying infrastructure.

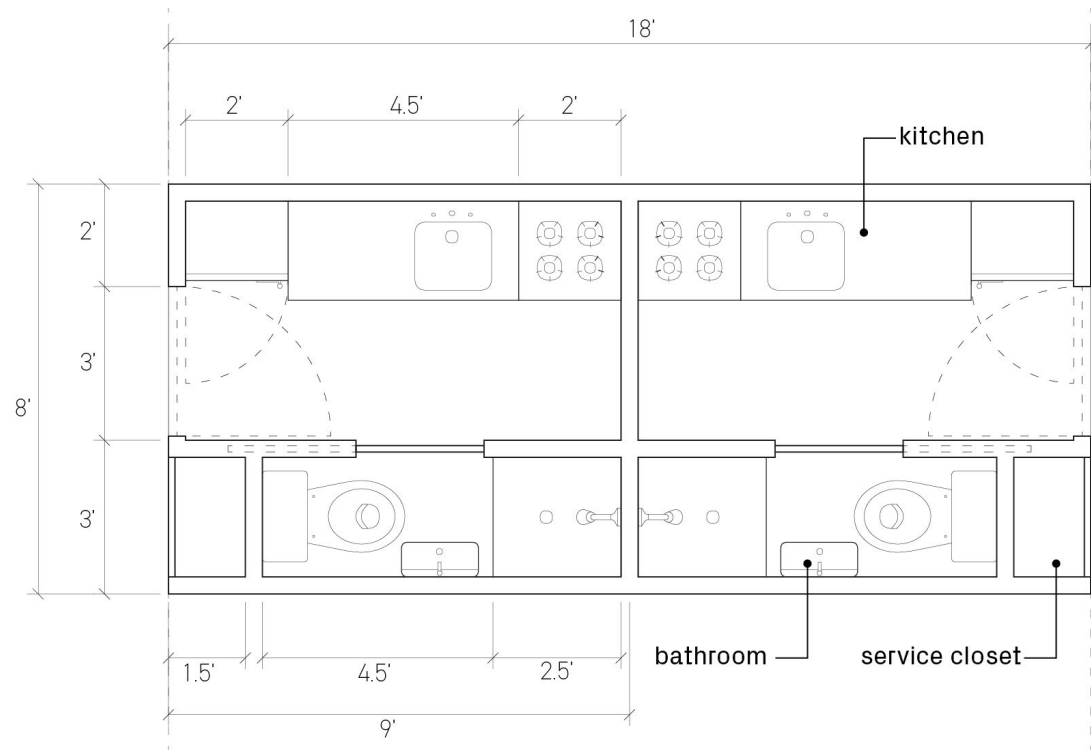
## Project Budget

Per Unit	Fridge	\$200
	Oven	\$200
	Sink	\$200
	Shower	\$400
	Toilet	\$200
	Plumbing	\$400
	Electric	\$400
	Structure	\$1,000
	Finishes	\$1,000
	Curtain	\$500
	<b>TOTAL/unit</b>	<b>\$4,500</b>
Per Pod	Water Heater	\$500
	Septic Tank	\$500
	<b>TOTAL/pod</b>	<b>\$10,000</b>
Per Lot	~53 pods	\$530,000
	Signage/Facade	\$150,000
	Marketing	\$50,000
	<b>TOTAL/lot</b>	<b>\$730,000</b>
Per Annum	Security	\$40,000
	Case Manager	\$85,000
	Waste Removal	\$75,000
	Water/Electricity	\$50,000
	<b>TOTAL/annum</b>	<b>\$250,000</b>

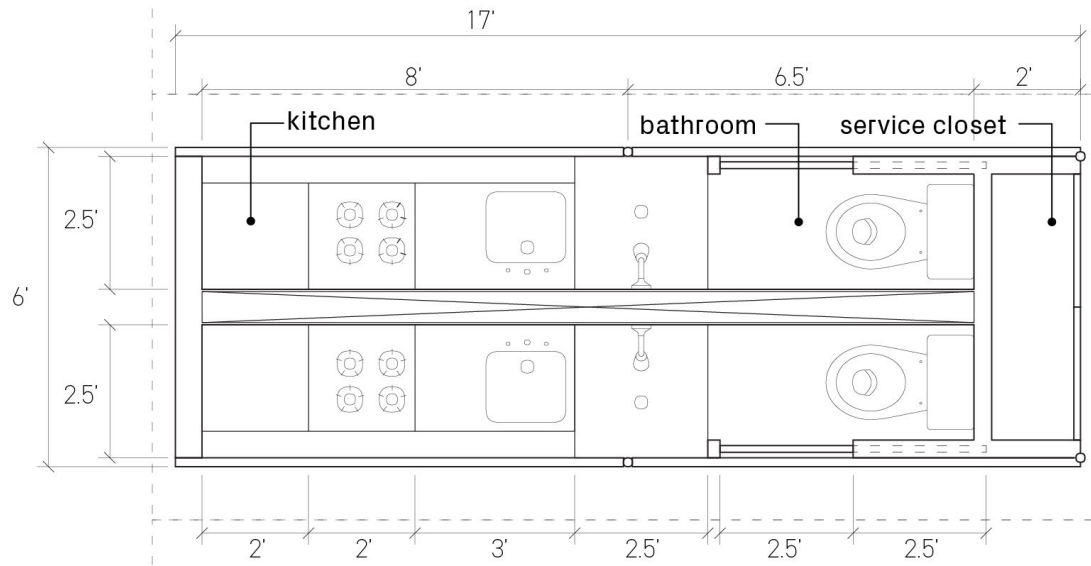
Students: Nancy Ai, Julia Arnold, Rebecca Fitzgerald, Ning Lui, Cisem Saglam, Talbot Schmidt, Kaitlyn Schwerdtfeger, Daniel Taveras, Benjamin Weisgall

Square and Linear

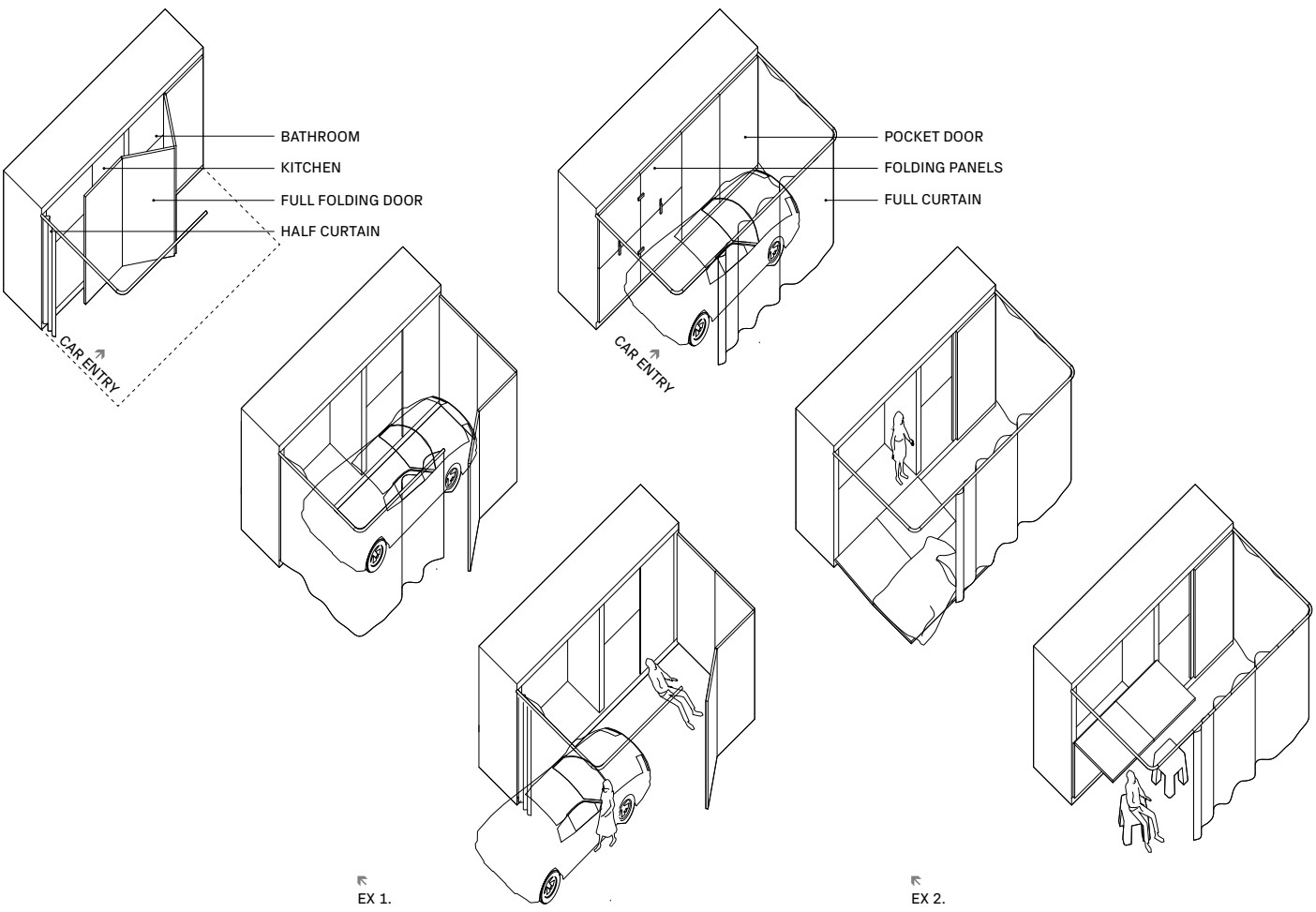
By developing two module organizations—the square the linear—the pods can accomodate any spatial configuration of parking spaces in the garage.



Square Module Plan



Linear Module Plan



Variation in Container's Function

Integrated Module Delivery

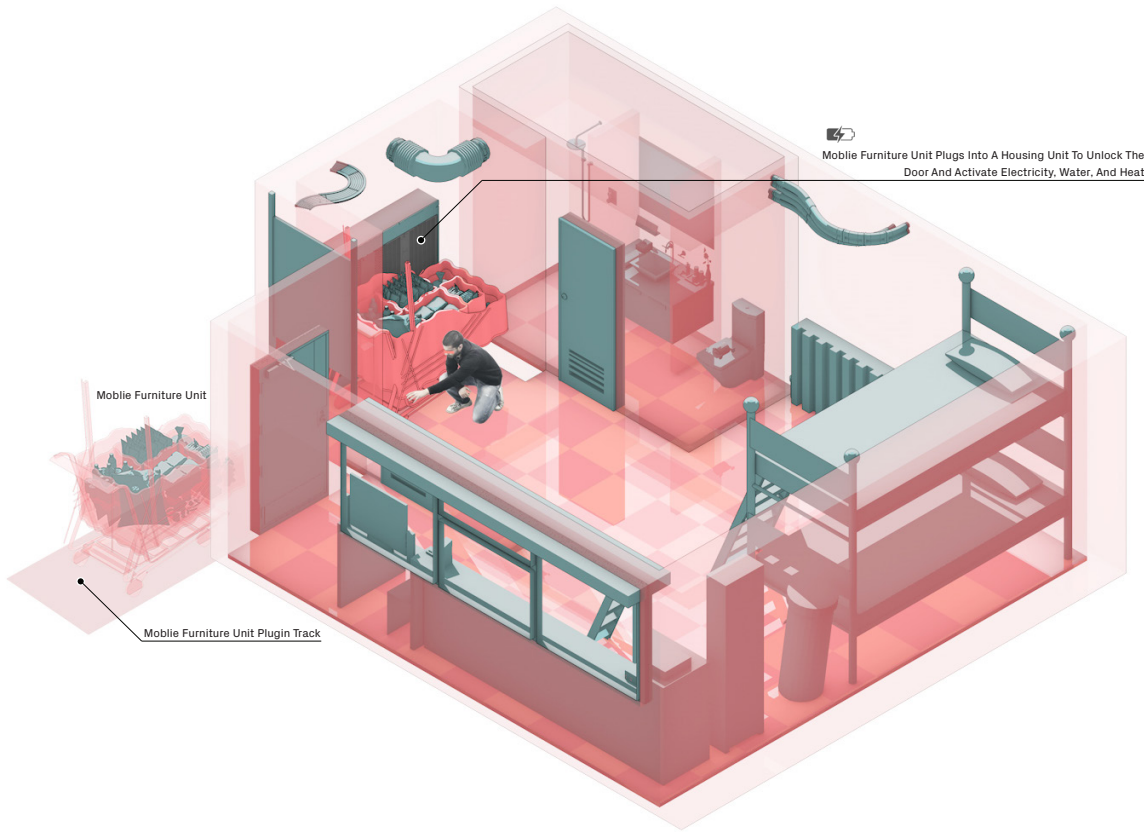
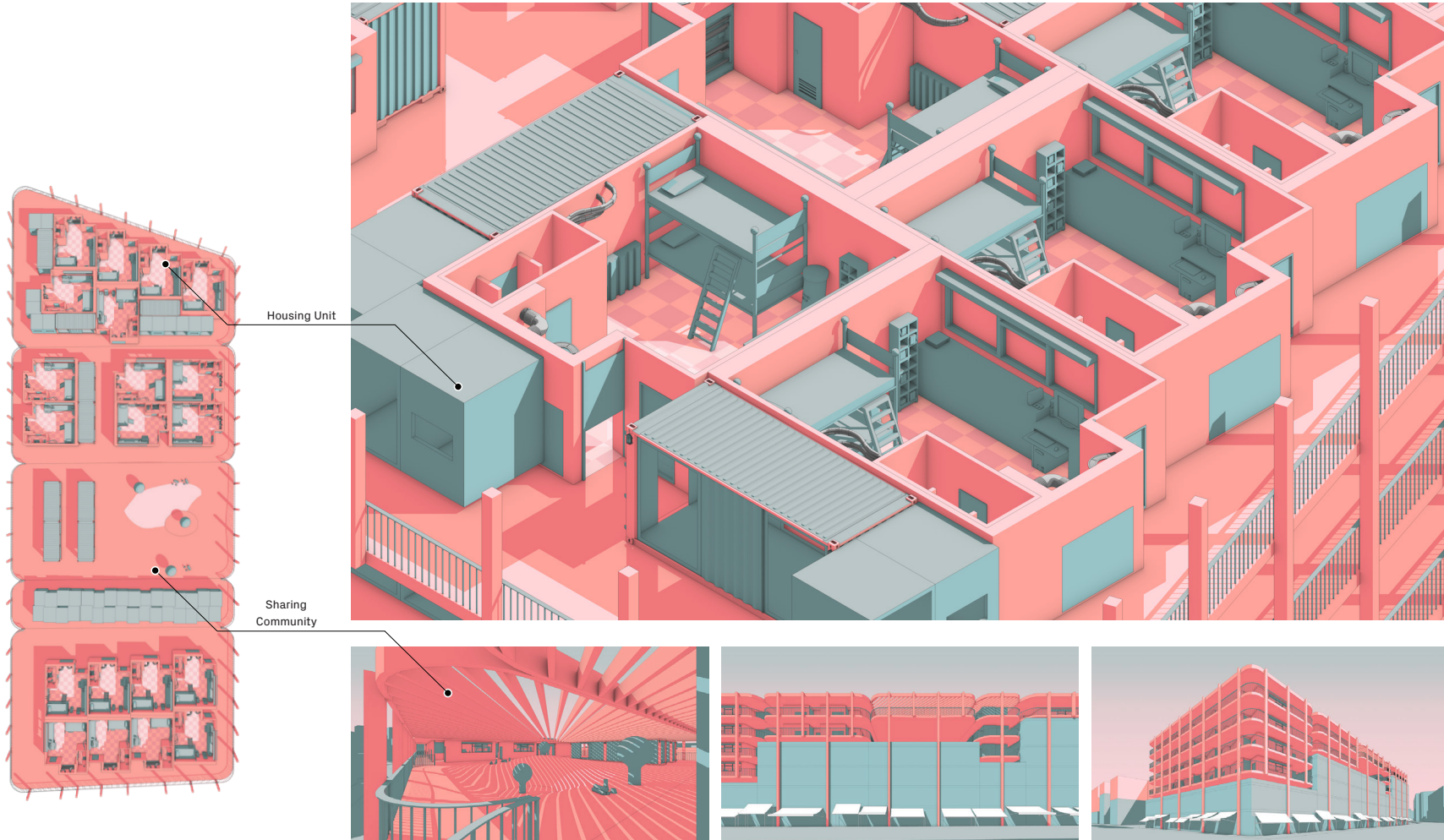
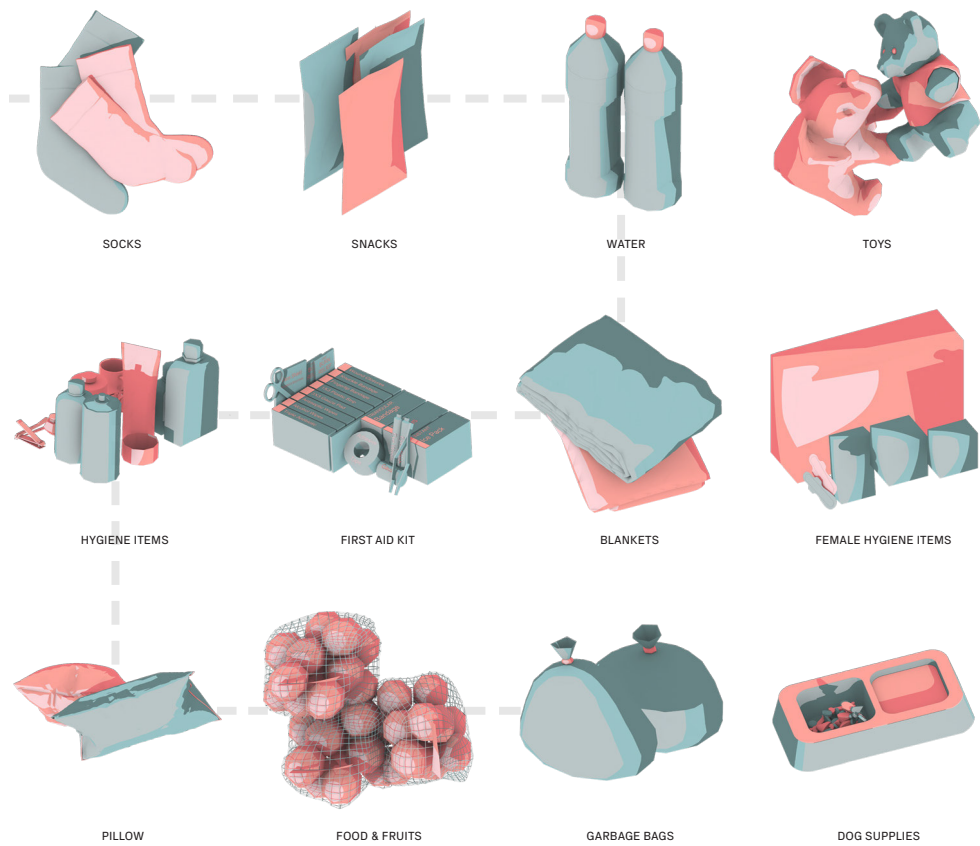
These parking prosthetics are delivered to the site in containers which augment or amplify the module's ability to perform a variety of functions. For instance, the container's lid becomes a manipulable partition that can accomodate different scenarios. For those with cars, the resulting partition could provide an extra layer of privacy, expanding the resident's domain and increasing a sense of private shelter. For those without cars, the partitions could be utilized to demarcate a new living room, bedroom, or kitchen on the adjacent parking space.



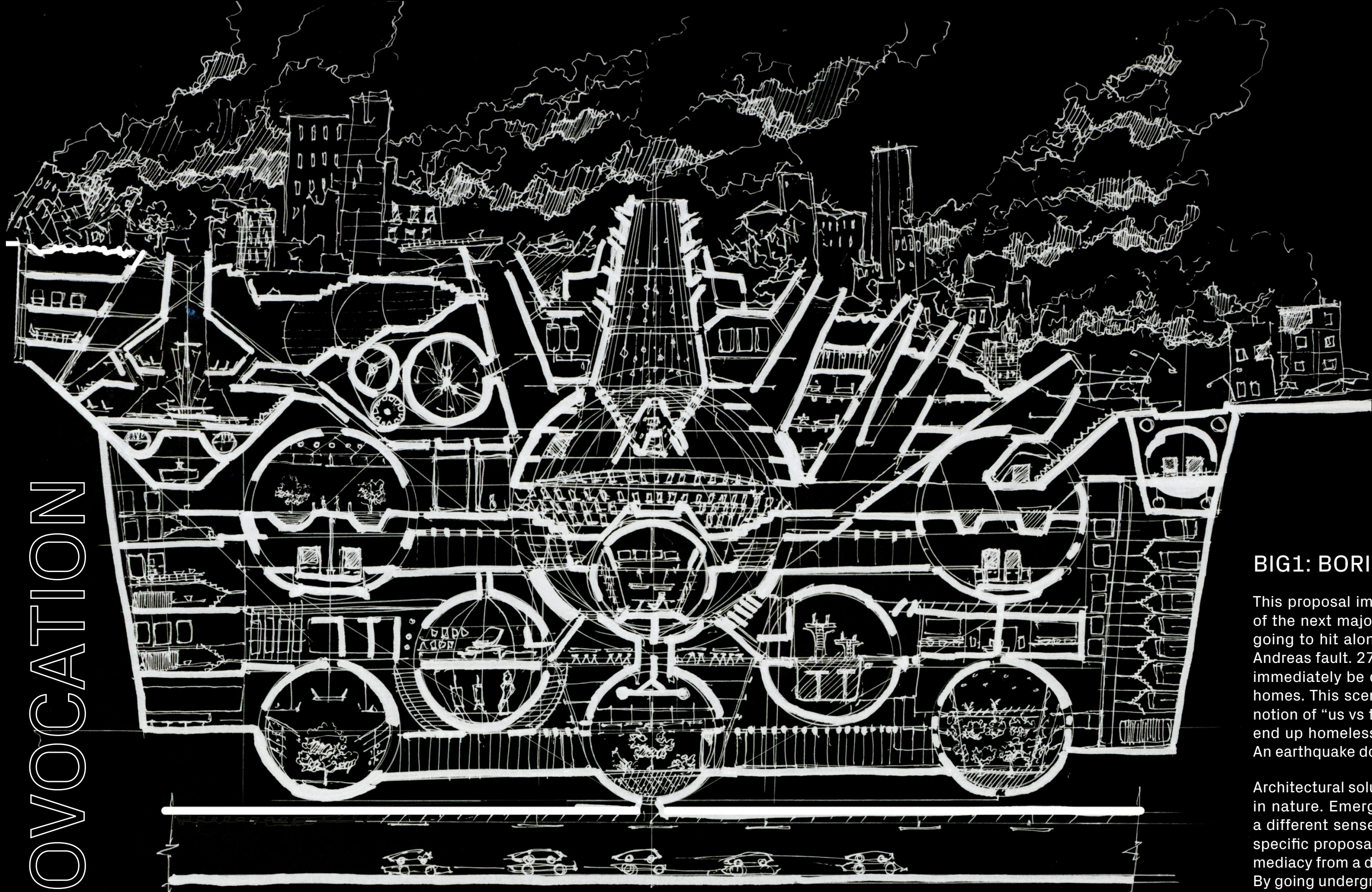
# SUPPLY DEPOT

## Nero He, Xin Liu

The key to supportive housing lies not in the physical structure itself, but in the packaging and interconnectivity of the services and goods supporting the resident. Digital technologies can activate generic living spaces into individual-specific hubs of aid and recovery.







## BIG1: BORING SHELTERS

This proposal imagines the scenario of the next major earthquake that is going to hit along the southern San Andreas fault. 270,000 people would immediately be displaced from their homes. This scenario diminishes the notion of “us vs them”; anyone could end up homeless without a warning. An earthquake does not discriminate.

Architectural solutions are often slow in nature. Emergency shelters have a different sense of immediacy. This specific proposal also deals with immediacy from a different perspective. By going underground current redundant regulations could potentially be bypassed, speeding up the process, and raising the question: How far below the surface does zoning and ownership of land reach?

Students: Tareq Alhalwani, Tony Avila, Javier Benavides, Jelvis Jianqiang, Markus Lautkoski, Leo Liu, Erik Valle, Millie Yang





Seeing a regulatory framework as contingent and modifiable allows to establish new templates for housing provision. A reflection on haunting forces behind housing insecurity brings the shift of the discussion to systemic changes. Whether it is an establishment of community-led property development with shared risks and costs or a country club land acquisition mechanism, the projects ascribe great significance to urban planning legislation. This reversion acknowledges existing market conditions but also introduces new intelligent ways of mediating real estate speculation to provide more affordable housing in the city.

066 - COMMUNITY LED DEVELOPMENT

Andrew Chittenden, Yolanda Dong, Genki Matsukawa, Nick Perseo, Dasha Ragimova

Through subdividing council districts into Neighborhood Investment Districts in which all renters and homeowners automatically receive a share of equity within new developments the program aims to make use of empty city-owned parcels and provide rent support for low-income residents.

076 - THE THESEUS ACT

Stephan Bica, Ssuhan Chen, William Chen, Andrew Han, Sean Justin, Hannah Lee, William Wang

A new city wide voting measure, a new zoning category, and a new development department offer to utilize land that belongs to country clubs and is a subject to tax breaks.

084 - ZONED OUT

Wesley Evanc, Jesse Gates, Wendy Guerrero, Sadvi Jayanth, Cameron McCormick, Vincent Yung

In a call for establishing self-sufficient micro-communities, bungalow court typology is enhanced with commercial spaces by an introduction of a densified R(X) designation.

098 - GEMEINDEBAU  
IN VIENNA

Shuruq Tramontini

There might be lessons to be learned from an enduring belief in a possibility of diverse social housing schemes in Vienna.

# COMMUNITY LED DEVELOPMENT

**Andrew Chittenden, Yolanda  
Dong, Genki Matsukawa,  
Nick Perseo, Dasha Ragimova**

Housing insecurity remains the greatest threat to the success of Los Angeles' fight against homelessness. This project proposes a method of reducing housing insecurity and at-risk homelessness through community-led property development on city-owned land and the capture of land value profit within local neighborhood districts.

Community Led Development (CLD) reduces the city's dependence on profit-driven developers for the construction of affordable housing and neighborhood amenities. CLD proposes a community equity development model wherein all paying renters and homeowners in a community accumulate equity shares linked to development of currently

vacant, city-owned properties. CLDs will serve both as a form of housing insurance by allowing for the exchange of community equity with housing security, regardless of any individual's employment status, and as an incentive for community development which ensures that value created by a neighborhood's initiatives encourages further maintenance and improvements.

LA's council districts will first be subdivided into smaller Neighborhood Investment Districts (NID), drawn to capture equitable amounts of vacant city-owned land. Those NIDs then serve as the boundaries for local investments and land value captures.



1. Land Value Capture

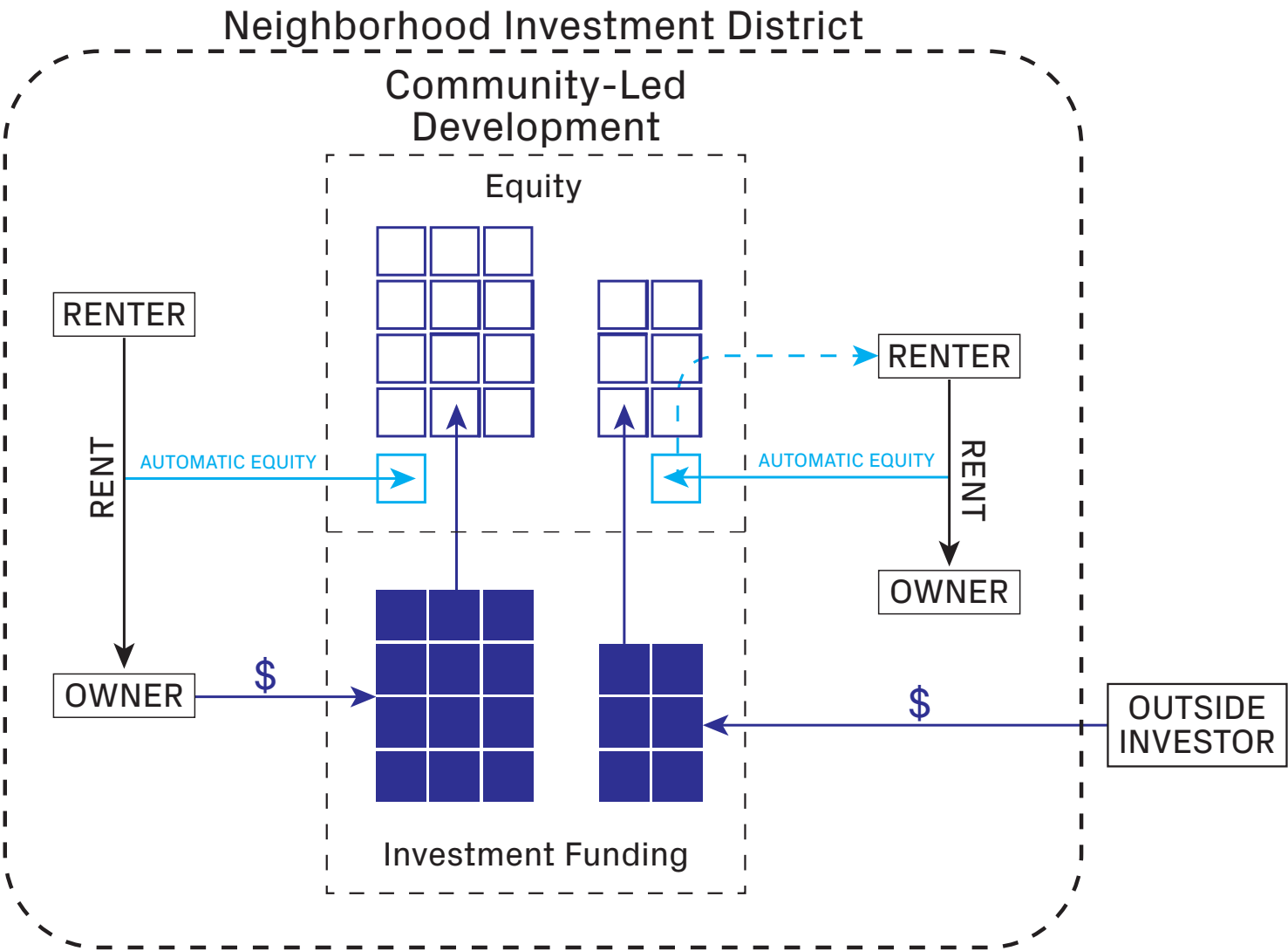
LA’s exorbitant land prices play an outsize role in the unaffordability of housing, whether rented or owned. Speculative land investment encourages the extraction of wealth and profit from a neighborhood by monetizing the area’s infrastructural and intangible improvements and exporting them in the sale of a parcel.

The CLD model discourages certain investment maneuvers which are harmful to communities such as rezoning speculation and the immediate flipping of rezoned parcels. Proposed penalties on such sales proportional to the time since rezoning and the earmarking of those penalty fees solely for NID improvement projects or local CLDs will disincentivize land speculation and capture value within community-scale developments. Increases in property tax revenue from such rezoning actions will also be reserved for use within the NID. Outside investment into a CLD will be permitted through the funding of equity shares which will be distributed to community members.

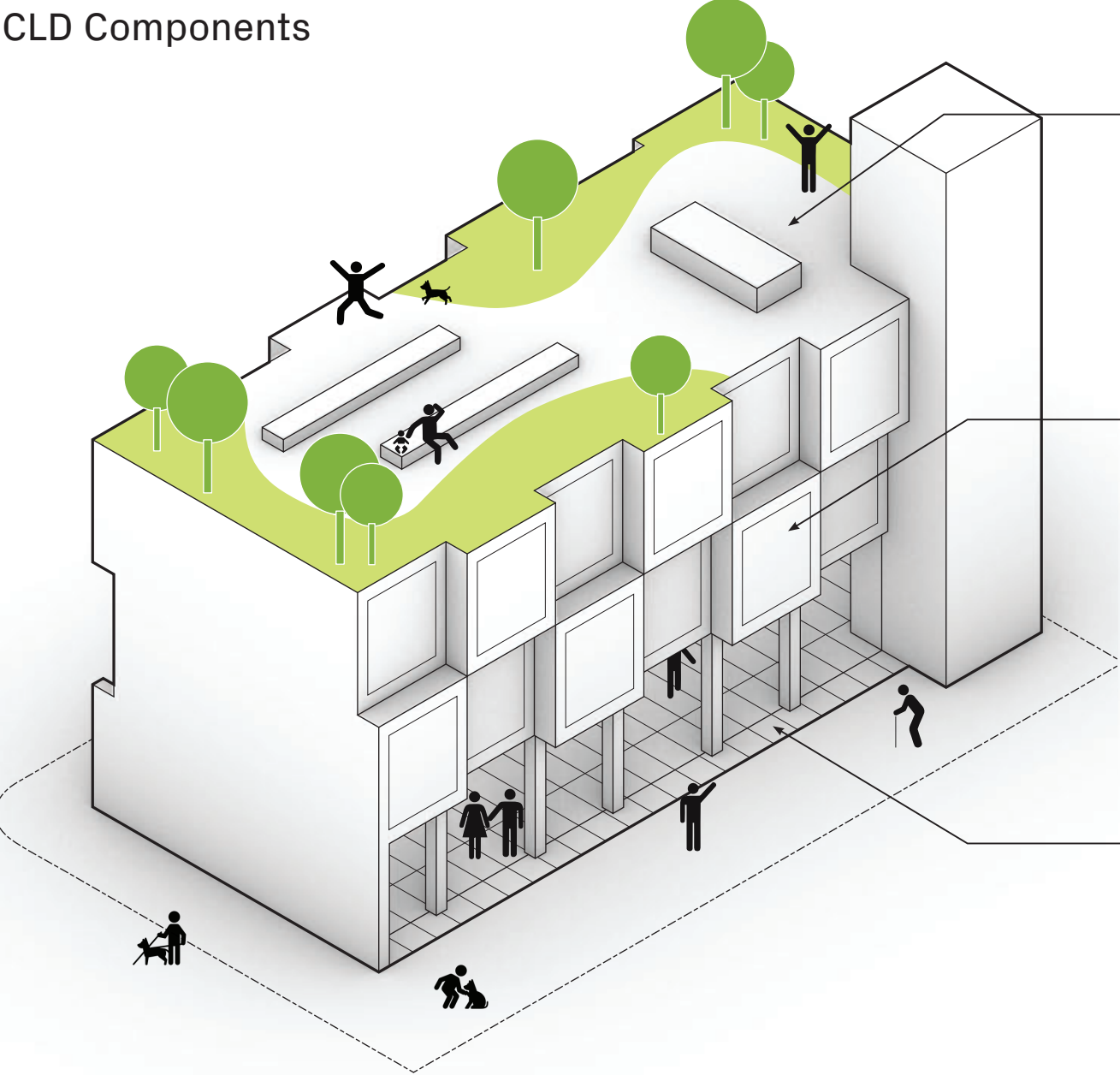
2. Community Led Development

Vacant city-owned parcels will be made available for \$1 sale to the encompassing NID, contingent upon successful fundraising within a predetermined period of time. Renters within an NID automatically gain a small share of equity within these developments with each rental payment, essentially leveraging neighborhood improvement as emergency rental assistance or rent control by the temporary or permanently relinquishment of shares in those developments. NID members gain equity both by contributions to development and simply living in their communities, ensuring that low-income or otherwise disadvantaged residents benefit from improvements to their surroundings.

CLDs are specially zoned to produce a unique programmatic hybrid of communal public space, affordable housing, and retail or service spaces. A range of development options are available based on site conditions, community need and available funds. City parcels appropriated through CLDs will necessarily be those which are unattractive to developers because of size or location, providing a degree of safety from predatory speculation or extractive development.



# CLD Components



CLDs must include three core components, with a broad menu of options for each.

## 1. Communal Public Space

This shared neighborhood amenity incentivizes NIDs to rapidly develop new CLDs. Beyond a pocket park, amenities could include pools, athletic facilities, or community hygiene facilities, depending on community resources and needs.

## 2. Housing

The units must at the very least be affordable, but there will be city funding incentives for including either very low income housing or permanent supportive housing. The mandated mixed use structure of CLDs combined with their small scale and rapid deployability makes them valuable tools in the proliferation of supportive housing for the homeless or homeless-at-risk.

## 3. Commercial / Retail / Supportive Services

The ground floor either features generic retail spaces or supportive facilities. Commercial spaces may be filled by any tenant, but Measure H funding can be tapped for supportive facilities.

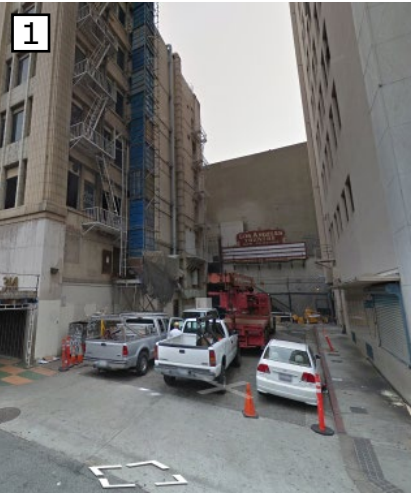


# Vacant City-Owned Land

Neighborhood Investment Districts may be drawn along lines that echo current neighborhoods, whether legally defined or more intangibly intuited, but they are drawn primarily such that each NID has equivalent per-capita investment opportunities or amounts. They may also be drawn such that adjacent neighborhoods that are at risk of posing a threat to one another—for example, by forces of gentrification spreading outward from one into the other—are bound together, making the existing drive for development in one help strengthen the other toward its own goals.

Map data from [public-lacity.epropertyplus.com/](http://public-lacity.epropertyplus.com/), showing city-owned properties that are labeled as “Vacant” or “Open Space.”

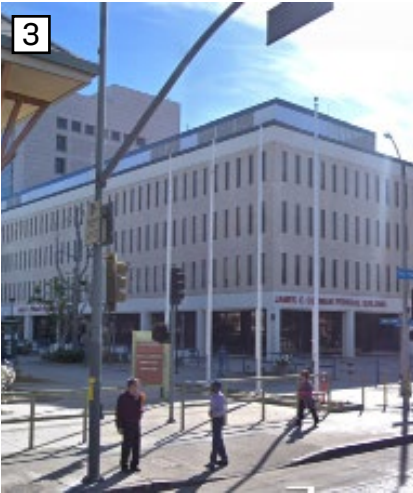
Blind Alleys



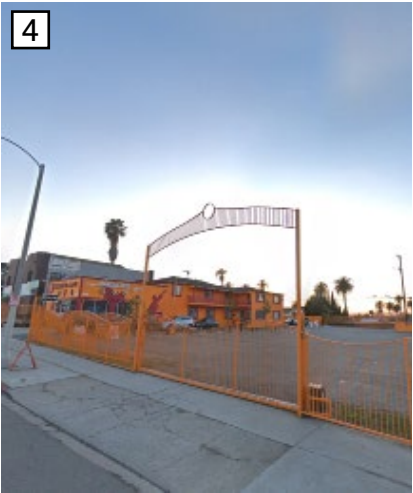
Oversized Parking



Underutilized Plazas



Vacant Lots



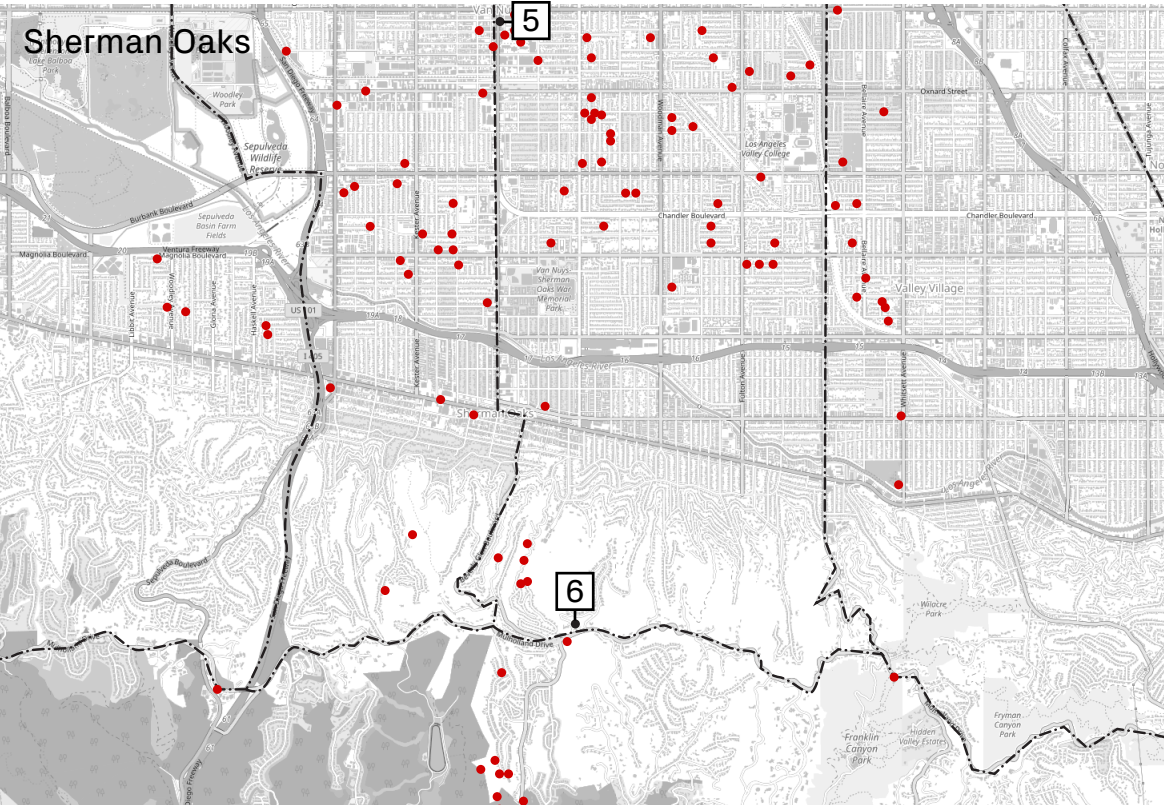
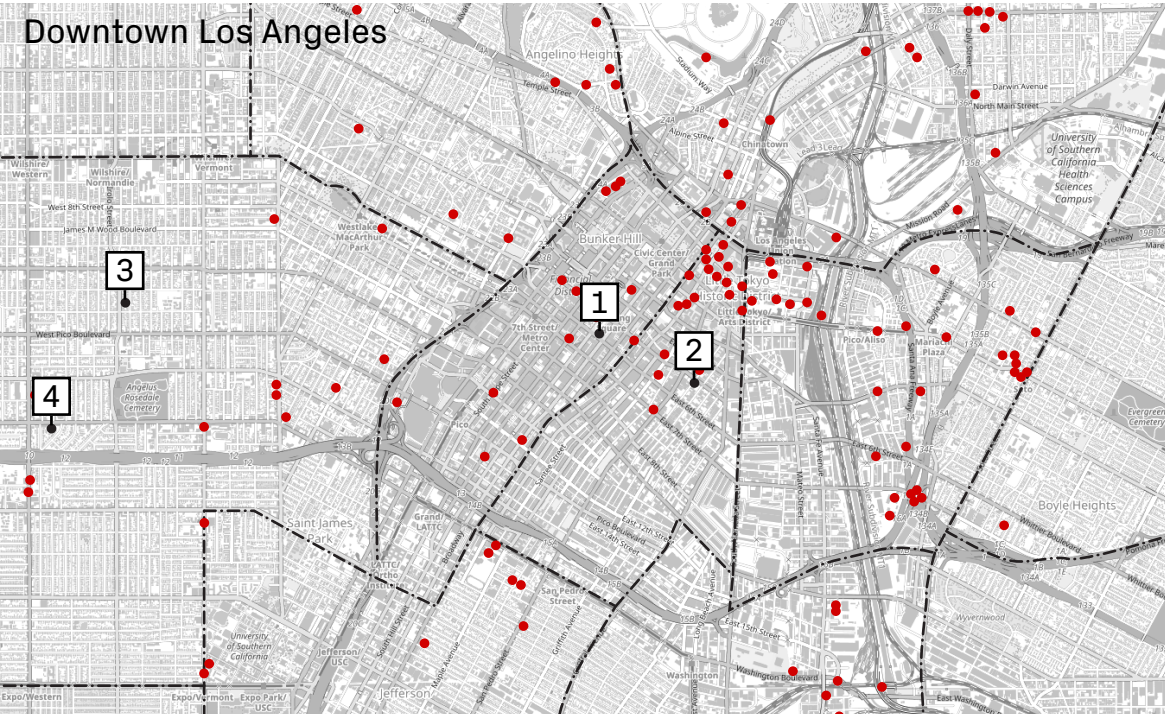
Unused Hardscaping



Difficult Lots



# Mapping Neighborhood Investment District Boundaries



● Vacant site or Open Space      - - - - - Proposed NID Boundary



# Case Studies



**Community Land Trusts**  
England, India, United States

The key concept of CLTs is a dual ownership structure in which the ownership of the buildings—in most cases single-family houses—is separated from the ownership of the land. This means that people buy and own their houses but they do not own the underlying land, which is owned by the trust and is leased to the homeowners by means of a long term, generally 99 year, ground lease.

**Pros**

People can get the houses with relatively affordable prices

**Cons**

The price of the building to resell or transfer can't be decided by the owner of the building.

Donation from church or a person might be needed to start a project.



**Community-Led Housing**  
Europe

A CLH attempt to provide a democratic alternative to developer driven housing construction. Unfortunately, most projects are too costly to be supported solely by the investment of local residents. Thus they must leverage their initial local funding round for favorable loans from outside sources, whether private or public. This model is also being applied to developments beyond housing, such as cultural and co-working spaces.

**Pros**

Residents are able to own a habitat with lower price by taking other residents' capital in a pool.

**Cons**

Residents are responsible for their own building. Any risks caused by their property should be accepted such as conflicts between residents.



**Shared Risk in Farmers Union**  
Japan

The Farmers Union in Japan shares risk in the production process. The Farmers Union supports its members by providing feed for milk cows at a lower price, in addition to a pasteurizing and shipping facility. The farmers are then obliged to sell their milk to the Union for a fixed price. They are not allowed to sell their milk to the other milk packing or dairy companies. The unions were originally made to mitigate unpredictable risks.

**Pros**

Risks and costs are shared with other union member so that they can reduce the costs.

Consumers can get products with more stable quality and price throughout the whole year.

**Cons**

Producers who have better skills and facilities cannot sell their product for a higher price, as it is fixed with the Farmers Union.



**California Public Schools**  
United States

While a large percentage of funding for California Public Schools comes from statewide income and sales tax, a sizable portion of the funding comes from local property taxes. Poorer districts may find themselves with less funding than their wealthier neighbors, requiring careful state and local monitoring and budget measures to ensure reasonably equivalent educational opportunity.

**Pros**

Local sources of funding allow for more direct influence over the maintenance and improvement of facilities and services.

**Cons**

Income disparity cannot be naturally ameliorated.

Bureaucratic difficulties can emerge when shifting local tax laws still must filter their funding through state financial mechanisms.



# THE THESEUS ACT

**Stephan Bica, Ssuhan Chen,  
William Chen, Andrew Han, Sean  
Justin, Hannah Lee, William Wang**

The Theseus Act, or ACHA, aims to capitalize on existing land that is unfairly owned or underutilized within the city of Los Angeles. The \$3.6 billion budget to house 100,000 people experiencing homelessness and assist 600,000 at risk only provides, per capita, \$36,000 for those currently on the streets and \$6,000 for those at risk. How can the city save money on land acquisition costs to better utilize these limited funds?

We are proposing a new city wide voting measure; a new zoning category; and a new development department in the LADBS.

The root of the problem is that new industry is driving higher paid non-residents to move to the city and displace current residents or put them at risk.

We propose two solutions:

- Utilize auxiliary land owned by the city
- Engage in conversation with citizens and country clubs in regards to Prop 13

The designs utilize an efficient plan that allows for privacy and one's own home, not only for those experiencing homelessness, but those that are also at risk. The architecture is inspired by Nakagin Capsule Tower modules, sized at 110 sq. ft. and joined together to form something similar to a courtyard typology on the former golf courses or auxiliary space.

Resources such as markets and rehabilitation facilities are to be built in or come to the locations via transport. Each design is to have something individual as to not be uniform despite the modular system.

50% of the land donated or acquired from the country clubs will be sold to for-profit accessible housing developers to increase funds for construction on the remaining 50%.

Construction of the remaining 50% will be overseen by the new ACHA Development department in the LADBS.

# Accessible Housing Development Act

LA owns land that is to be zoned ACHA 2.0. Exempt from setbacks and density restrictions in certain cases to allow for ACHA Development to occur.

New industry brings out of state residents that drive up the price of real estate. ACHA proposes that the industry builds supportive infrastructure.

Currently, the tax rate for property is set as 1% of the value of property.

Property only gets reassessed when there is a transfer, a change of ownership, or a new construction.

Proposition 13 states that for tax purposes, the value of any piece of property in California is frozen at pre-1978 levels. The only way that property can be reassessed at its real current value is if ownership of more than 50% of the property changes hands. (At one time)

Two laws give golf courses subsidies. A 1960 ballot measure passed by voters (and lobbied for by Bob Hope) lowered the value at which officials were allowed to assess nonprofit golf courses. The Bel Air Country Club, Brentwood Country Club, Los Angeles Country Club and Wilshire Country Club are all nonprofit 501(c)(7)s. The clubs are owned by their members.

The courts ruled that when members of country clubs die and new members are brought in, the clubs are not considered to have changed ownership. So the country clubs are treated as if they have been owned by the same people for the last half-century, even though many of the actual members haven't been around that long.

Although there is roll over membership, this has created a loophole that is seen currently as the property not changing hands.

The ship of theseus: You change one plank of a ship once a day. When you have changed every plank of the ship over time, is it the same ship?

sources:<https://simonsays.ai/app.html#!/public/shamir-alli-bhai/npr2094OWeZ7/a-good-walk-spoiledrevisionist-history-podcast-season2ep1/M8LO8VvzQWej>

## Eight Steps

1. AHA Tax + Zoning for Industry to bring infrastructure for out of state residences brought in to be housed for 5 years before going to housing market. I.E. Google opens in LA and brings 500 non resident employees. They are to build 500 units at lower rates under ACHA Zoning for the new residents and 500 units for those that are displaced. (ACHA Zoning allows for industry needed development for on market properties although zoned R-1 to R-2 to be built at R-3 density) ACHA Zoning 2.0

**2. City is to develop and allow development on parcels that the city already owns.**

**3.** City is to calculate the amount of taxes since 50% of turnover for country clubs.

4. Request a donation of land needed / land value not taxed from country clubs.

**5.** If there is no donation, LA votes. If donated, Country Clubs maintain tax break and members get one year of free or partially excused taxes.

6. Sell 1/2 of Country Club donated land to private sector for-profit accessible housing developers. New ACHA Development Department in LADBS oversees development of the remaining 1/2.

7. Building Department establishes development division for Accessible Housing Development. They have high salaries for public sector in house development hiring external architectects to design. ACHA Zoning 1.0

**8. Services and community amenities/support are to be built into communities and delivered to external sites.**

## ACHA Zoning

1. ACHA 1.0- City owned lots allowing development exempt from setback and height restrictions / Development on country club land.

**2. ACHA 2.0- City permitting new industry to develop R-3 density in R-1 and R-2 zones to solve displacement.**

Tear along dotted line

Ballot ID: 1County of Los Angeles

Official Ballot  
Housing and Development

January 14, 2019

Notice to Voters: If you are voting on Charrette Day, your ballot must be initialed by zero to two election inspectors. If you are voting absentee, your ballot must be initialed by the municipal clerk or deputy clerk. Your ballot may or may not be counted without initials. (See end of ballot for initials.)

Instructions to Voters

If you make a mistake on your ballot or have a question, ask an election inspector for help. (Absentee voters: Contact your municipal clerk.)  
  
To vote for a specific option on the ballad, fill in the oval next to the numbered option like this ●.

Referendum

To vote in favor of a question, fill in the oval next to "Yes", like this ●.  
To vote against a question, fill in the oval next to "No", like this ●.

County

**QUESTION:** Should AHA tax for Industry to bring infrastructure? (housing the out of state employed for 5 years before they can buy/rent outside of companies infrastructure and build Accesible Housing for the amount of people displaced ACHA Zoning 1.0)

☐ Yes

☐ No

**Vote for ONE option.**

☐ 1. Eminent domain all country club estates for Accessible Housing Act Development.

☐ 2. Eminent domain 50% of country club estates for Accessible Housing Act Development.

☐ 3. Eminent domain of land valued at the rate not taxed.

☐ 4. No eminent domain of any country club estate.

**Complete the Statement:** If land is donated by country clubs...

☐ 1. ...maintain their tax break under Prop 13.

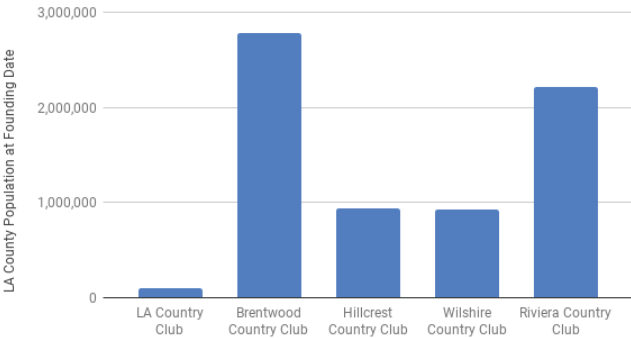
☐ 2. ...re-evaluate the tax law and re-shape with a new break.

☐ 3. ...remove tax break completely.

Side 1 of 2-sided ballot. Ballot continues on the other side. →

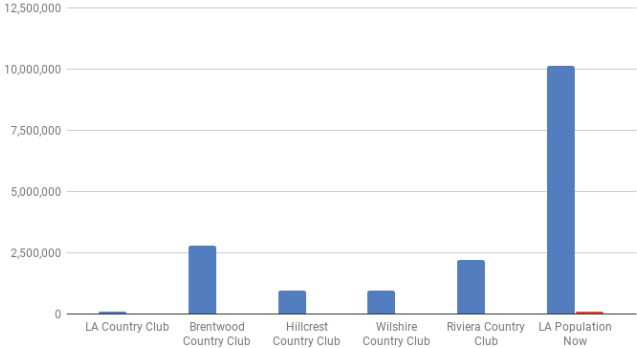


LA County Population at Founding Date



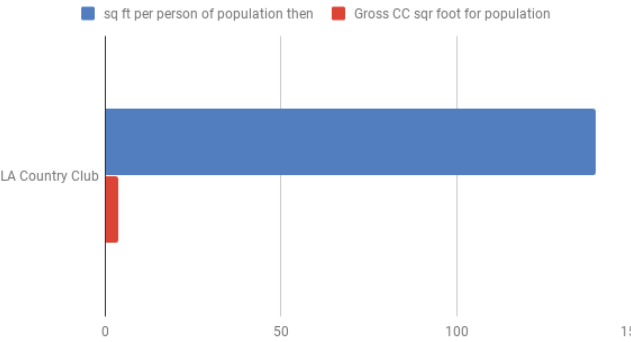
LA County Population at Founding Date

LA County Population at Founding Date Homeless Population at Founding Date



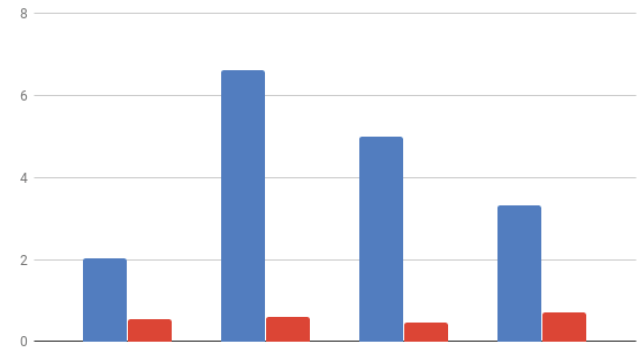
Homeless to Population

Sq Ft per person of population then and now



Sq Ft per Person of Population Then and Now

sq ft per person of population then sq ft per person of population now



Sq Ft per Person of Population Then and Now



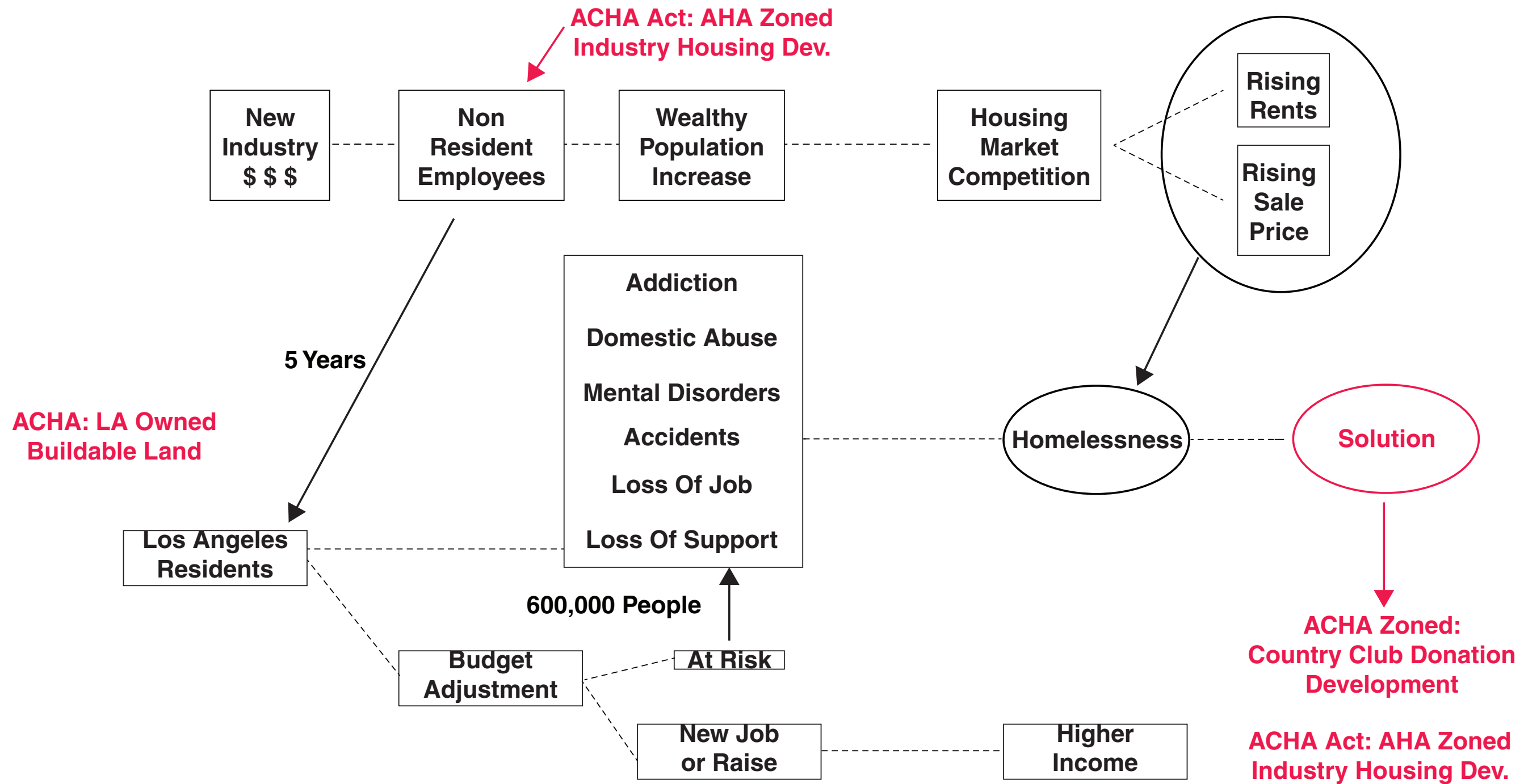
These diagrams depict the relationships of square footage to LA resident population and land value/amount to the possibility of housing. Calculations are made based on median list price of the zip code according to Zillow.

CLUB	EST.	SIZE	SIZE	VALUE <sup>1</sup>	HOUSING CAPACITY <sup>2</sup>	INITIATION FEE	CURRENT TAX-ABLE AMOUNT <sup>3</sup>
LA Country Club	1897	325 acres	1,415,7000 S.F.	\$11,906,037,000.00	128,700	\$250,000.00	\$119,060,370.00
Brentwood Country Club	1941	129 acres	5,619,240 S.F.	\$5,371,993,440.00	51,084	\$185,000.00	\$53,719,934.40
Hillcrest Country Club	1920	142 acres	6,185,520 S.F.	\$5,511,298,320.00	56.232	\$250,000.00	\$55,112,983.20
Wilshire Country Club	1919	107 acres	4,660,920 S.F.	\$3,752,040,600.00	42,372	\$70,000.00	\$37,520,406.00
Riviera Country Club	1926	168 acres	7,318,080 S.F.	\$8,518,245,120.00	66,528	\$250,000.00	\$85,182,451.20
Total		871 acres	37940760 S.F.	\$35,059,614,480.00	344,916		\$350,596,144.80

<sup>1</sup> Zillow median list price per S.F. in zip code

<sup>2</sup> At 2.0 F.A.R. on 1/2 of land at a Nakagin Capsule sized unit

<sup>3</sup> Without Prop 13





# ZONED OUT

Wesley Evans, Jesse Gates,  
Wendy Guerrero, Sadvi Jayanth,  
Cameron McCormick,  
Vincent Yung

The proposal operates with full intention at the intersection of dignity and capital, by hybridizing collectivist ideals of dwelling and ownership with the mindful inclusion of small commercial enterprise to generate income for the community. With a long term goal of establishing self sufficient micro-communities that cooperatively own and administer mixed-use property, the proposal offers an evolutionary growth model at a sustainably small scale. In other words, the proposal values community-directed redefinition and reconfiguration over time within a limited physical scope, rather than the expansion through repetition of a limited program model. Selected sites are kept intentionally small so that variety can proliferate within a single site, but the overall model can be standardized and deployed in thousands of locations throughout the city with minimal impact to the existing urban fabric—granular rather than monolithic.

In the first step of the process, the gap between bridge housing and permanent assistive housing

is narrowed down to a one-to-one parity both in terms of scale and location. Here the short term goal is to facilitate the growth of a newly housed community of people, and provide the opportunity for that community to actively engage in the development of their own space. Next, that community is given an asset in the form of a commercial unit on their property. With city assistance as needed, the unit becomes a flexible nest egg for the community, which can evolve from auxiliary space for programs and services, into leasable commercial space or a base of operations for a new enterprise developed by the residents themselves.

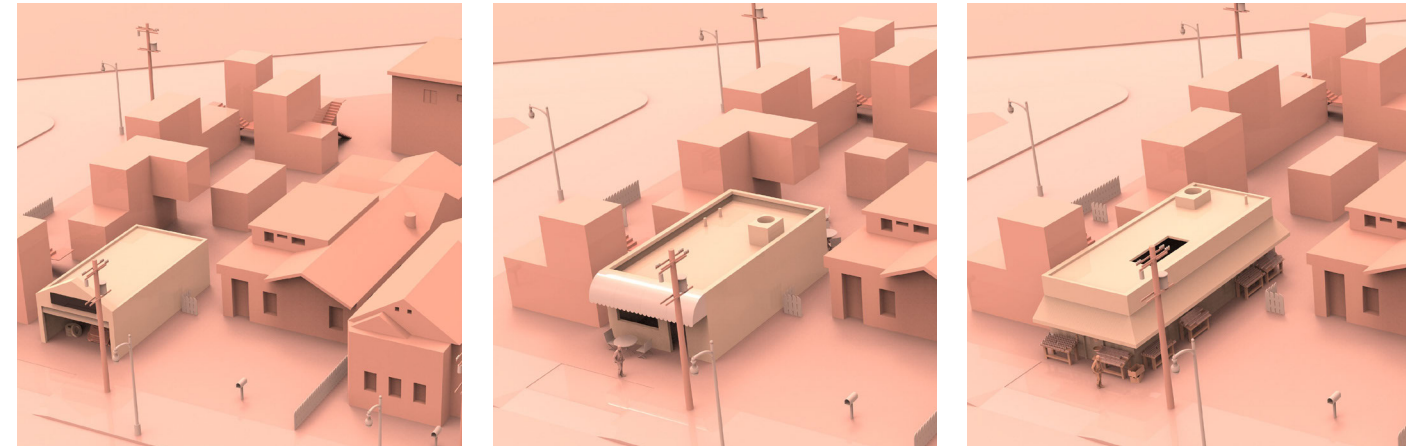
At every juncture, and beyond, the cooperative community is given general access to a city employed facilitator who can provide assistance and be a primary point of entry to access other resources, both public and private. The city's involvement in the community will likely diminish over time as need lessens, but the resource will never be revoked.

## ARCHITECTURE

The architectural goals of the project create a new housing typology by resurrecting the LA bungalow court typology and modifying the type to include commercial space. The project uses a policy alteration to the zoning code to facilitate the creation and operation of small commercial space within the bungalow court. Existing R1 housing zoning enables low density through mandatory single family detached home typology. Existing multifamily and mixed use zoning codes create efficiency through vast scale and extreme density. The new zoning category works between existing categories to work with the low density residential fabric of LA and radically add much needed density while also avoiding the current mixed use multifamily zoning model that has been shown to categorically underserve LA's homeless population.

## ZONING

The new typology is facilitated by changes in zoning policy. The creation of a densified R(X) designation with 20-30% commercial space embedded; uses Article 7 of the LA Citywide Use Code in which Division 7.4 Commercial use categories Division 7.9 Accessory use categories and limited Division 7.5 Heavy Commercial uses like car washes, Light Vehicle Repair, or Self Service Storage are available for inclusion on the site. By limiting the range of uses within a typical neighborhood commercial enterprise, the commercial component of the micro-community integrates into existing neighborhood fabrics by facilitating spatial infrastructure for contextually relevant existing service and retail markets.

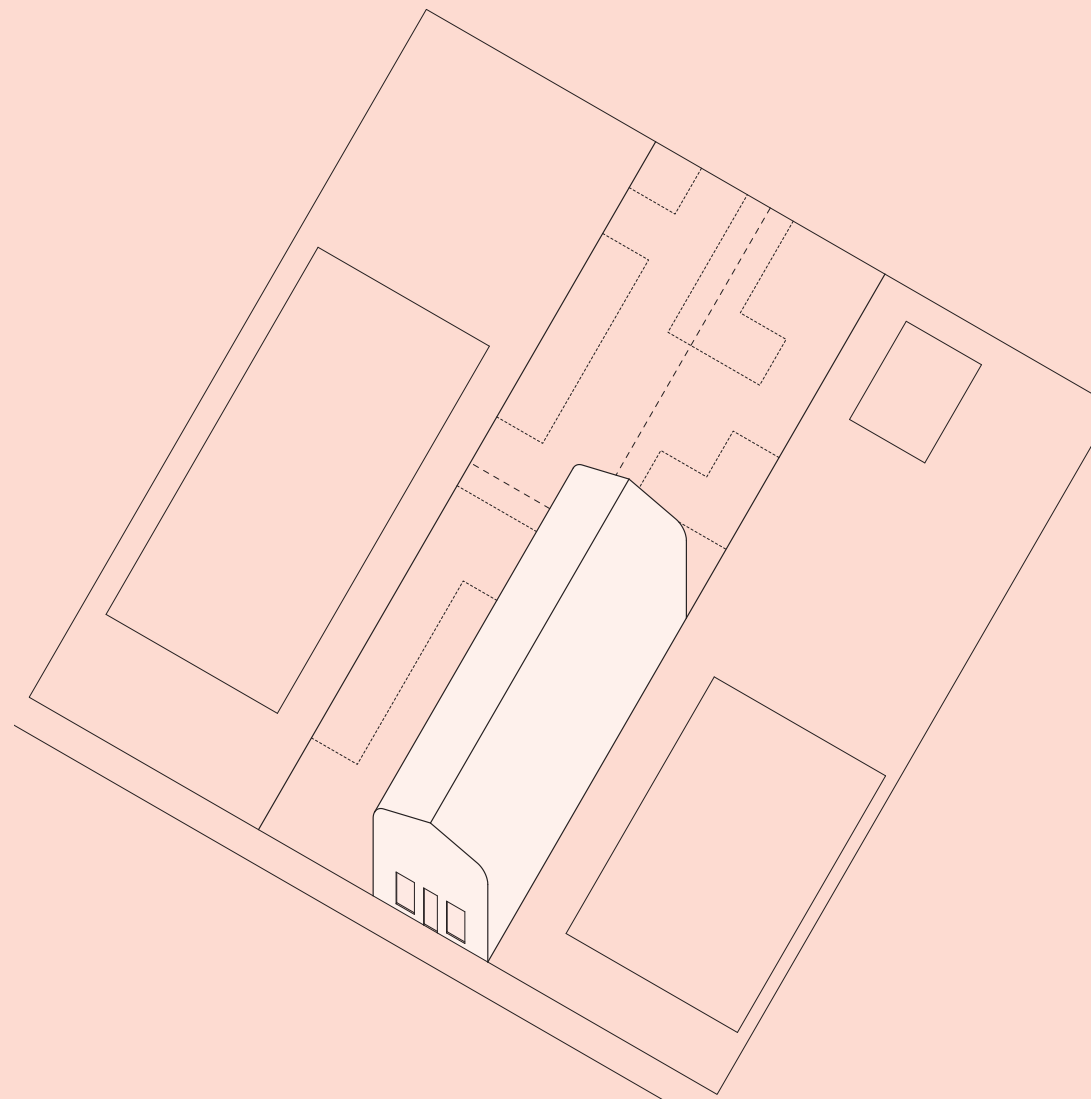


The small commercial unit offers flexibility for any number of ventures that, at a small scale and dispersed throughout the city, enhance and diversify the fabric of the neighborhood in which they are embedded.

## DEMOGRAPHICS

Families and pet owners are groups that are often un or underserved by rehousing programs. The example community here uses a diverse distribution of "family units" to create diversity, variability, and choice within a community organization both from a residential organizational standpoint and an architectural formal viewpoint. The example community of 15 residents is made up of a family of 4, a family of 3, 2 pairs of 2 people, and four individuals. Creating a diversity of residential units within a community permits long term flexibility as residents' familial and relationship structures change over time and facilitate keeping residents within the community, and for the community to be able to absorb new members should residents choose to move out.





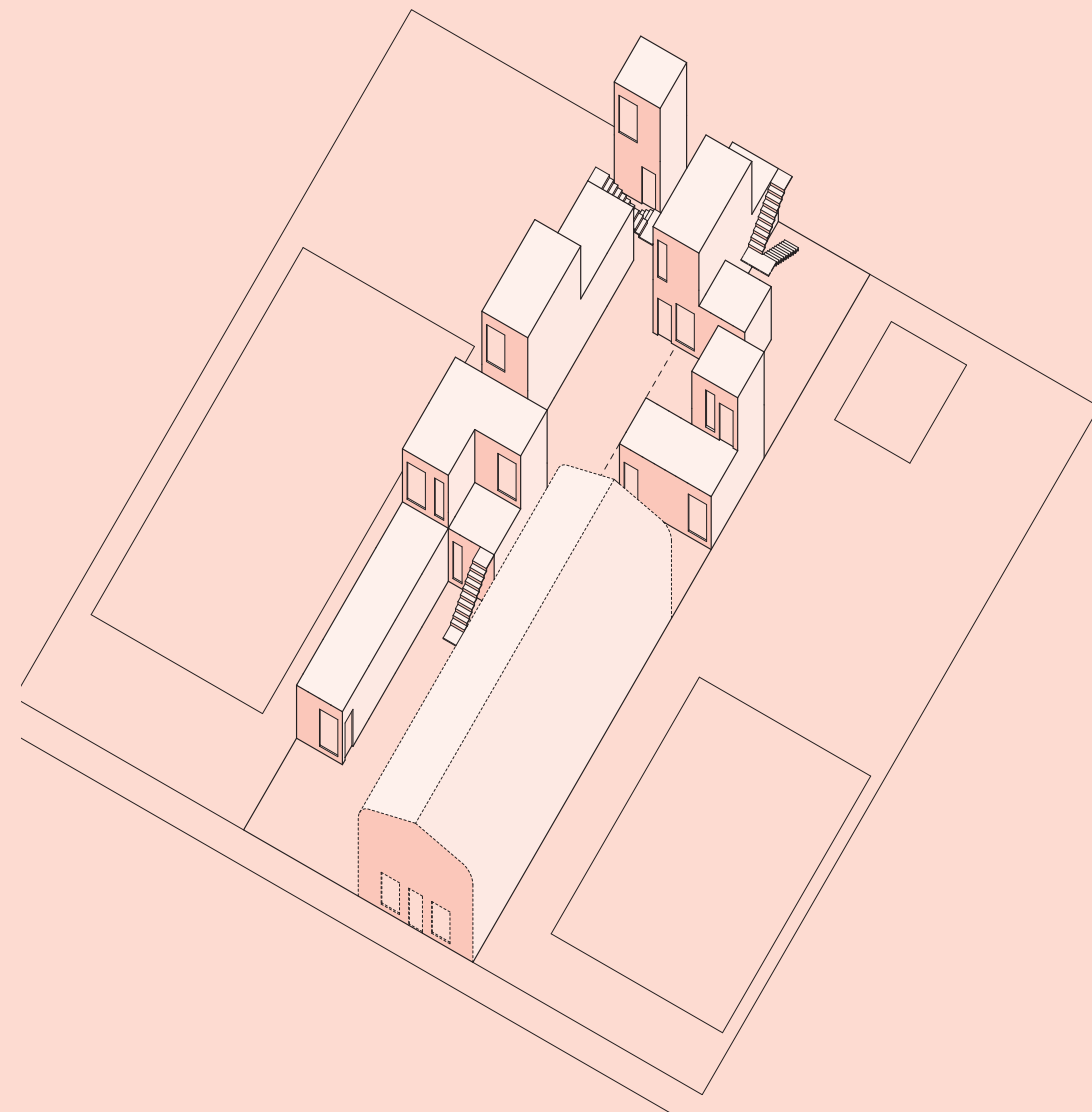
## ***PHASE 1: TEMPORARY HOUSING***

## **SHELTER IS PLACED**

Once a site is selected, between 20 and 30 percent of the area is allocated for a temporary structure to serve as immediate occupancy bridge housing. Typologically akin to the common homeless shelter, the structure is easily assembled from prefabricated parts, and largely open, with opportunity for interior partitions as needed. The bridge housing provides immediate shelter and services (medical, psychological, financial, and educational) for those previously living on the street or in between housing.

The additional 70 to 80 percent of the lot is set aside for permanent development of bungalow style dwelling units. A foundation is laid and utilities prepared. As occupation increases and stability is developed within the shelter, construction begins on the rest of the site. Only as far as people are willing and able, paid work opportunities are offered to the bridge housing inhabitants in the administration, management, and execution of the permanent housing development. Training is also provided for those willing but maybe not yet able. This work would be done alongside, and overseen by a contracting firm hired by the city.

With an intentionally limited footprint, the bridge housing is specifically intended for those individuals and families who will become permanent residents of the permanent assistive housing to be built on the same site.



## ***PHASE 2: PERMANENT RESIDENCE***

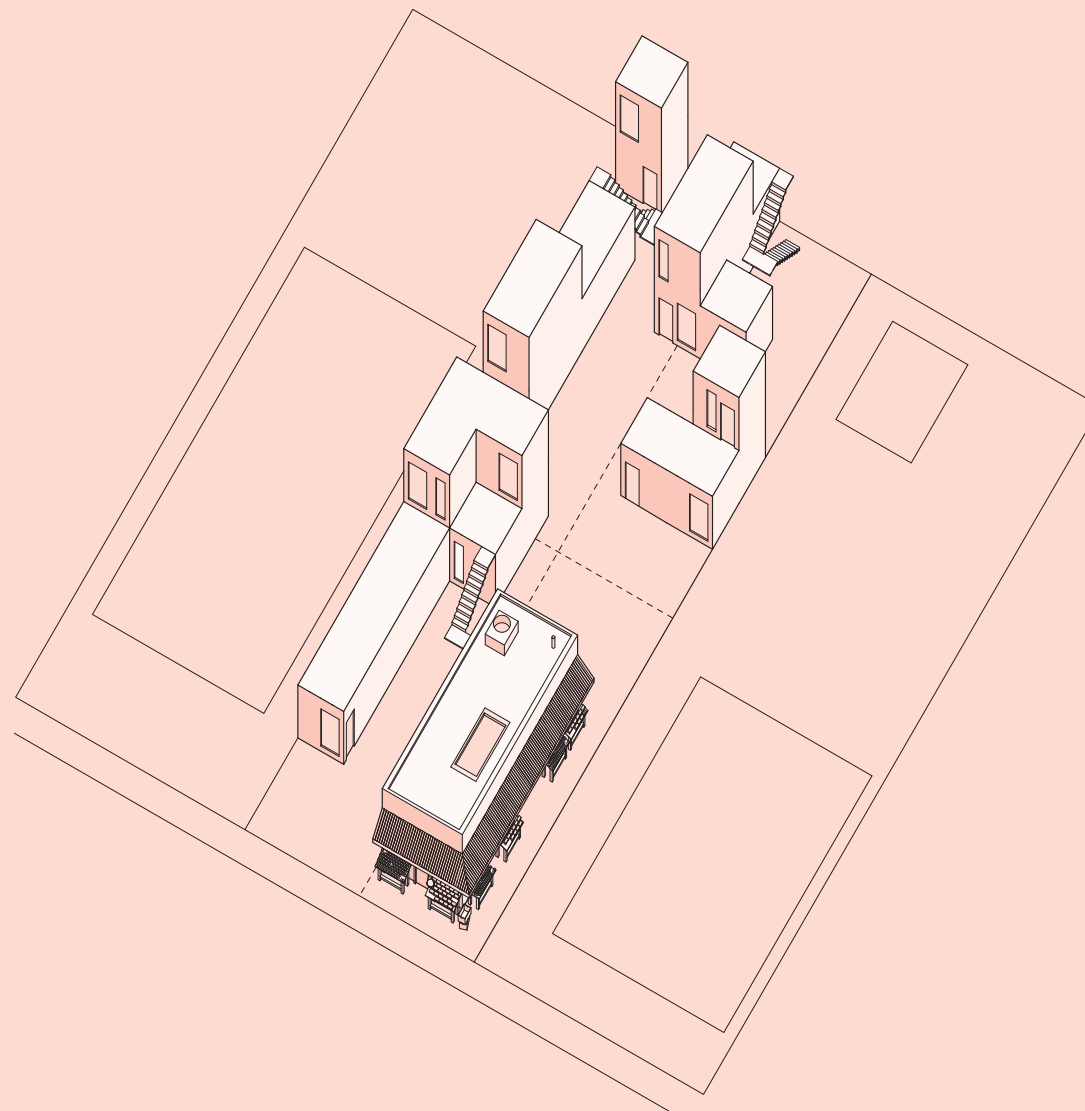
## COMMUNITY DEVELOPS

The bungalows are assembled on site and the residents move in to their new homes. The temporary bridge residence is disassembled and moved to the next site. City provided and facilitated services like counseling, medical assistance, or job training continue to come to the community and meet with residents in private areas within the bungalow units.

A stable life begins to take place within a resident's private home spaces and between residents in the communal public spaces.

The community works together to shape a co-op agreement and community charter. Community members may start home making, gardening, making creatively, or working off site.

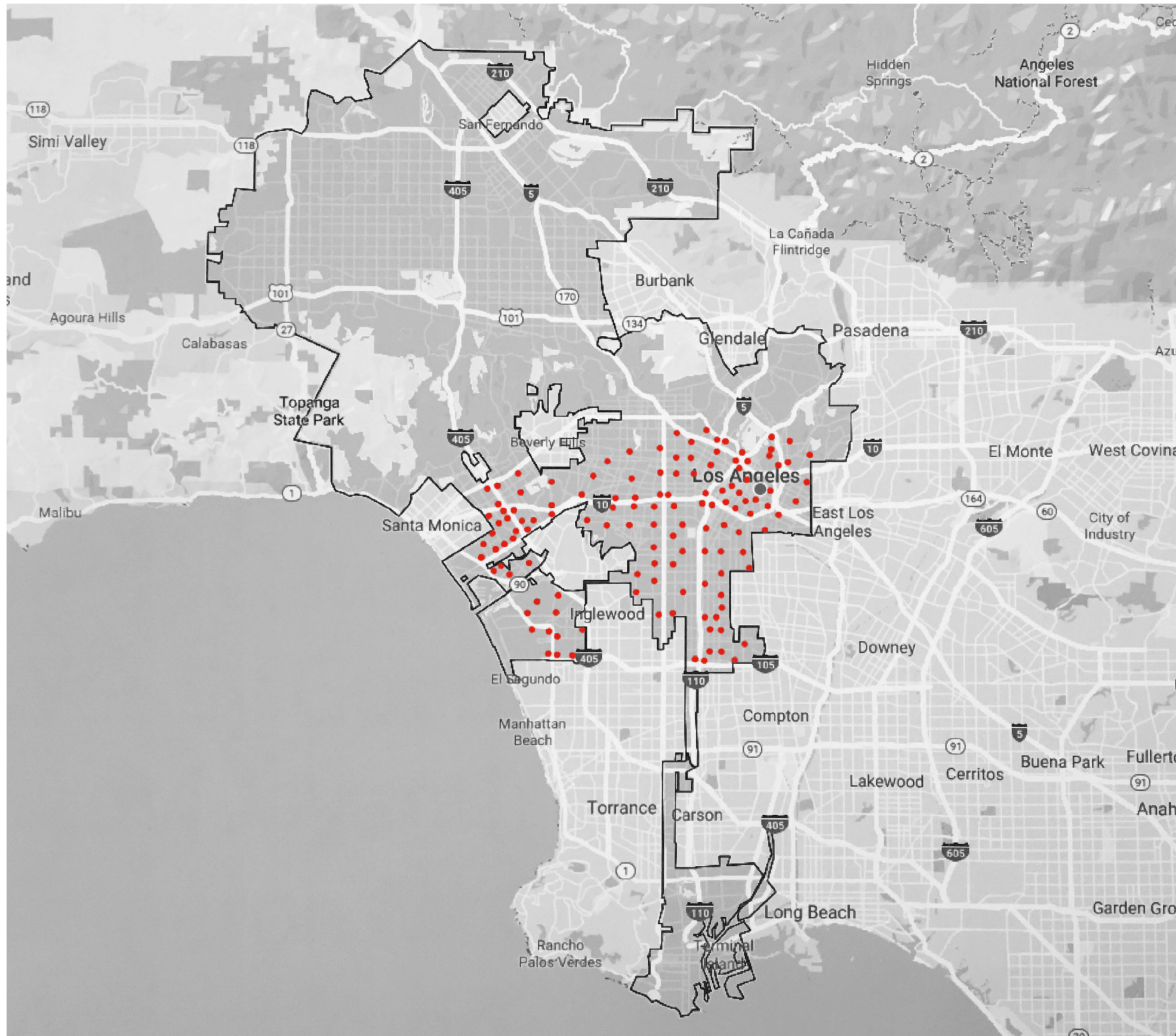




### ***PHASE 3: BUILDING ENTERPRISE***

## **BUILDING ABUNDANCE**

The commercial spaces are filled with city provided prefab and site assembled units. The community may move personal service spaces into these newly assembled community owned spaces as they see fit. The commercial unit may then begin to operate as an income generator owned by the residents of the community. A large company may move in and employ the residents of the community, a small business may move in and lease the space, or the community itself may open a business like an organic food store, a sewing shop, or other independent venture.



Through amendments to the zoning code, the community module becomes deployable across vast and diverse territories, in neighborhoods all across the city. The distribution of the network of many community units creates large scales of housing stock accessible to populations that do not currently have access to housing.



# GEMEINDEBAU

## IN VIENNA

### Shuruq Tramontini

Policies that deal with affordable housing, rent control or rent subsidies are difficult to implement in the United States. But what exactly makes this seem so impossible? Taking Vienna as an example, I ask myself what are the differences. Of course, compared to the United States, Austria, and especially Vienna is a radical example, as social housing is an outcome of long historical developments (such as its long-term government of the socialist party), and the city is known for being the social-housing paradise par excellence.

In Vienna, 62% of its citizens currently live in social housing, and every fourth apartment belongs to the city. Those are government-subsidized housing rented out mainly by the municipality or nonprofit housing associations. The system works like a lottery in which anyone whose average income wage falls below \$53,225 per year can take part. Funded by income taxes, corporate tax and a housing-specific contribution made by all employed citizens, social housing is held to be at the forefront of progressive planning policies and also sustainable design.

Gemeindebau is the German word for “municipality building” and refers to dwellings erected by the municipality, providing low-cost

social housing.<sup>1</sup> In Austria, especially in Vienna, these play an important role since the 1920s in the city’s architecture and culture.

The beginning of these innovative urban planning activities lies in the socialist’s “Red Vienna” period, between the two World Wars, in the 1920s. The miserable living conditions of the working class in the tenement houses (in German: Zinshaus) at the beginning of the 20th century has led the Social Democratic Labor Party that came to power in 1919 to implement the dwelling taxes which laid the foundations for the concept of the Viennese communal housing. Until 1933, 64.000 social dwellings were developed, among others the Karl-Marx-Hof, which until today – with 0.68 miles - is the longest continuous housing worldwide.

The aim back then was to provide affordable housing of good quality for a broad public. Light, fresh air and direct sunlight were established as basic building criteria, while the establishment of so-called communal facilities such as schools, educational institutes, libraries, nurseries, bath-houses, food stores, health care institutions and laundry rooms were considered as the heart of the Gemeindebau.

The construction of social housing stopped during World War II until 1945, when the politics and the general public came to terms with the fact that housing should not be left to the mercy of the free market. The municipality established legal, financial and administrative instruments blurring the line between housing provision and urban planning.

Shifts within the society, changing residential needs, urban planning and technical construction progress call for new models to keep up with the relationship between architecture and transformations of contemporary lifestyles (family structures change, new immigrant communities alter the urban landscape, topics like the environment and sustainability are becoming ever more crucial). Norms and values for social housing construction have changed many times, and are in constant need for adapting to new needs and concerns like ecological fingerprints, traffic-free neighborhoods, gender mainstreaming in planning, new forms of

living and working and integrative concepts.<sup>2</sup>

Funded by federal taxes, Vienna uses these to subsidize social housing, rehabilitation and preservation. While the city is deeply concerned with citizen engagement in its comprehensive Urban Planning, the Bauträgerwettbewerbe (competition for developers) play an important role in housing provision. In addition, rather than having a one-year contract, housing contracts in Vienna are indefinite, preventing a yearly rent increase. The social housing system in Vienna aims at economic and social diversity of communities. These strategies ensure a balanced-out neighborhood that is neither extremely poor nor extremely wealthy, levelling out inequalities not only in a social but also in a spatial sense, resulting in very little socio-spatial segregation and only modest changes in rent between one district of the city and another.<sup>3</sup>

Despite this overall picture of Vienna as a comfortable and isolated island, fortunate enough to benefit from a welfare state that remains intact, the system is facing increasing challenges. It is regulated by a centralized, highly bureaucratic apparatus. The financial crisis and the accompanying European-wide call for austerity measures introduced a shift in Viennese politics, asserting that the only way out of the crisis is to cut public money spending and reduce subsidies – the very opposite of the values underpinning Gemeindebau. Additionally, this housing concept is a topic of controversial debates in the EU since it reduces the housing market prices.

Having said this, the Viennese municipality has managed until now to hold on to core concepts of the old scheme of the 1920s, following the balanced approach to city's growth by restructuring housing production and using regulated competition among other strategies.

In a free market capitalist state such as the United States, innovative designs for affordable housing are bound to increase in price over time. Through rent control or price regulation policies, this issue has been addressed before, but its implementation

proves to be difficult. Especially in Los Angeles.

But are these the only possibilities? Socialism versus subsidized capitalism? Are there any alternative policies for regulating the cost of housing in the free marketplace? Is there an alternative logic of regulating prices? Right now, we all seem to be locked in our ways of thinking with no feasible possibilities in sight. In the face of demographic change which poses a challenge and perhaps even a threat to the old European societies, the Viennese are well advised to pursue their traditional way of building and planning.

Social and spatial inequalities are a visible challenge in the United States. Consider Skid Row in Downtown LA, for example - one wrong turn away from Walt Disney Concert Hall or a trendy restaurant there is another world of extreme poverty demarcating an entire neighborhood. Is poverty a necessity in free market capitalist states? Shouldn't it be fought with all means possible to prevent break ups and fissures in the social cohesion? I believe it is of high importance to battle this increasing gap between rich and poor and prevent its increase. And the United States might have something to learn from Europe or specifically from Vienna. I am not suggesting to import the Viennese model - that would be a nostalgic and anachronistic endeavour - but to look at the Viennese way of handling problems and develop new solutions.

1 - The conventional term *sozialer Wohnbau* could be translated to social or public housing, emphasizing social in a more political sense, whereas Gemeindebau corresponds to society in the sense of people living together - community.

2 - Subsidizing innovative architecture and proposals by an impressive list of national and international award-winning architects such as Jean Nouvel, Coop Himmelb(l)au, Herzog & de Meuron, Zaha Hadid, Norman Foster, Harry Seidler, Hermann Czech - just to name a few.

3 - Rumpfhuber, Andreas and Klein, Michael: Modelling Vienna, Real Fictions in Social Housing, Vienna 2015.



## CARLOS ZEDILLO

### PIENZA SOSTENIBILE

The questions posed by SCI-Arc's Homelessness Charrette are best considered from the perspective of policy makers. The resulting speculative work of hundreds of architecture students should sound an alarm that the real crisis of homelessness in Los Angeles lies not in the shortage of housing, but in the marginalization of a population through a lack of coherent and effective policy. Providing shelter will remain a purely illusory fix to the issue of living on the street so long as local policy remains unchanged.

The work in the following pages reveals that much local policy in LA contradicts universal propositions, such as the right to adequate housing, which stands as a fundamental pillar of the right to an adequate standard of living, according to the Universal Declaration of Human Rights of 1948 and the International Covenant on Economic, Social and Cultural Rights of 1966. The standards rely on seven simple concepts:

**Security of tenure:** all persons should possess a degree of security of tenure, guaranteeing legal protection against forced evictions, harassment and other threats.

**Habitability:** housing should provide the occupants with adequate space and protect them from cold, damp, heat, rain, wind or other threats to health, structural hazards, and disease.

**Accessibility:** housing should be accessible to all, including the disadvantaged and marginalized groups.

**Cultural adequacy:** housing should respect and take into account the expression of cultural identity and diversity of housing by ensuring that the cultural dimensions of housing are not sacrificed.

**Location:** housing should allow access to employment, health care services, schools, childcare centers, and other social facilities. Additionally, housing should not be situated at polluted sites or in proximity to pollution sources that threaten the right to health of the inhabitants.

**Availability of services, materials and facilities:** housing should provide all persons with access to facilities essential for health, security, comfort, and nutrition, including safe drinking water, adequate sanitation, energy for cooking, heating, lighting, food storage, refuse disposal, and emergency services.

**Affordability:** the ability to satisfy other basic needs should not be threatened or compromised by the costs associated with housing

The best examples featured in this report propose intra-urban solutions, considering new modes of temporary housing, or thinking outside the box to bring services to the most vulnerable and hard to reach groups. The projects aim to strengthen the urban fabric of LA, reducing environmental impact and increasing resilience to optimize the life cycle of the solution.

Working small can yield benefits beyond an accelerated timeframe. Phased, incremental deployment of units, facilities or services offers a degree of situational flexibility and scalability not otherwise possible, particularly in the design of cheap, modular units that can be combined and recombined into temporary or permanent structures on a range of sites. Smaller dispersed projects can also help combat NIMBYism by bringing broad efforts back down to a human scale and taking advantage of existing local resources. Linking efforts to existing brands and strategies like AirBnB can help improve public perception and encourage public involvement. Informal infrastructures can be harnessed and gradually formalized, rather than being supplanted entirely.

104 - MODULAR PREFAB HOUSING

James Jiang, Alexander Kardanovskiy, Priyanka Patel, Ji Wang, Yuchen Wang, Mingzhe Xu

Honeycomb housing units are easy to produce, ship, assemble on site, and connect to utility grids. In a straightforward manner, they provide a cost-effective and fast way of transition housing.

112 - TINYHOME

Brandon Kintzer, Zhu Zi Xiao, Yuan Wang, Liang Yu, Sabrina

The income from short term rentals on Airbnb can be substituted by the income from providing temporary shelter in the units that are located in the backyards or driveways of single-family houses and managed by the city-wide program.

120 - NETWORK OF PODS

Swetha Arunkmar, Lia Fernanda Grimmer Perez

In search for spatial opportunities pods of three sizes redefine building walls as opportunities for living.

122 - DISPERSAL

Neil Vasquez, Jared Baker, Aihe Shen, Zhang Wang, Tal Dotan, Yousef Hussain

The barely perceptible Accessory Dwelling Units are tied into a pedestrian network containing local grocers, charity organisations, medical facilities and a meeting center.



# MODULAR PREFAB HOUSING

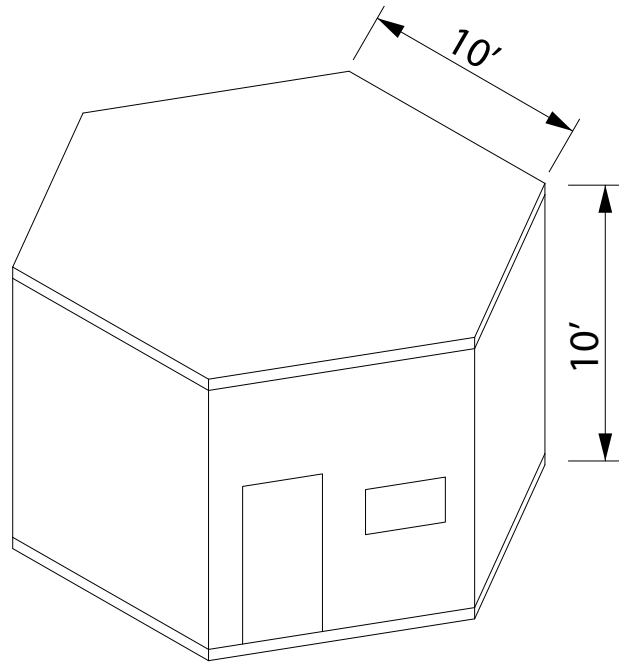
**James Jiang, Alexander  
Kardanovskiy, Priyanka Patel,  
Ji Wang, Yuchen Wang,  
Mingzhe Xu**

LAHSA's 2018 Homeless Count reported 52,765 individuals and family members experiencing homelessness (including Long Beach, Pasadena, and Glendale who conduct their own homelessness counts). Although these numbers are slightly lower compared to the previous year, the scale of this acute problem still presents a daunting statistic for a city that is home to the largest unsheltered population in the country.

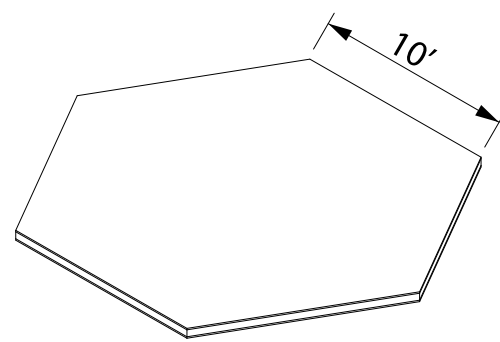
Put in the simplest possible terms, the primary answer to homelessness will always remain move-in ready housing, that preferably needs to be fast, simple, cost-effective and safe. By connecting people experiencing homelessness to housing and services, they immediately earn a platform from which they can address other areas that may have

contributed to their homelessness — such as employment, health, and substance abuse.

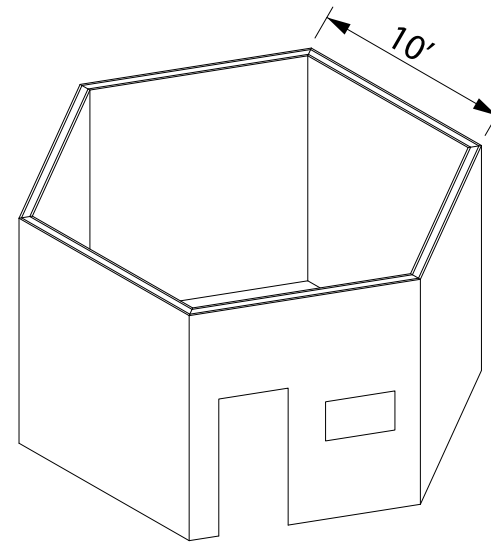
Our proposal within the scope of the Homelessness Charrette workshop is a flexible prefabricated housing solution, that aims to bridge the gap between living on the street and permanent accommodation. The modular honeycomb cell-like living pods measuring approximately 260 square feet each can easily be factory-produced, disassembled into parts, shipped, and later assembled back together on-site and hooked up to city electricity water and sewer all in just a matter of days. An estimated cost of a kit consisting of all the necessary materials required to build a temporary dwelling, including basic furniture and appliances, is \$45.00 per square foot.



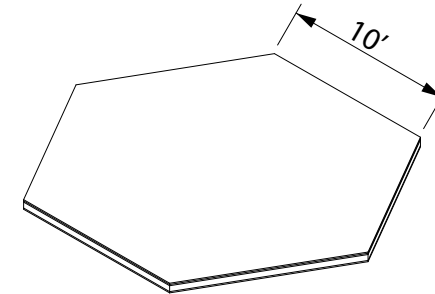
Single Assembled Module



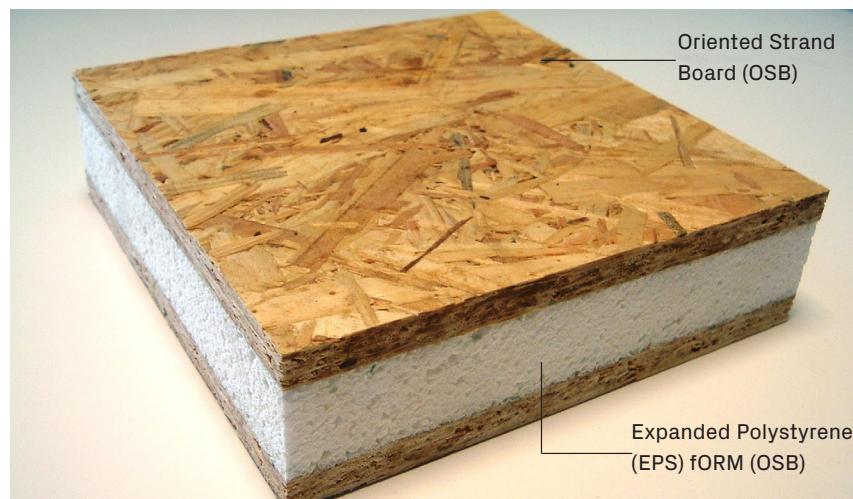
Roof



Wall



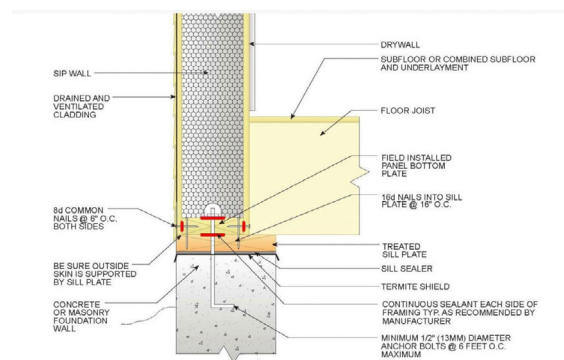
Floor



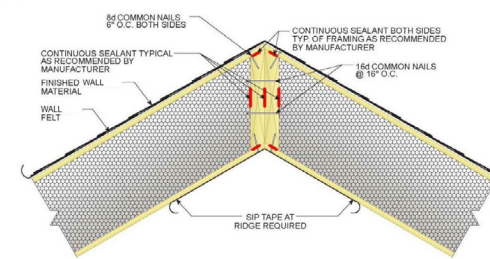
Structural Insulated Panel (SIP)

**Oriented Strand Board (OSB):** OSB is made from fast-growing, small-diameter trees, avoiding the need for cutting old-growth trees.

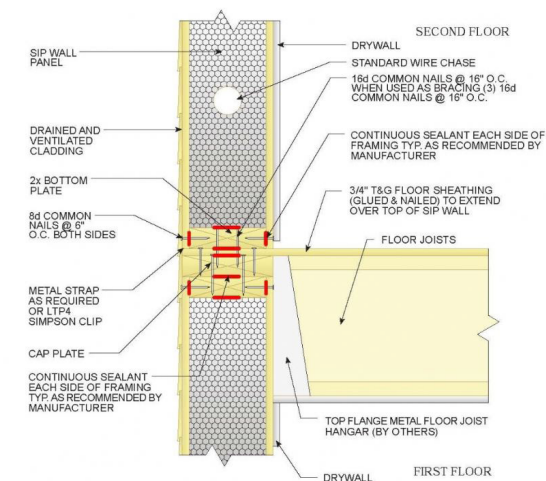
**Expanded Polystyrene (EPS) Foam:** EPS foam is a recyclable material that is completely inert in the environment, and is in fact often used as a soil additive.



Foundation Connection Detail

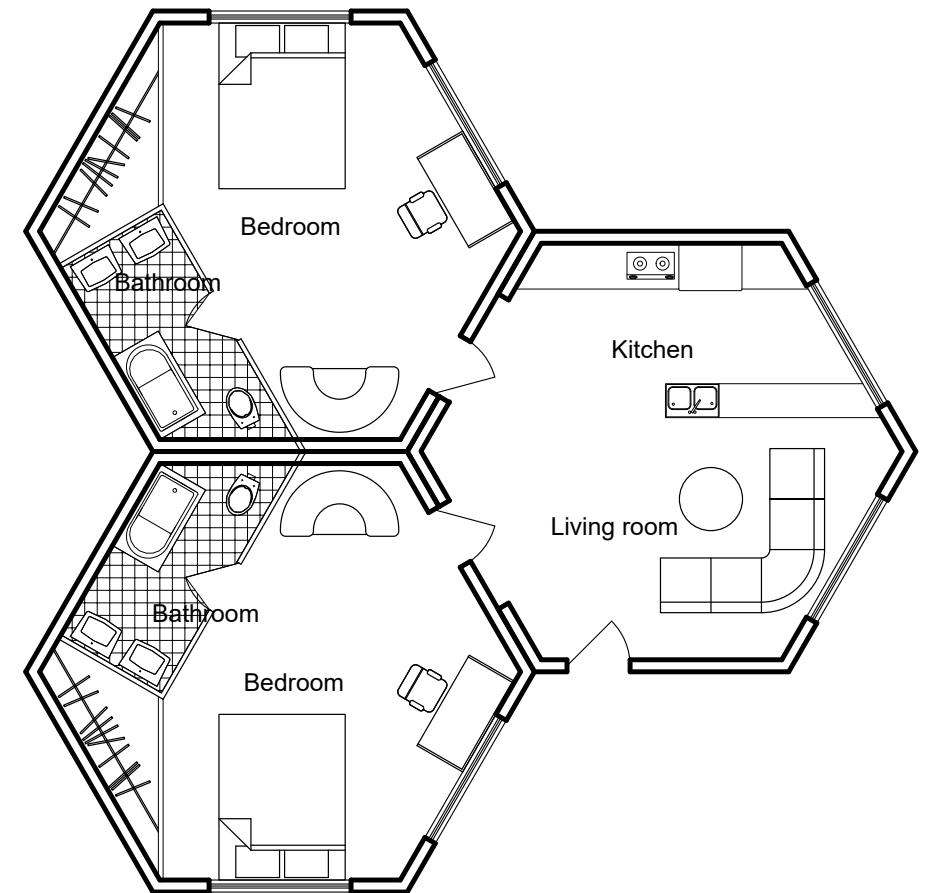
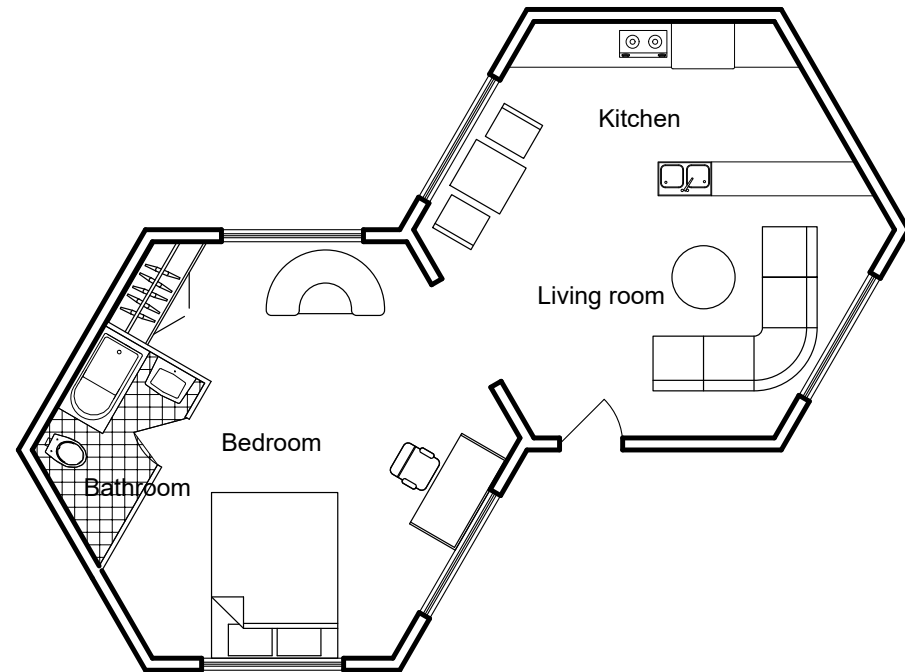
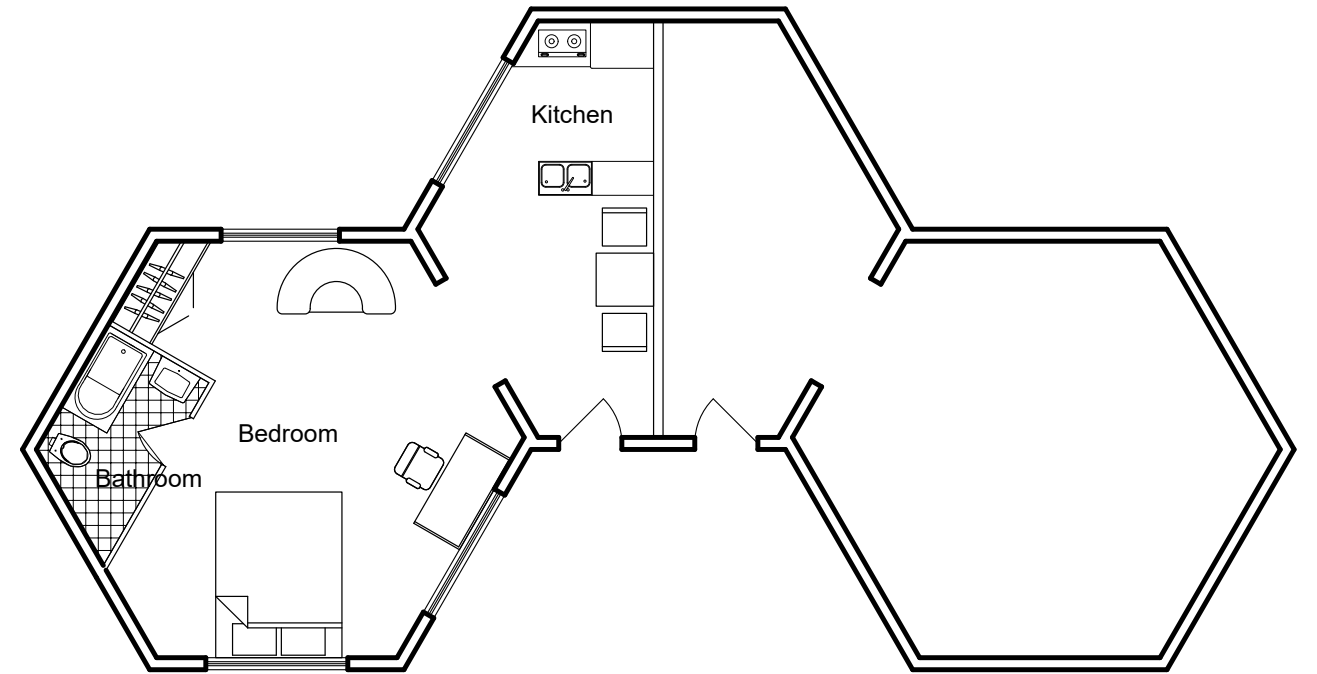
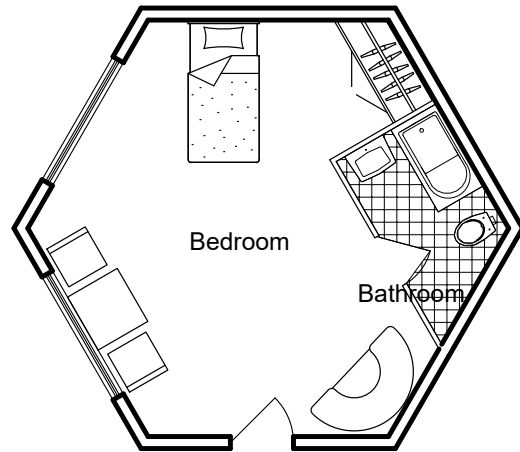


Wall to Wall Connection Detail

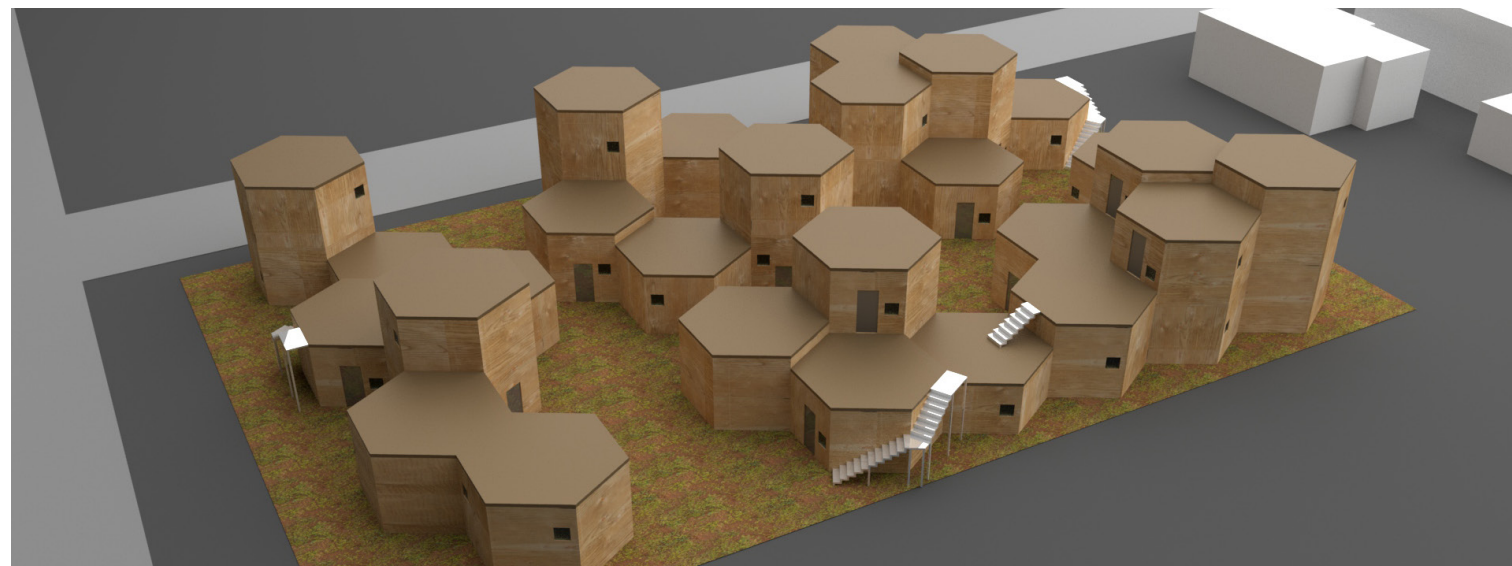


Wall to Floor Connection Detail









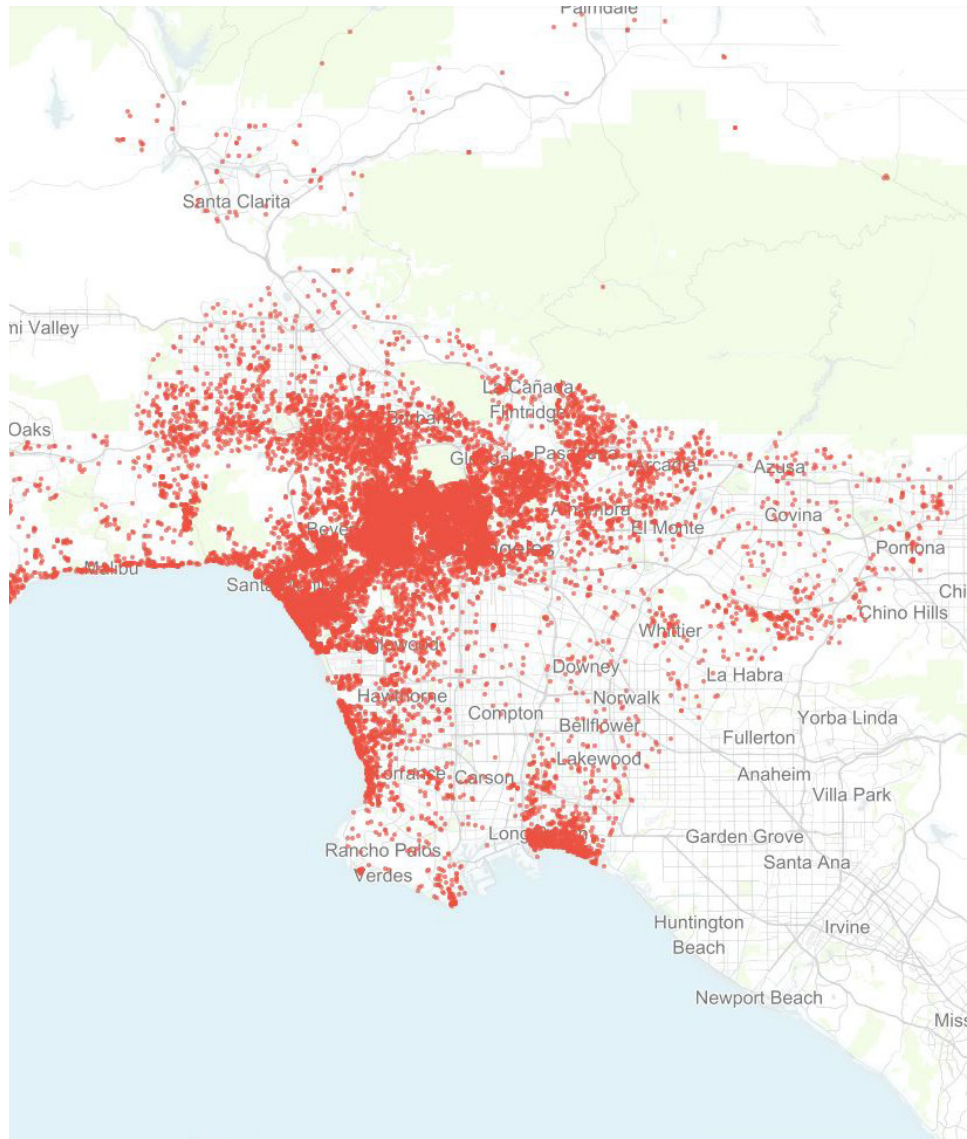


# TINYHOME

Brandon Kintzer, Zhu Zi Xiao,  
Yuan Wang, Liang Yu,  
Sabrina Yuen

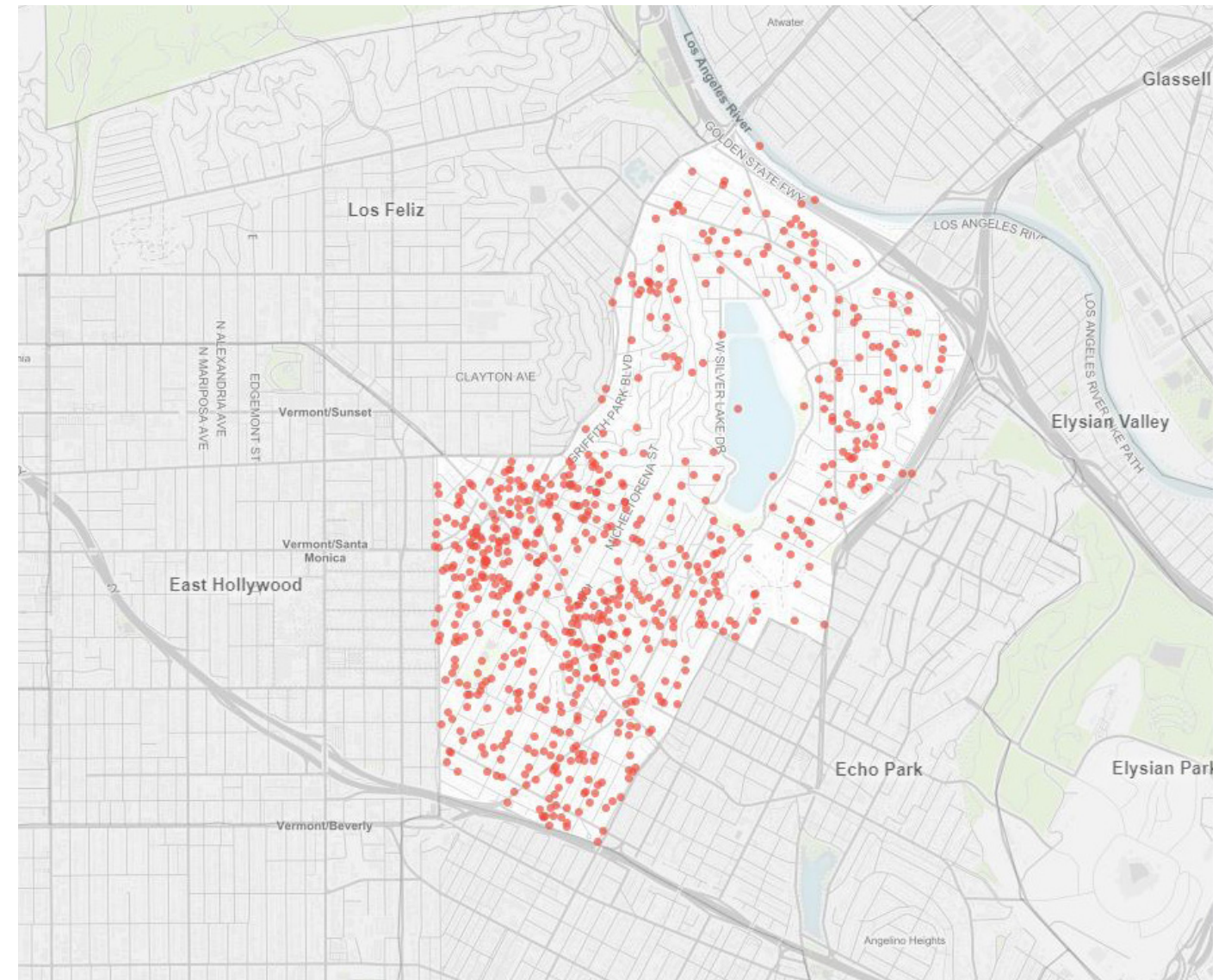
As the Los Angeles City Council passes restrictions on Airbnb and other short-term rentals, we see this as an opportunity to give incentives to property owners to shelter the homeless populations while keeping their short-term rental properties at the same time. Our proposal is an adaptation to the Bridge Housing model. We looked at the dense and safe environments located within urban and suburban communities and dispersed the services, facilities, and housing for the episodically homeless population. We wanted to maintain the temporary aspect of the Bridge

Housing yet adhere to a permanent aesthetic. The units would be produced by a manufacturer, purchased by the program, and sold to property owners. The units would include a bed, bath, shower, living, and kitchen facilities. The property owner would provide the connection to water and power. This model can house more persons annually than if we were to cater to the chronically homeless. A neighborhood with a more dispersed population in-need of shelter, social workers could work within one neighborhood.

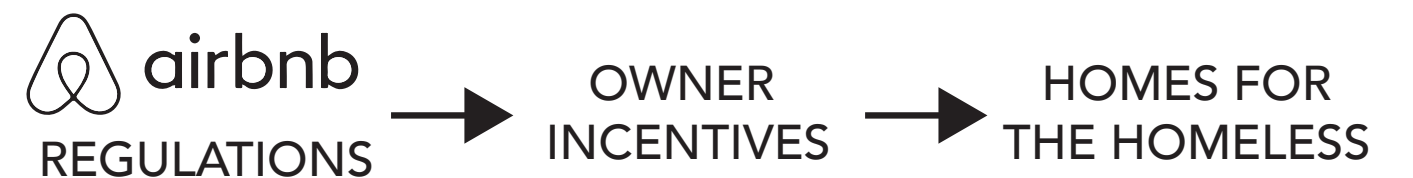


There are 27,392 AirBnB listings in the Los Angeles County area as of 11.04.18. These units are threatened by legislation passed that will restrict AirBnBs to a limited number of listing days and other qualifications for listing.

27,392 Possible Spaces for the Homeless



In Silver Lake alone, there are 688 entire home - high occupancy listings (available over 120 days during the year) that will be affected by new AirBnB restrictions. We are proposing an incentive to allow owners to continue operating their AirBnB if they allow the city to use part of their land for a TinyHome to shelter the episodically homeless.





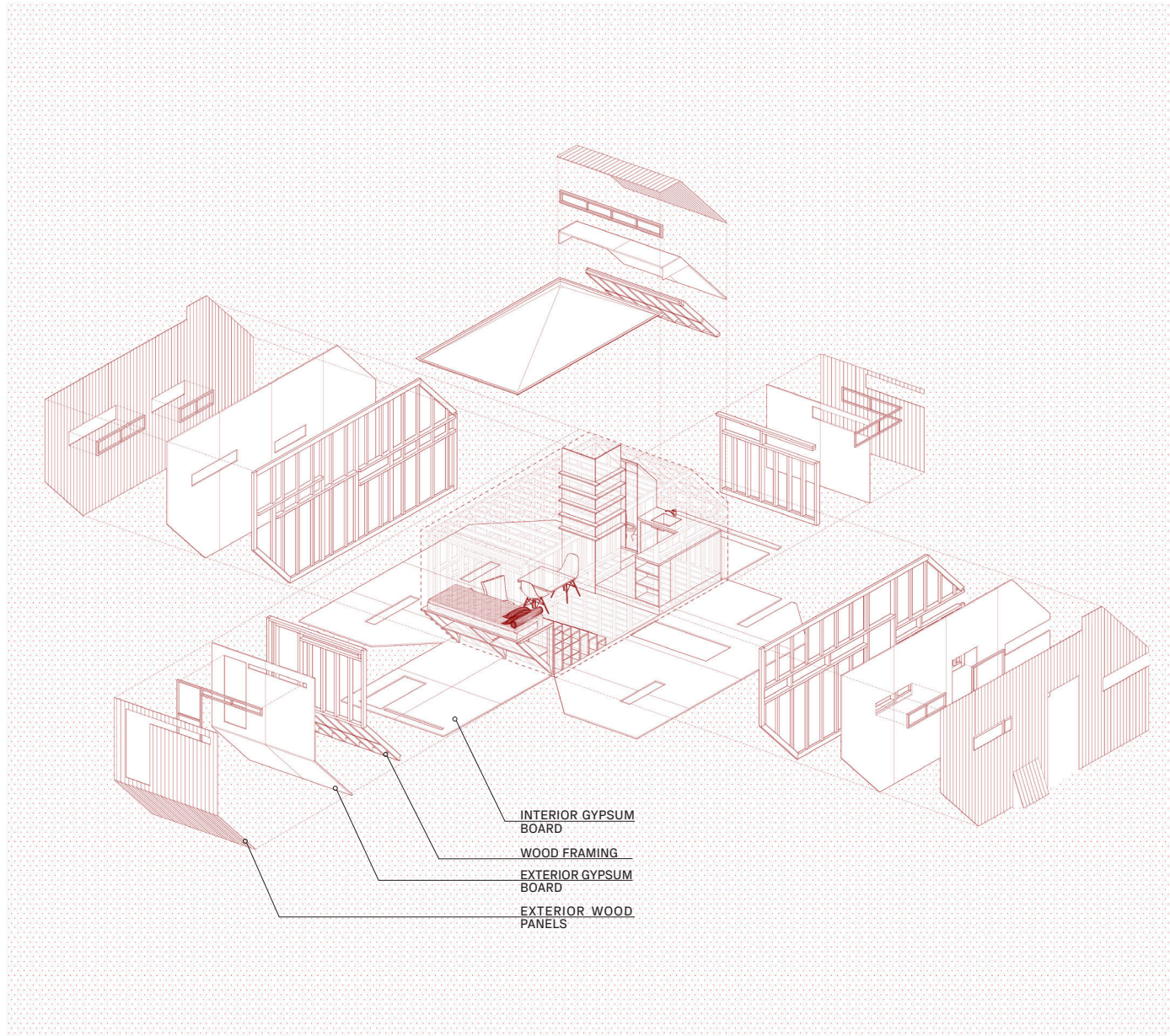


Exterior if the TinyHome sitting on the property of an Airbnb

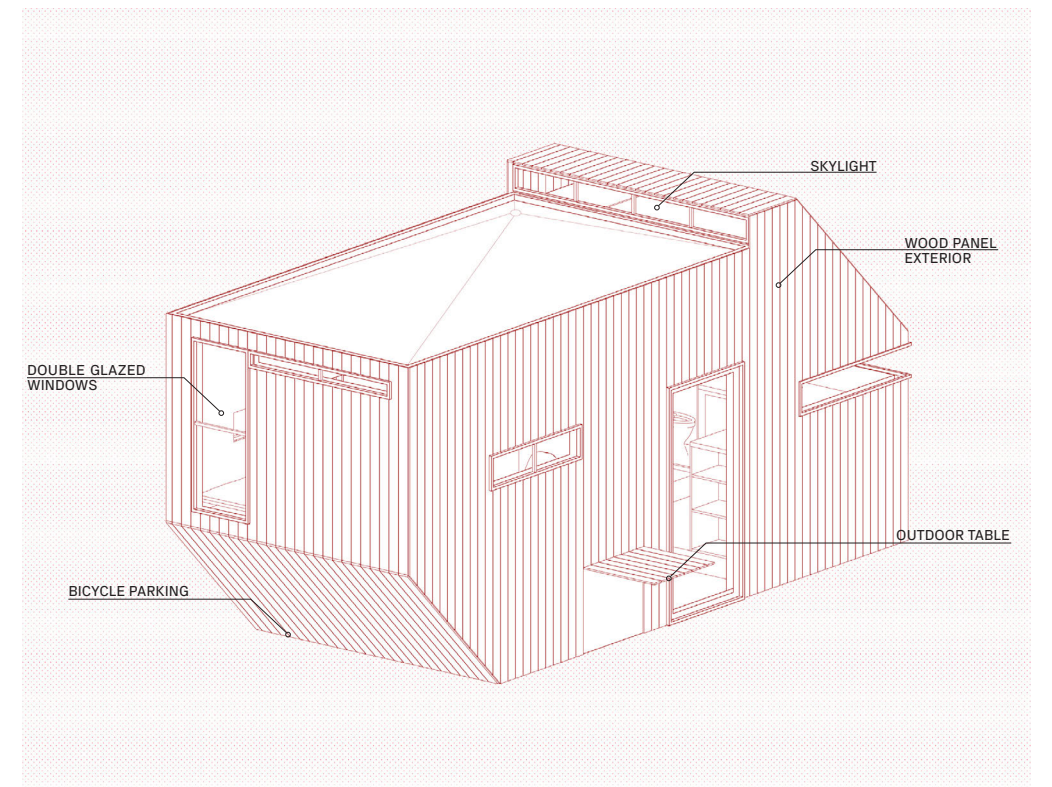


Interior if the TinyHome

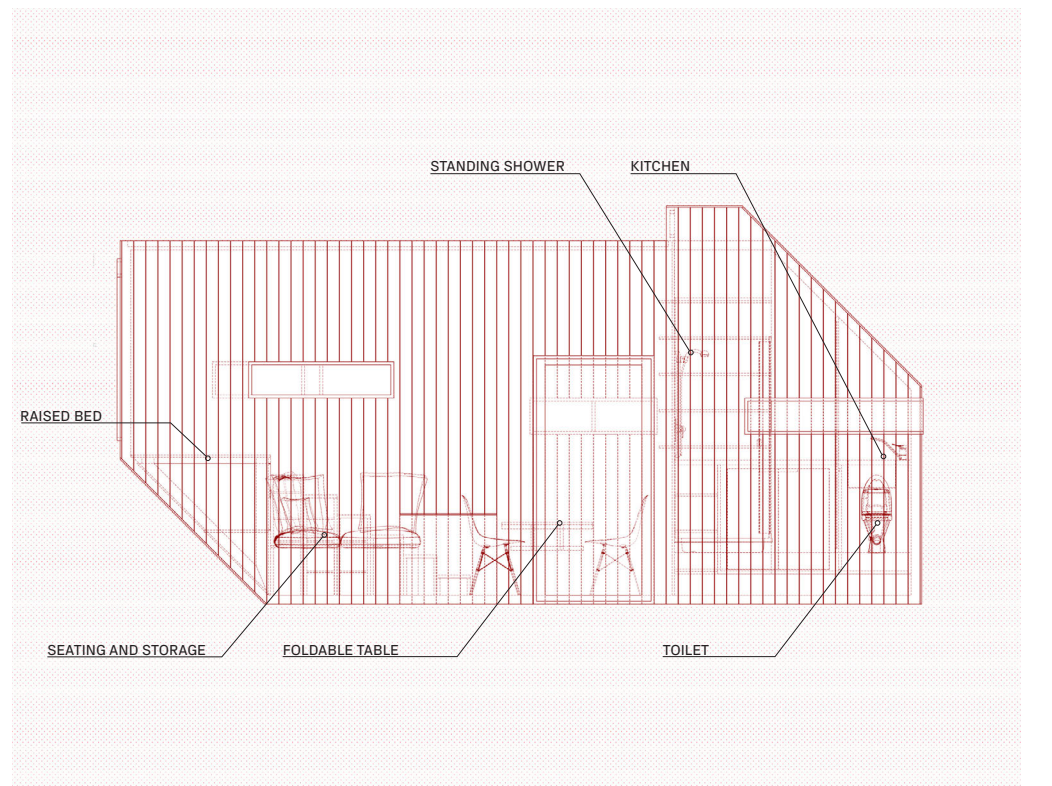




The construction of the TinyHome consists of primary and secondary wood construction and a wood facade. Wood is used because it is low cost and can be constructed quickly. The interior of the home has multiple levels allowing for a separation of living spaces in a small area. The bed, kitchen, and bathroom are raised to differentiate spaces. The stepping effect and raising of spaces also allows for storage space to be integrated into the architecture.



The TinyHome is a space for a single resident offering the inhabitant privacy and flexibility. The exterior of the home is simple and sustainable using wood panels which can be salvaged or sustainably sourced. The fenestration offers natural light as well as privacy. These TinyHomes, to be located on the driveways and backyards of existing AirBnbs, give flexible and welcoming space for the homeless. They seek to normalize and destigmatize the homeless through design.



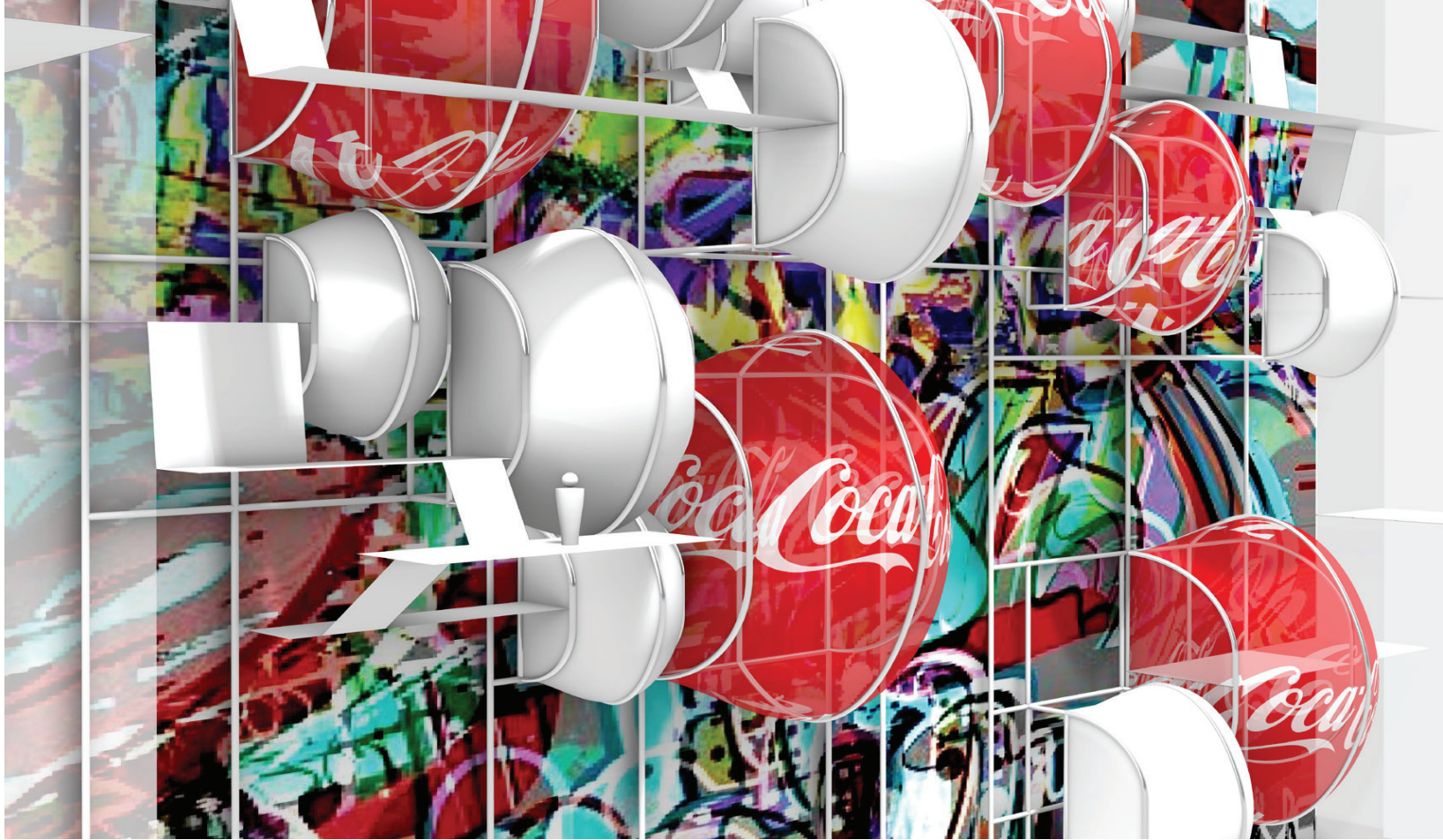
The interior of the TinyHome consists of a raised bed, seating area, storage space, a folding dining table, a small kitchenette, a shower, and a toilet. This space gives the resident all the essential amenities needed to live comfortably and offers a resting place before the resident moves on to permanent housing.



# NETWORK OF PODS

Swetha Arunkumar, Lia  
Fernanda Grimmer  
Perez

Sleeping pods can be built as a temporary, fast solution. Given the unsanitary conditions in which homelessness prevails today, we propose pods that can cling on to existing blank walls in DTLA, that can serve mainly as sleeping spaces.

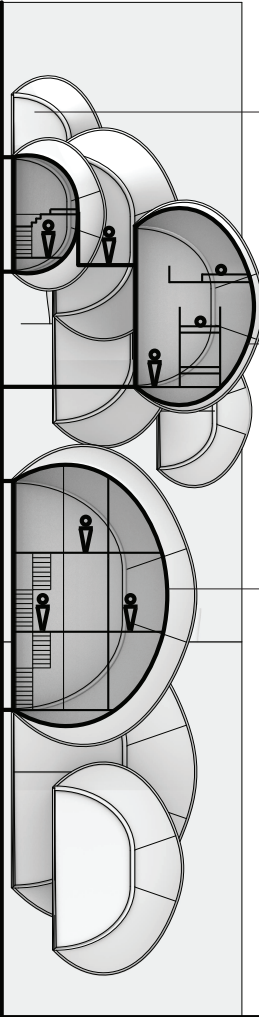
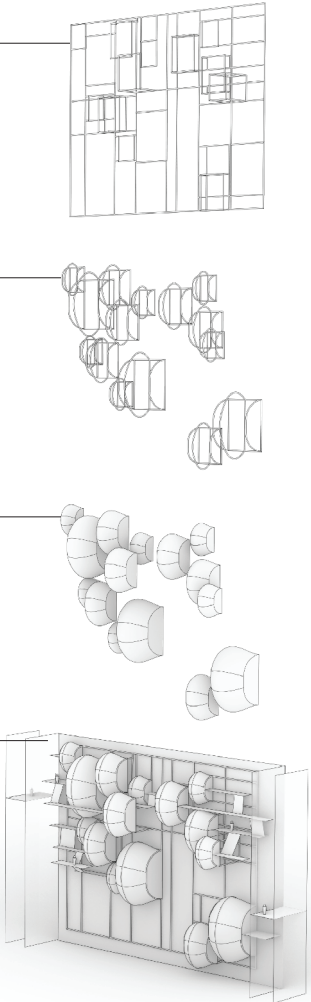


Primary support scaffolding  
- steel tube network - light weight and smaller cross section of material reqd.

Secondary steel tube network that supports pod enclosure membrane

ETFE membrane spanned over steel tube supports are strong, corrosion-resistant and durable

Access to pods on either side is through a simple construction elevator or man-lift



Mini pod - Suited for individual adult or a couple with basic sleeping space and minimal storage

Medium pod - Suited for a family with children, is of two levels with sleeping and storage space

Maxi pod - Common bathroom cubicles, with plumbing integrated with structural steel tube network

Branding opportunities on the membranes can raise money for construction and maintenance of the pods



# DISPERSAL

Neil Vasquez,  
Jared Baker, Aihe Shen,  
Zhang Wang, Tal Dotan,  
Yousef Hussain

Context can be described as the combination of one phenomenon/circumstance/fact/event with others for the creation of a whole; and as a result, “context” is the term that denotes the generation of items through the combination of all events.

Los Angeles has a specific character. It is a mixture of the historical and the contemporary. We are looking at the context and urban fabric at a micro-scale, understanding the given site and the urban fabric as a vivid palette that encompasses essence.

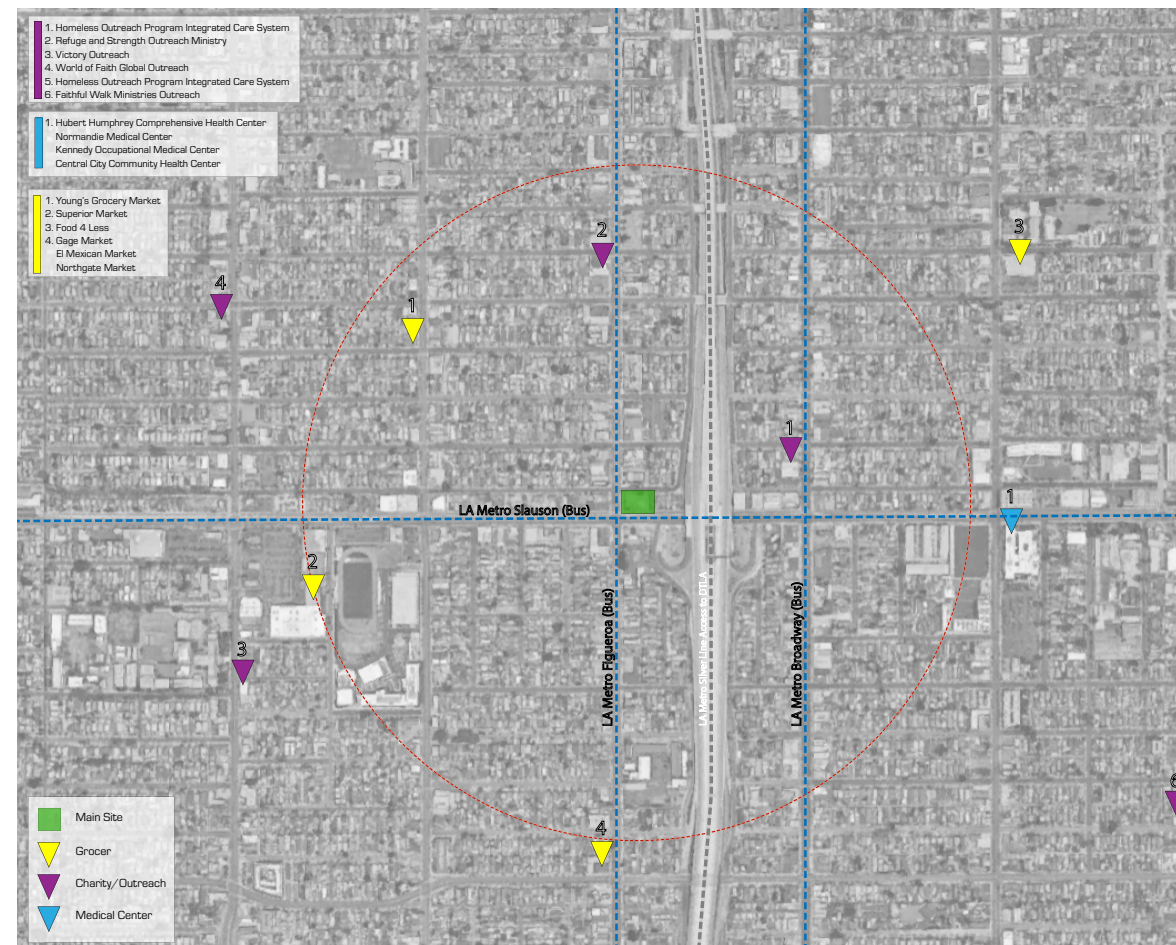


In addition to providing 55 units of housing, the main site at 5800 S Figueroa will provide residents with space for meetings with case managers and social workers.



Accessory to the development of 5800 S Figueroa, this proposal involves aggressively lobbying homeowners in the community to consider adding an accessory dwelling unit with funding from the county. With an agreement to accept Section 8 vouchers, the development costs the homeowner significantly less than the norm. The map to the left shows an optimistic picture of the development.

These ADUs would be a transitional option for residents of 5800 S Figueroa who are in a position to make a transition to unitary housing without becoming untethered from the main site’s resources. For this reason, this proposal would target options within walking distance of the main site. In an ideal situation, all ADUs are within a quarter-mile of the site.





## CHRISTOPHER HAWTHORNE

CITY OF LOS ANGELES CHIEF DESIGN OFFICER

Of the many complexities that cloud our attempts to understand and tackle the homelessness crisis in Southern California, one of the most stubborn lies in the unusually, sometimes uncomfortably close relationship between residential architecture and civic identity in Los Angeles. This is a city that has invested in, promoted, and (at least in land-use terms) protected its residential architecture to such an extreme degree that it can often seem difficult to disentangle domestic Los Angeles from Los Angeles itself. If the New York of popular stereotype is Central Park or the midtown skyline, Los Angeles, at least according to the marketing pitch we have delivered to the world for more than a half-century and sometimes swallowed whole ourselves, is a house on a hillside, preferably with a flat roof and precarious cantilever, or maybe a backyard swimming pool as painted by David Hockney. (Even the dominant emblem of 20th-Century Los Angeles, the Hollywood Sign, has boosterish residential roots: it was born as an oversized billboard advertising a high-end subdivision called Hollywoodland.) That in turn means that a person experiencing homelessness in Los Angeles can appear cast out not only of the domestic sphere but in a basic and pitiless sense of the city's conception of itself, its long-celebrated reason for being. Of course, in a city where renters have long outnumbered homeowners — the current margin is nearly two to one — the severe limitations of this view should be self-evident.

It is refreshing, as a result, to see the proposals from this section of the SCI-Arc homelessness charrette charging decisively down from those hillsides and into the leftover, underutilized, and interstitial spaces of the city; this part of Los Angeles is reborn in these speculative designs as the platform for a new and fundamentally civic conception of how and where the Los Angeles domestic organizes and locates itself. The team of Irvin Shaifa, Justine Poulin, Kristoffer Tjerrild, Lei Kaiyun, Ozan Cicek, and Xiaolei Liu find on sites “too odd for conventional development” more than enough room for their compelling new structures attached opportunistically to existing buildings; their designs define support for the homeless broadly enough to include performance spaces along with mental health facilities. Meanwhile Sam Kaufman, Amanda Kotch, Maximilian Maria, Robert Oshodin, Reza Salehi, Yifei Yuan, and Zirong Zhao propose retrofitting “underused buildings around Los Angeles” — at a range of scales from a small recycling facility in Skid Row to the former American Apparel Factory — to create a new network of prefabricated housing units and supportive services designed ultimately to create jobs and pay for itself. Deepak Agrawal, Hiral Ahir, HouSheng Wang, Junkai Liu, Theo Dattola, and Xing Sheng Xiong also see the potential for self-sustaining facilities, placing a modular community center on a now-empty site along Alameda Street (making it a neighbor to SCI-Arc) that is designed to hold, in addition to transitional supportive housing, a restaurant, art workshop, and greenhouse.

What fundamentally marks a departure from homeless shelters is the use of various combinations of community living and working. To enable a rich and diverse set of practices that promote upward social mobility the projects envision a variety of spaces that perforate a clear separation between groups and activities. A productive exchange, as well as the financial empowerment of community members, happens through the production of market value goods. Relevant skills, training and education, require a distributed system of physical satellites that are easy to produce and maintain.

### 128 - COMMUNITY UNITS

Irvin Shaifa, Justine Poulin, Kristoffer Tjerrild, Lei Kaiyun, Oan Cicek, Xiaolei Liu

Starting from the premise that community building heavily relies on daily one-on-one interactions, a grid of small-scale homeless centers are placed on temporary vacant lots, have an easily distinguishable visual identity and provide a wide range of contributions.

### 140 - O:RHBITT

Sam Kaufman, Amanda Kotch, Maximilian Maria, Robert Oshodin, Rea Salehi, Yifei Yuan, Zirong Zhao

From retrofitting underused buildings to thinking about generating profit as a community of former homeless people the strategy aims to design a comprehensive system of opportunities, growth and integration.

### 148 - CONTAINER INTERACTION

Deepal Agrawal, Hiral Ahir, Hou Sheng Wang, Junkai Liu, Theo Dattola, Xing Sheng Xiong

Self-sustained housing communities enhanced with workshops, cafes, and greenhouses strengthen relationships between its occupants and encourage self-organization.

### 152 - AN ENDLESS TOOLKIT

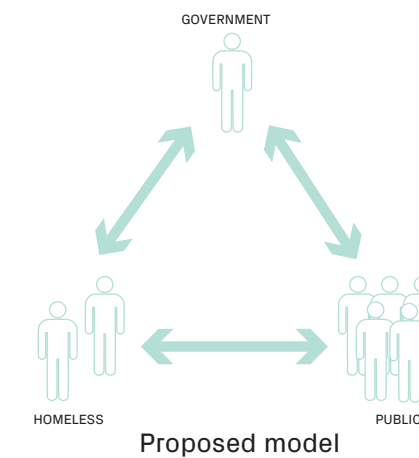
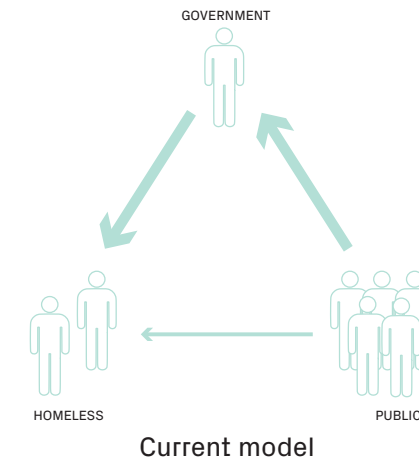
Lena Pozdnyakova

Through sharing skills and spaces students, children, artists, former and currently homeless people can bridge social divides and foster personal as well as professional growth.



# COMMUNITY UNITS

Irvin Shaifa, Justine Poulin,  
Kristoffer Tjerrild, Lei Kaiyun,  
Oan Cicek, Xiaolei Liu

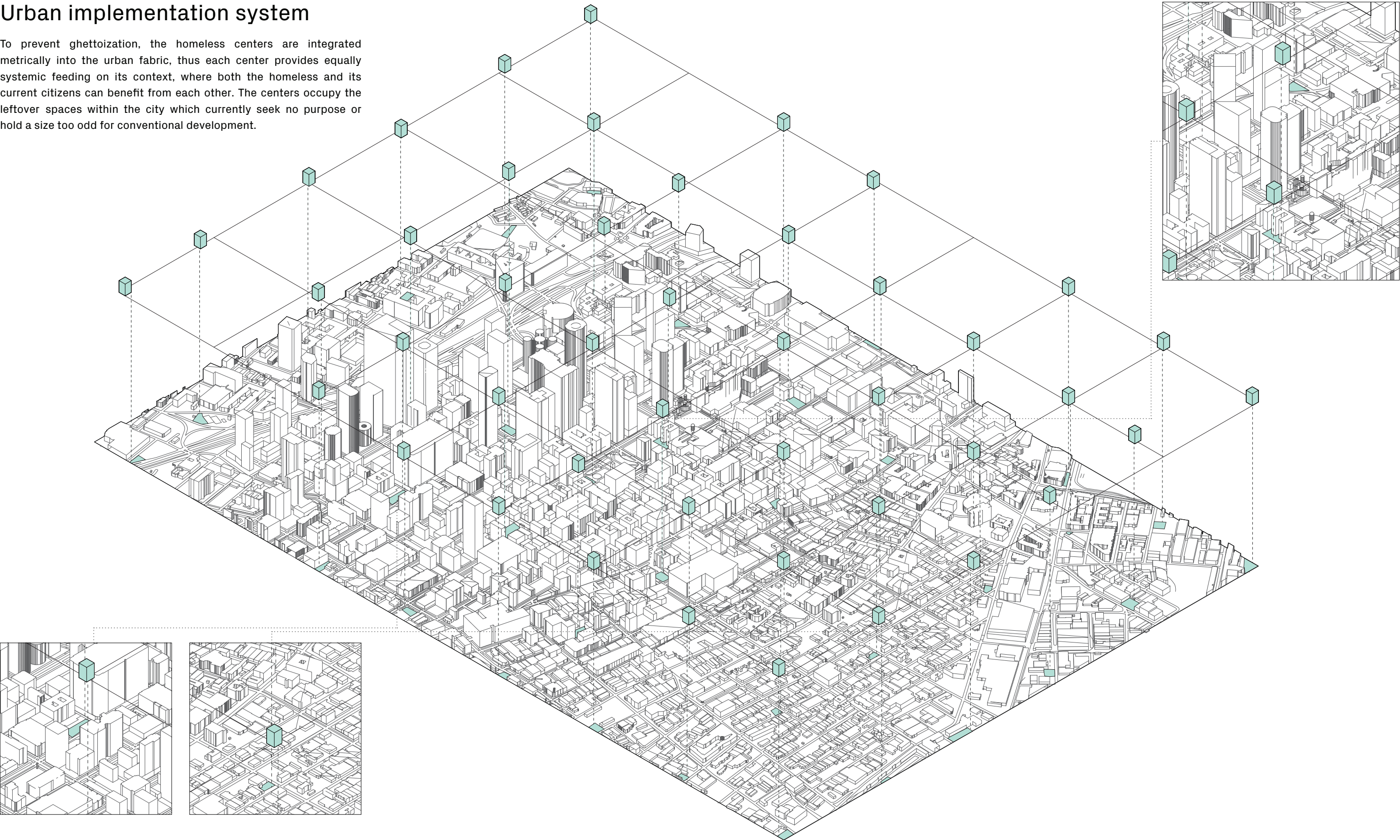


Program

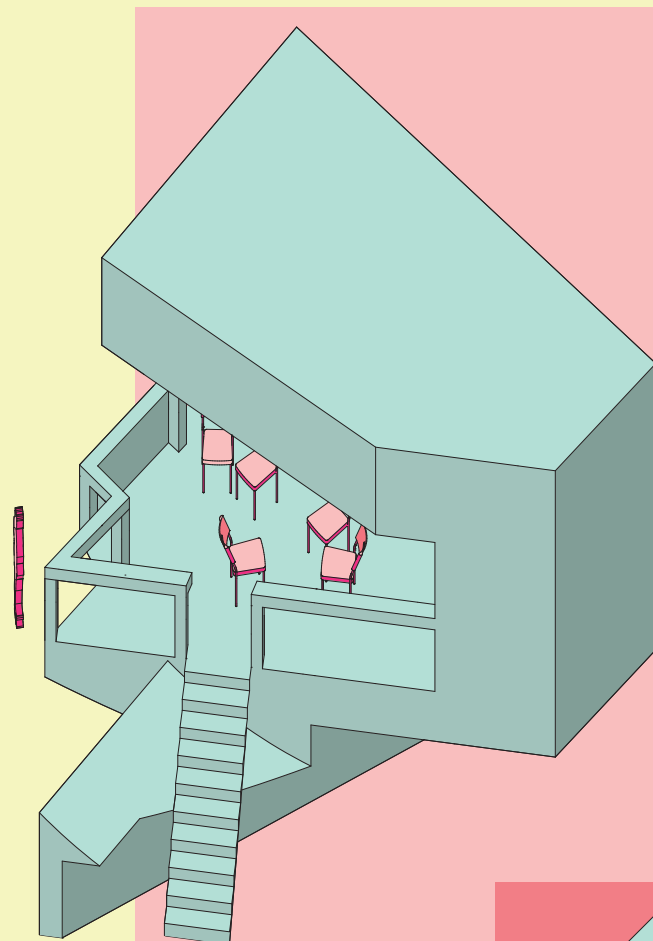
- 1- Changing the perception of homelessness through 1:1 interaction, rather than uncertain aid.
- 2- Determining scale by the communities' capacity to adapt to its homeless population's needs.
- 3- Creating small scale symbols of urban identity.
- 4- Establishing variable units that are adaptable to their subcommunities.
- 5- Community-building through 1:1 involvement in tackling local social issues.

# Urban implementation system

To prevent ghettoization, the homeless centers are integrated metrically into the urban fabric, thus each center provides equally systemic feeding on its context, where both the homeless and its current citizens can benefit from each other. The centers occupy the leftover spaces within the city which currently seek no purpose or hold a size too odd for conventional development.





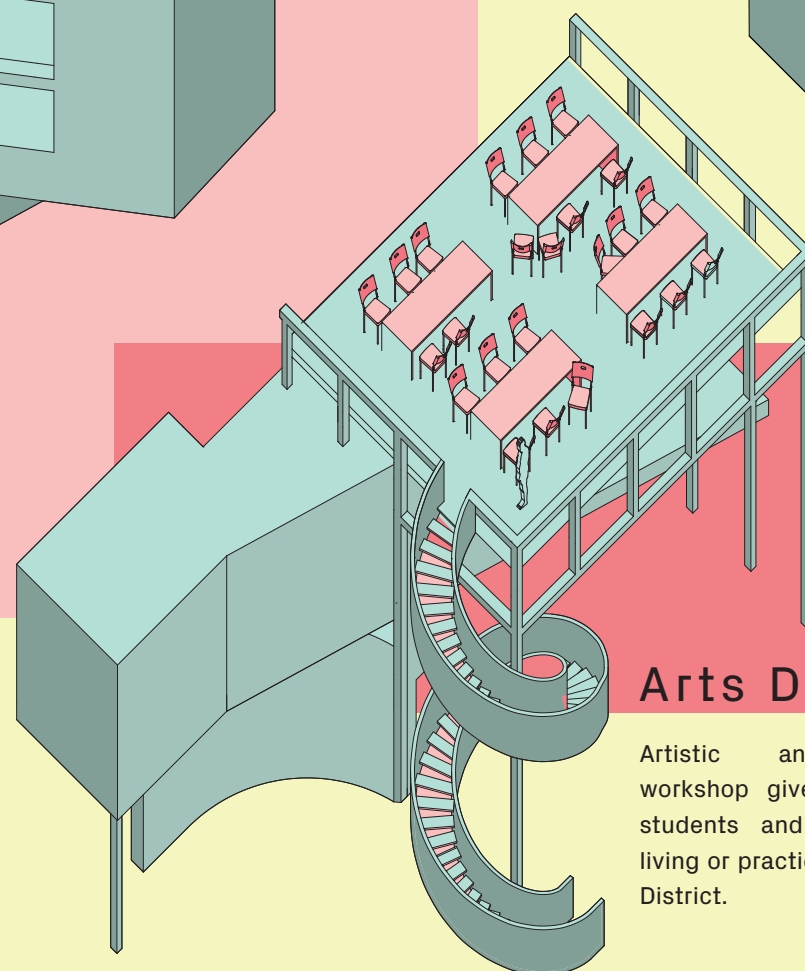
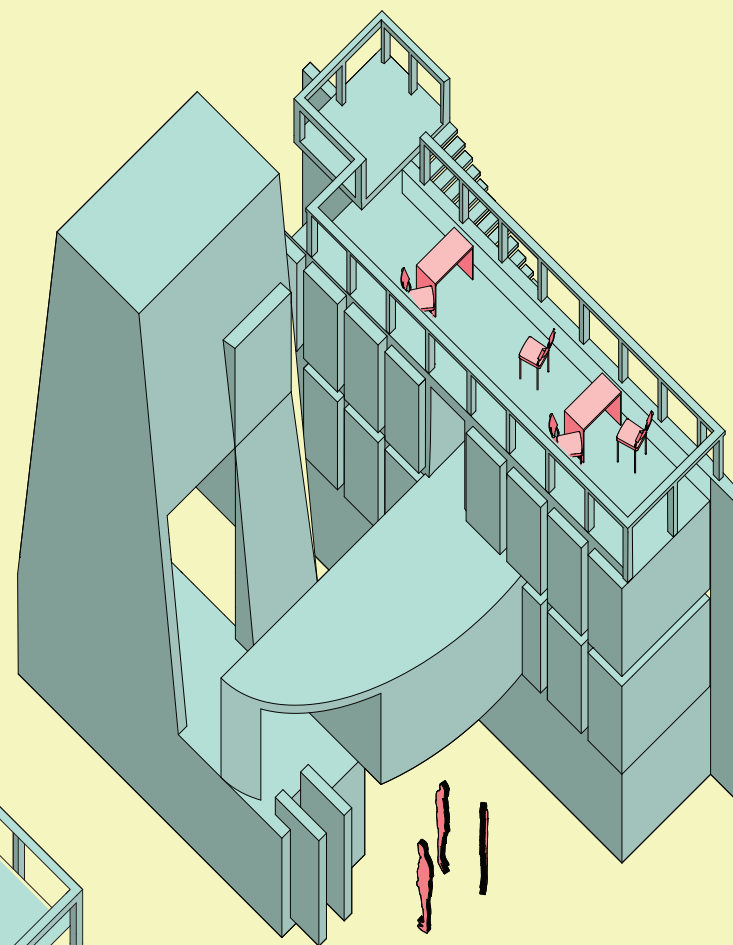


## Hollywood

Performances and job recruiting for entertainment industry

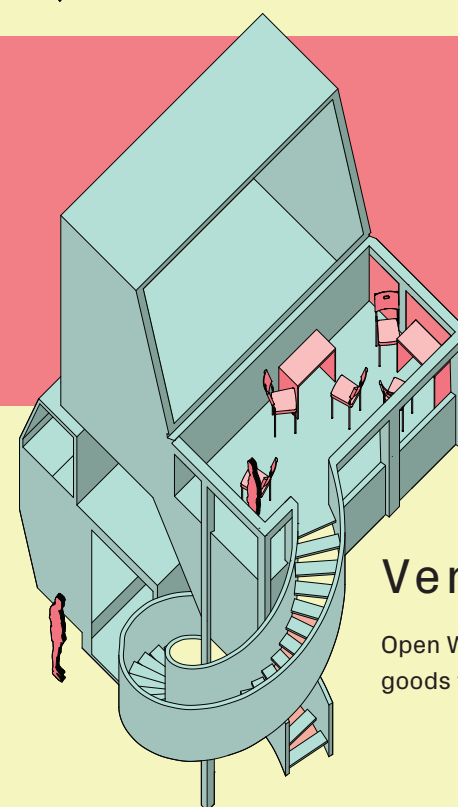
## Westwood

Medical care and psychological support given by UCLA students and professors.



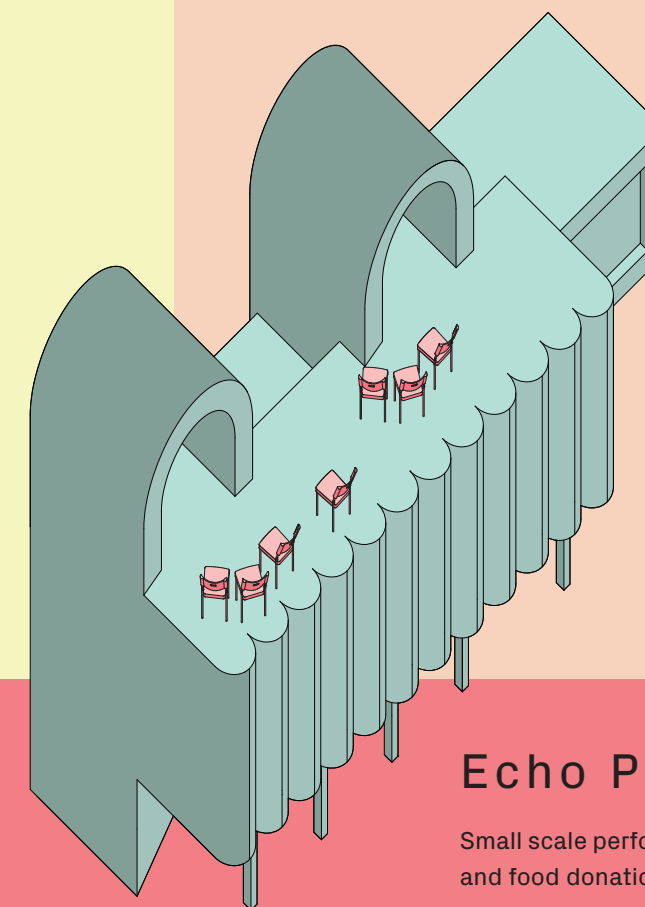
## Arts District

Artistic and artisanal workshop given by SCI-Arc students and professionals living or practicing in the Arts District.



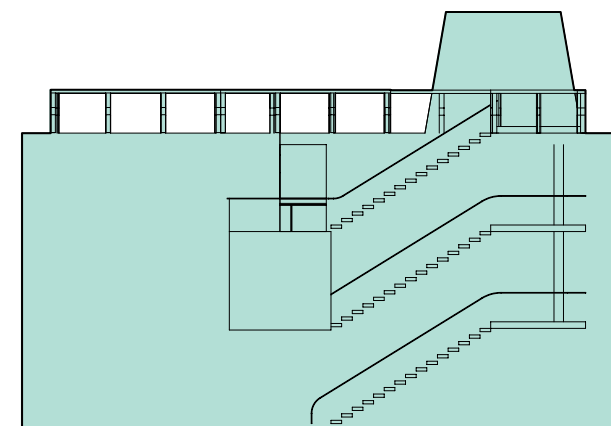
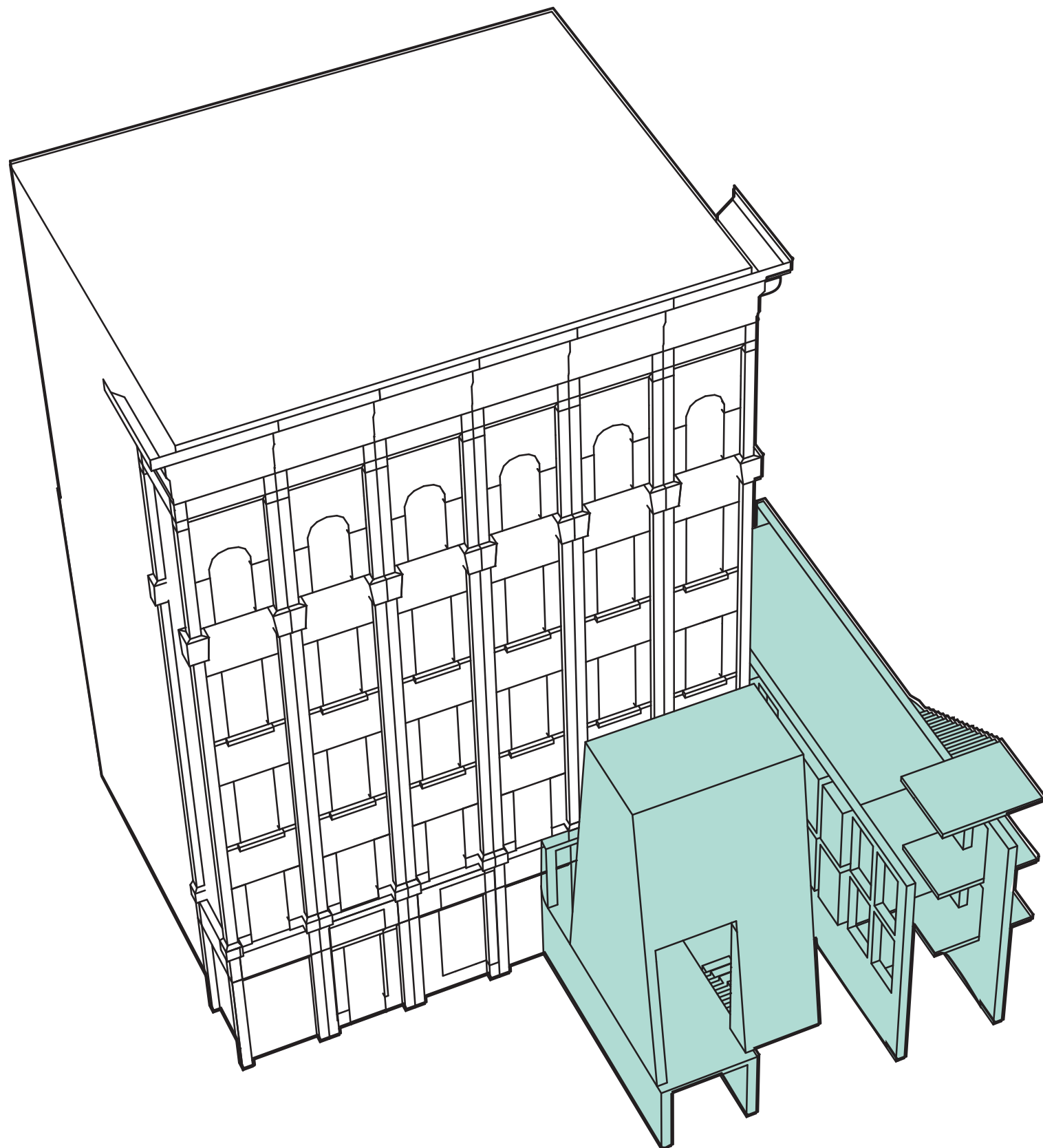
## Venice

Open Workshops and goods to be sold

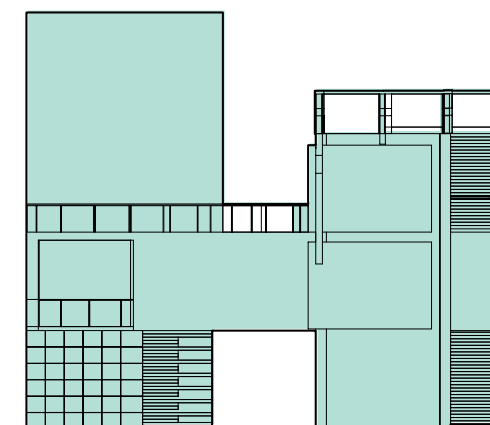


## Echo Park

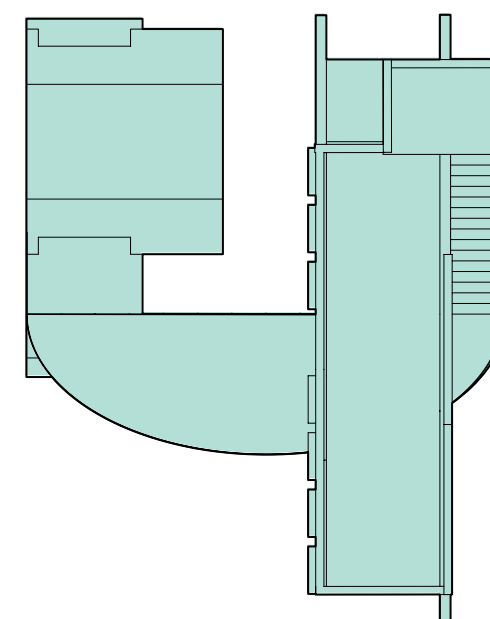
Small scale performances and food donations



ELEVATION

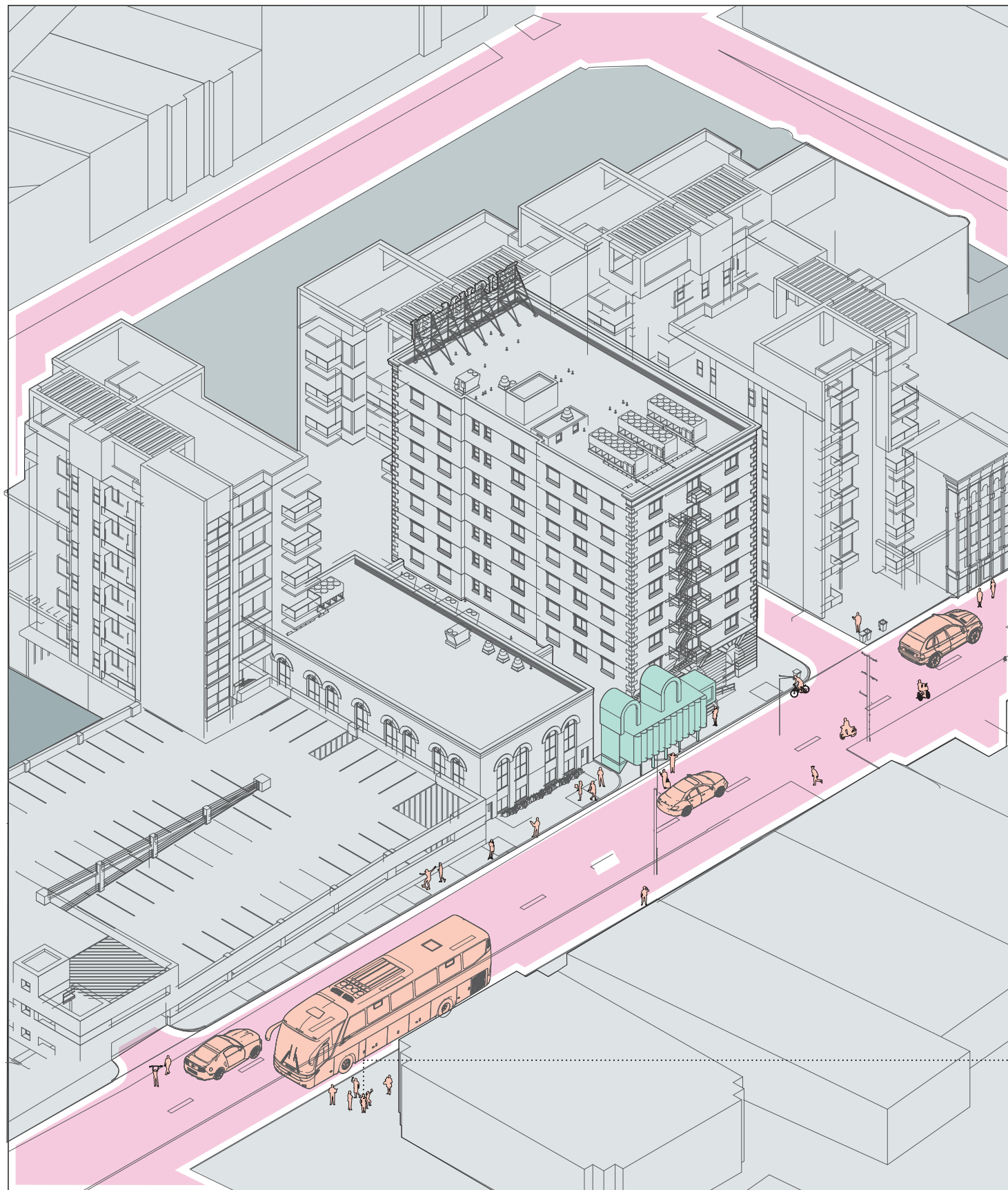


ELEVATION



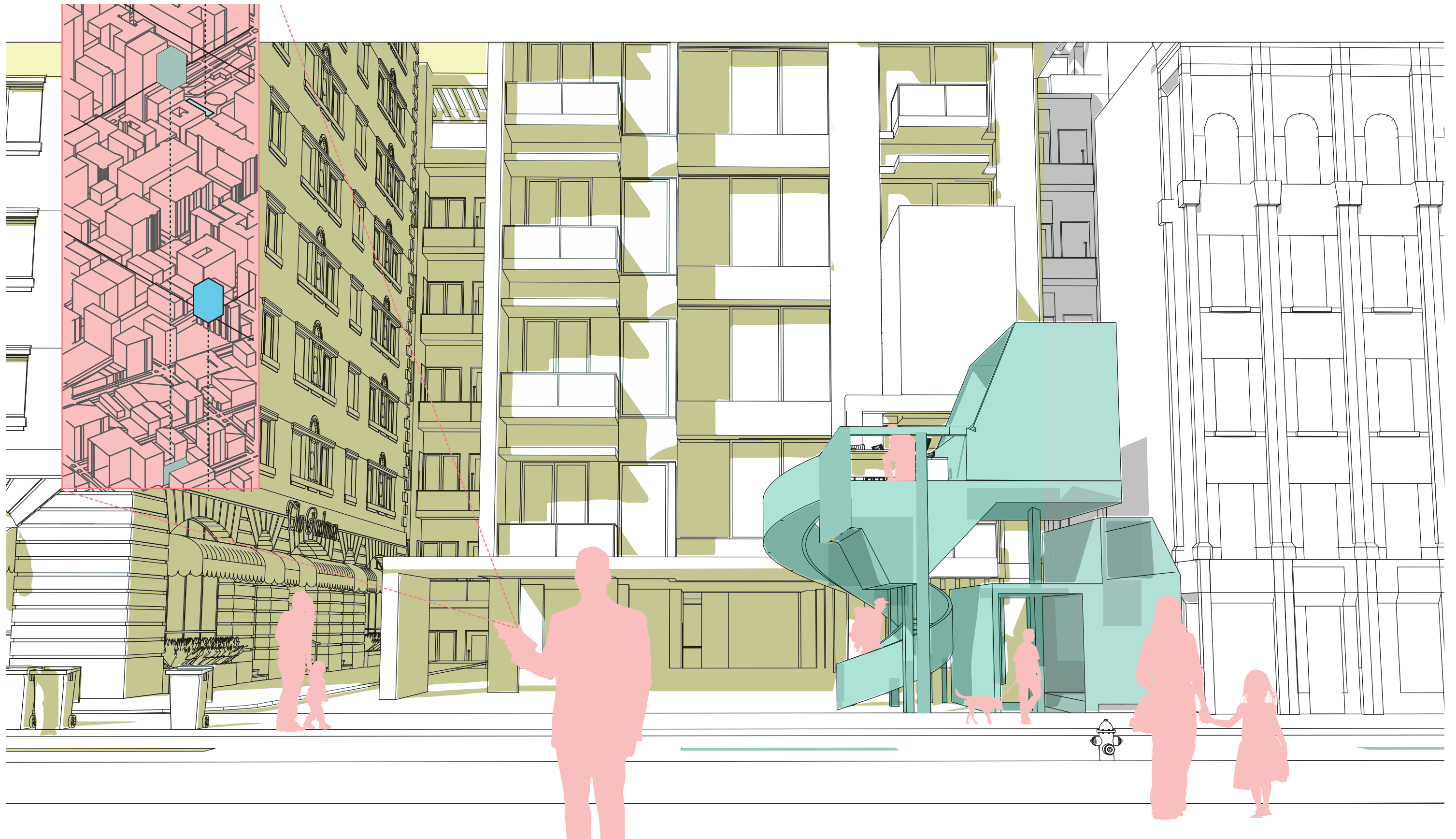
PLAN





### APP interface

Citizen of LA looking for Homeless center to contribute to.





O:RHBITT

Sam Kaufman, Amanda Kotch,  
Maximilian Maria, Robert  
Oshodin, Reza Salehi, Yifei  
Yuan, Zirong Zhao

Object: re·ha·bil·i·ta·tion

We propose a new housing typology.

We propose a collective community living and working in an interconnected network.

Dedication is to the personal growth of individuals and the reorienting of the chronically homeless community in LA.

State funding will be used to purchase and retrofit existing underused buildings around Los Angeles.

Acquired buildings can be of any size, and they will be the skeletal structure within which to install and operate the model, whose conceptual basis is a system of support.

Housing and comprehensive health services are provided to help community members stabilize immediately.

Education gives community members the opportunity to participate in the system.

Training promotes upward mobility in the modern job market.

Growth encourages dedication to and matriculation through a program of gaining relevant skills for use within the system, but these belong to the community member and will be taken with them upon reintegration.

Facilities are a means of production for the community.

Members will be paid for their work while participating in order to establish themselves financially for a move into long-term or permanent housing outside of the o:rhbitt.

Eventually the facilities will develop a net profit, which is used to pay the working community members, maintain the buildings and the facilities of production and support, and to advance the community by creating new sites.

Profit is not paid out to any stakeholders, rather it is a model of collective ownership for the facilities that benefits the once-homeless population of Angelenos.

Housing

Different sites provide different opportunities for housing. In general, community members are provided with a private bedroom and bathroom, while common spaces include living rooms and kitchens. Community members have access to one another for support and social accountability, while receiving desired privacy from their own space. All site typologies are designed to serve the medium-length stay (1-2 years) of hitherto chronically and episodically homeless community members in a supported communal setting.

In larger buildings that accomodate more members, these bed-bath units are prefabricated off-site en masse and we slide them into the existing skeleton, reducing the amount of labor per bed. (See American Apparel Factory Satellite below.) Buildings with more dwelling units can absorb transitionally homeless Angelenos for short-term stays as well.

Ideally, accomodations for families have bathrooms and living quarters that are shared only among the family unit. Some sites offer unique characteristics that are well-suited as family/shared domiciles. (See Barlow Hospital Satellite below.)

Healthcare

In conjunction with housing, the comprehensive support services seek to provide individuals with personal stability. On-site counselors, mental health professionals, case managers, as well as access to clinics, doctors, and nurses throughout the network allow members to request and seamlessly find help as needed. As all buildings are coupled with production facilities, members have wraparound services available to them during work.

Training + Education

Education gives community members the opportunity to participate in the system at o:rhbitt and in the economy at large. Training promotes upward mobility in the modern job market. Growth encourages dedication to and matriculation through a program of gaining relevant skills for use within the system, but these belong to the community member and will be taken with them upon reintegration.

In cooperation with local non-profits, o:rhbitt keeps homeless youth that have a lapse in school attendance up to date with classes and tutoring.

Tech + Management

Engaging community members with computer learning will produce knowledge workers that also possess practical skills in business and manufacturing. Robotics, automation, and robot-assisted production are a boon to manufacturing, and are used to support the community members learning technologically sophisticated and physically demanding work in production facilities.

Dynamic blockchain uses the cloud platform to input and arrange messages about each site and transfer information throughout the network and beyond. The data set is transmitted to inform the community and government about operation of facilities. Another use for the data set is for helping the community manage the operations, distribution, and sale of products. Every year shifts operations closer to bottom-up development. As a bonus, the system can automatically update the community outside of o:rhbitt on operations through social media.

Teaching members how to access and read blockchain data through on-site terminals promotes the enfranchisement of the community.

Production

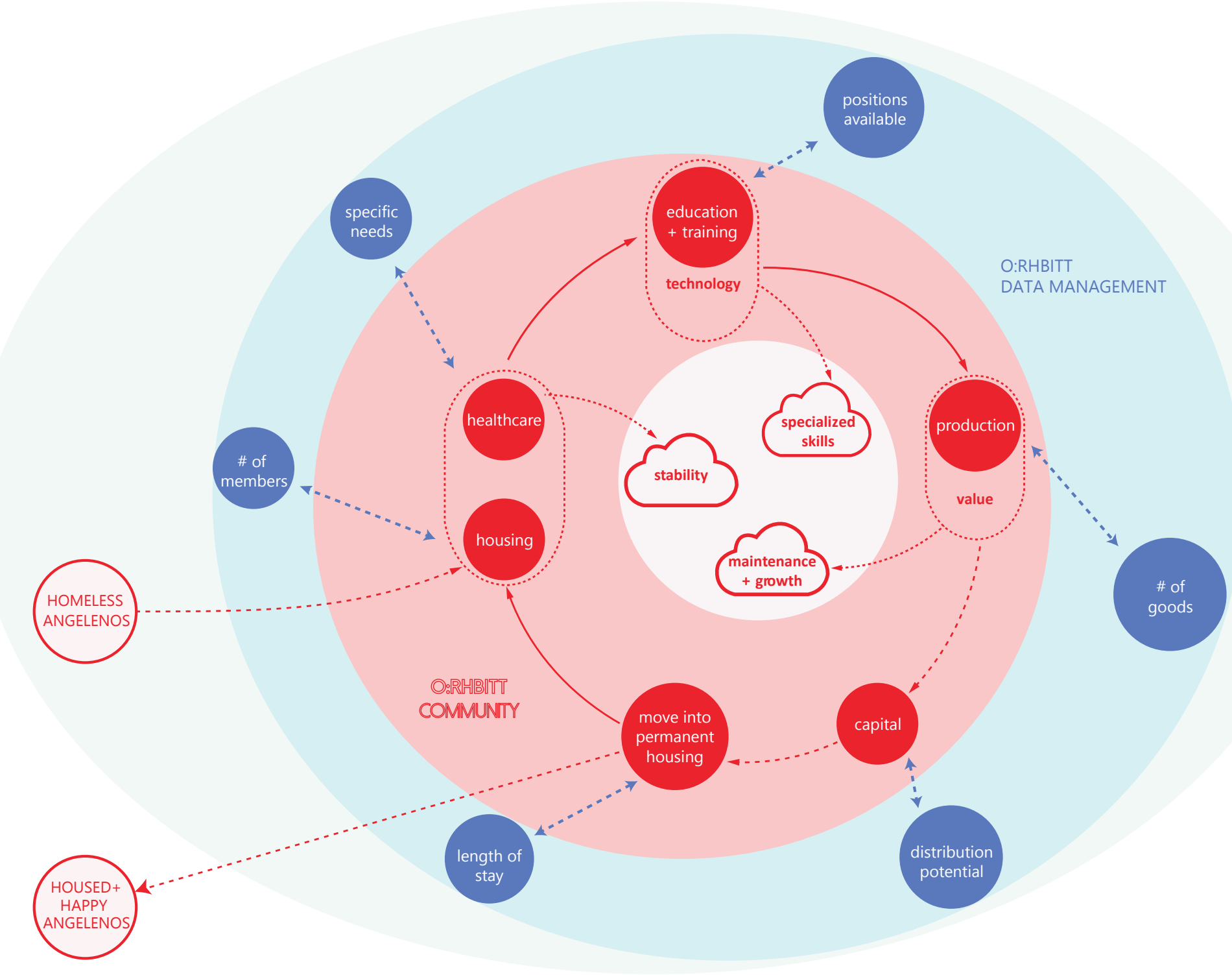
Urban farming, textile, paper processing/recycling, computational training are the examples provided below, but any market-value goods can be produced in the community once facilities are set up.

Supervision during the early stages will require external experts to train, oversee, and operate the facilities with new community members. As more members become proficient in the use of their new skills, less management stimulus is needed, actualizing grassv roots decision-making and internal new member training.

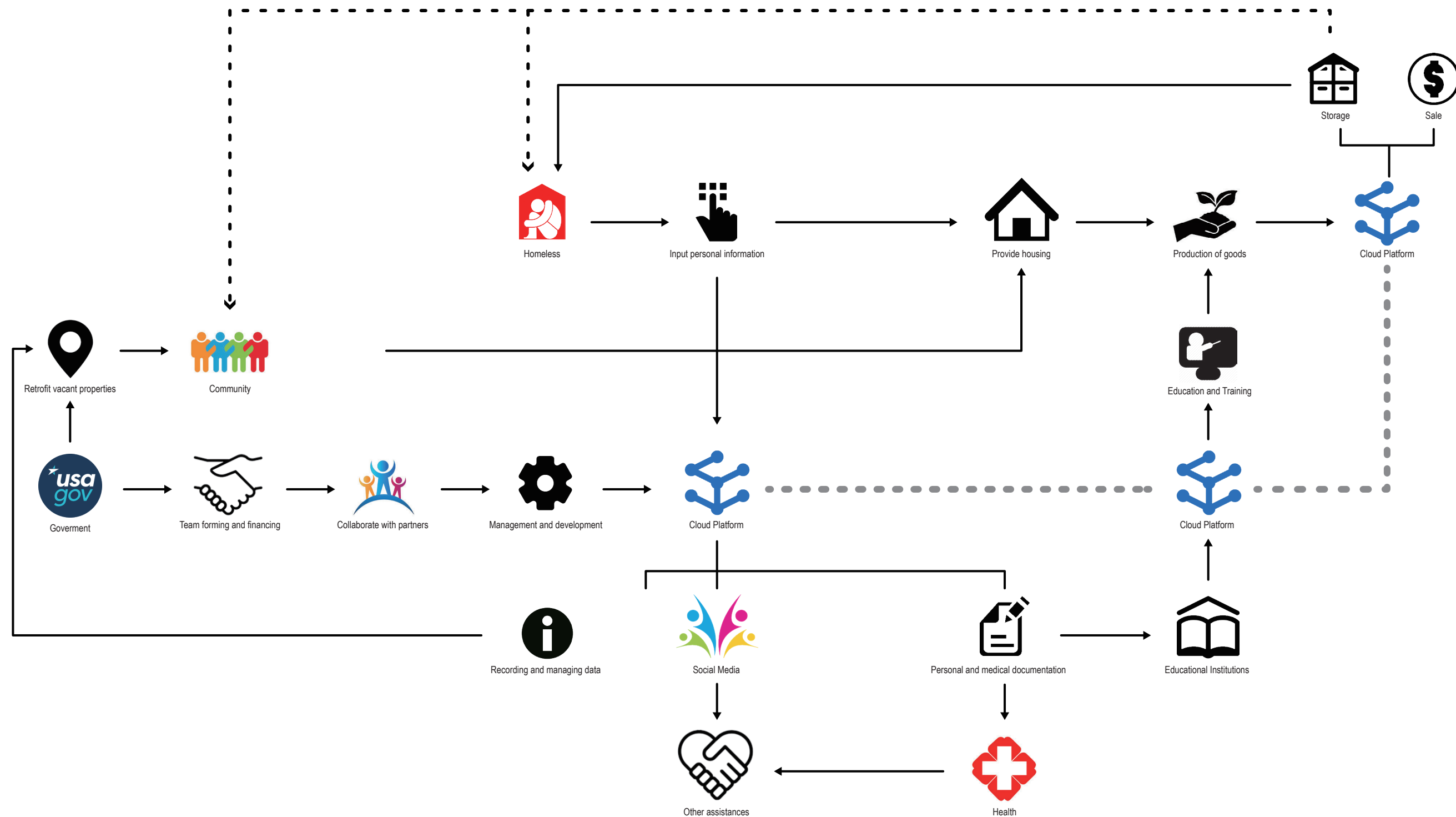
Capital

By incorporating a means of production for market value objects, O:rhbitt financially empowers its members. As personal growth within the community continues, people build savings and can begin planning their time after participation in the program. With a great number of sites, each having their own specialization in production and support facilities, members can choose a field in which to train and work while at o:rhbitt.

As o:rhbitt community members stabilize and are ready to transition out of the highly supportive collective and into permanent housing, their domiciles will become vacant for new members to join.



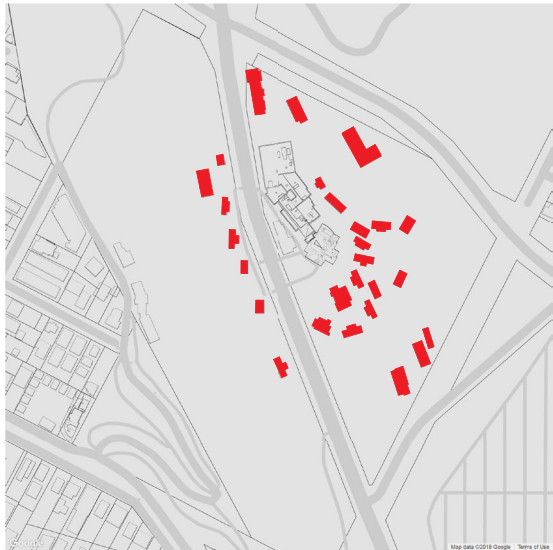




Blockchain management utility: by capturing and publishing data at every stage of o:rhbitt facilities, the community can view operations and performance in real time, as needed to make changes. By revealing datasets to external agencies and the public, o:rhbitt can act as a learning tool and business model for the global community.



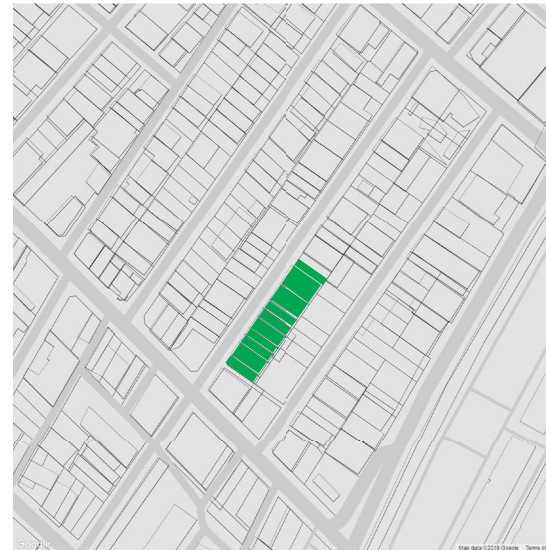
## BARLOW HOSPITAL SATELLITE



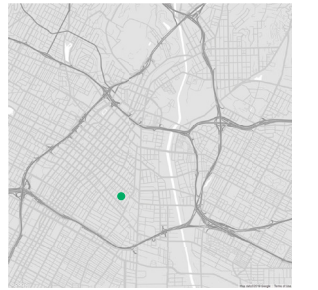
Accommodations for families have bathrooms and living quarters that are shared only among the family unit. This site is well-suited as family/shared domiciles in a family homestead zone. Barlow Hospital Satellite in Elysian Park simply employs previously vacant renovated bungalows for families and members with chronic illness. State investment to recuperate the hospital facility gives a full-time medical facility to the community and Angelenos at large.



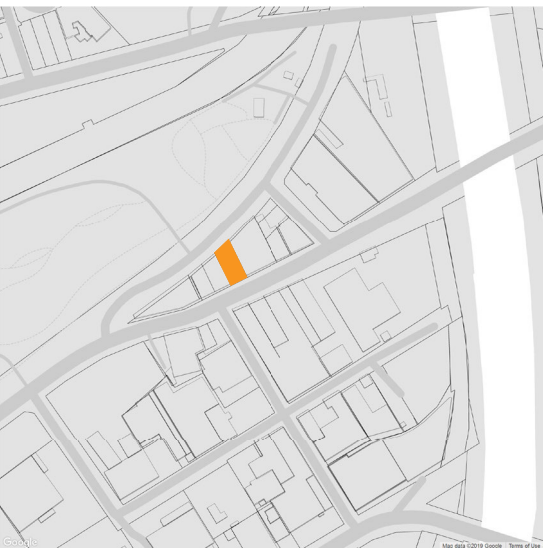

## SKID ROW / DTLA SATELLITE



An example of high-density housing with a small population of community members. The majority of the existing building is used for production of paper recycling and manufacture of associated market value goods. A portion is dedicated to support facilities that serve the building's inhabitants and help process the needs of the homeless population in surrounding Skid Row.




## CHINATOWN SATELLITE



The smallest site in the set, Chinatown Satellite facilities are oriented around the previously incarcerated homeless population and veterans. As housing makes up the primary use, on-site support and manufacture facilities are limited to case managers and a dynamic outdoor space. This is an example of a site that benefits from the community's network of support systems. Partnership with nearby Homeboy Industries lends help to reintegrate community members through restaurant-based learning opportunities, periodically offering meals to the nearby homeless population. While the lot is vacant for most of the week, Chinatown Satellite operates as a mechanical skills learning facility for the community members, benefiting Los Angeles residents living in their cars with no-cost automotive repair.




## AMERICAN APPAREL FACTORY SATELLITE



In larger buildings that accommodate more members, bed-bath units are prefabricated off-site en masse and we slide them into the existing skeleton, reducing the amount of labor per bed. Buildings with more dwelling units are most flexible for population, and can absorb transitionally homeless Angelenos for short-term stays as well. This site's factory typology allows for multiple production types in one building -- textile and clothing manufacture as well as hydroponic farming.



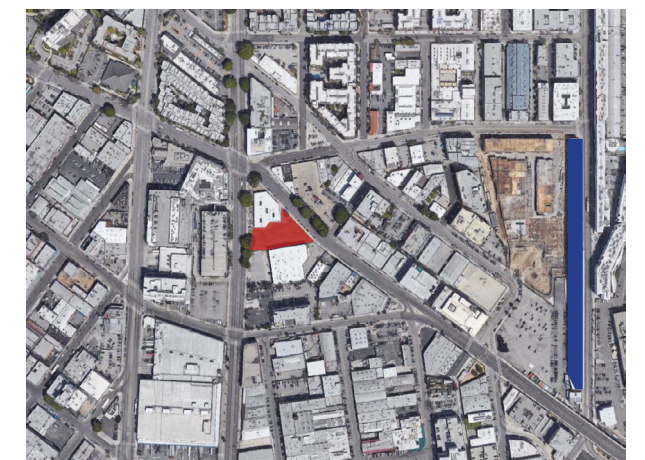


# CONTAINER INTERACTION

Deepak Agrawal, Hiral  
Ahir, HouSheng Wang,  
Junkai Liu, Theo Dattola,  
Xing Sheng Xiong



The community center is a response to an amplified problem of homelessness in the city of Los Angeles. We aim to design affordable transitional housing and shared community spaces which are modular opportunities to self-organize and self-sustain. Facilities like temporary housing units, sanitation, art workshop and exhibition spaces, greenhouses for farming and restaurants are part of this design. This helps welcome the homeless population into different occupations, and helps bring them closer to the rest of society by increasing mutual interaction.



1. Restaurant
2. Housing
3. Art Workshop/exhibitions
4. Greenhouse







# AN ENDLESS

# TOOLKIT

## Lena Pozdnyakova

### *Part I*

A self-developing integration map of experience-sharing.  
Application for the mobile phone and web page.

The key component for personal growth and change in the community is curiosity and openness to integration. This is a primary requirement for the vulnerable population to enter. And yet, the openness from the side of the host is equally important for successful integration. Therefore, the self-developing map of shared experiences becomes the bridge between the two.

The project aspires to address existing skills and interest within the homeless community. It brings a chance to nourish and encourage people to participate in events, join and visit them as part of the integration strategy. The primary role of the project is to add the layer of integration into the cultural level, as well as to invite former or currently homeless people to the places where the artists and activists gather and where they can find new opportunities.

It is an active and ever-changing map of events in the various neighbourhoods. The map indicates the location of hubs/places/events, that welcome former or currently homeless people among

other guests. The map marks free events. Discounted entry is offered to former or currently homeless when the purchase of a ticket is required.

The map of events covers cultural events (music, art, film, literature, stand-up comedy events); special-interest events (workshops, educational sessions and various meet-ups). It also includes events, designed specifically to support the vulnerable population (soup kitchens, NGO and Non-profit initiated events).

Strategically, this initiative offers the potential to create a long-term integration plan, that is accessible from the mobile phone at any point in time. The project requires support from the institutional, non-profit sector with regard to funding and assistance from universities as information and human-resource hubs.

### *Part II*

re•source•ful

Strategy for Application of Specialized Skills to Raise Awareness and Prevent Homelessness.

This strategy includes several steps that have to be incorporated as a strategic move. Here are the first two:

#### ***1. Bring it to the curriculum of Schools, Universities, Educational Hubs.***

Who else can think about architectural solutions better than architects? Who else can think about design solutions for necessary portable components for living and sustaining sanitary conditions than designers? Who else can raise awareness through printed material better than graphic designers and illustrators? Who else can engage and produce public works of art made collaboratively - than the artists? Who else could speak on education better than educators? Where does it all start? At Schools.

Approaching educational institutions is key in raising awareness of the larger population. An organisation of funding for small-

scale research with creative output is the first strategic move. In this scenario, students, school children of all levels will be able to address the question, conduct research, offer the new view at the problem and feel engaged and aware.

Example of such cooperation: Printed book, distributed and published, animation, film, sound, poetry, article.

BOOK - with school children and kindergarten children (with approval and contribution)

ONLINE - with high school children, students and professionals (Open call based/application based)

ON-SITE - with high school children, students and professionals (with approval and contribution)

APPLICATION - with high school children, students and professionals (Open call based/application based)

Final project: a book about homelessness issues that tells personal stories in print, animation, film; poetry, song, article etc.

### ***2 Bring it to Cultural Hubs***

Where does public access the information in an informal way? Often we get informed at cultural events. Cultural Hubs have always been part of the critical response to a contemporary condition, as well as the place of knowledge exchange. Therefore, offering funding and support to cultural hubs to host, organize events and initiatives that raise awareness is another step for bringing the gradual change.

Some cultural hubs already offer educational programs and training. This could be a starting point for a plan for the integration of vulnerable layers of society into the culture at large. Galleries, art centers, art institutions, small artist-run studios might appear to be very responsive to the problem and might happen to offer a different set of ideas to address the problem of homelessness.

Example of such cooperation: Printed photography magazine

It is a quarterly magazine that accepts submissions in the field of photography depicting the crucial issue to be addressed in

the community. It includes interior projects to get realized in collaboration with the homeless population. Contributions are submitted by former or currently homeless to give them agency and voice to express their visions. Several issues per year are co-curated with representatives of the cultural field. Training, equipment and assistance would be provided to develop photography skills.

***Final project:*** Regular publication, ongoing workshop and training series, the final exhibition of works upon publication of each issue.



## BLOCKCHAIN POWERED CAPITALISM WITH AMERICAN CHARACTERISTICS

### A Manifesto On Value

Should homeless people get free housing that's better than middle class families'? No. Should homeless people be forced into housing worse than prison cells? No.

To be more specific, if 100,000 homeless people are offered better living condition than 700,000 housed low-income people for free, 700,000 housed low-income people would be pushed toward thinking, "I should have been homeless." On the other hand, if 100,000 homeless people are offered worse living condition than patients in a hospital, 100,000 homeless people would be pushed towards thinking, "I should have harmed myself."

Logically speaking, then, affordable housing for the homeless must be within a quality range between housed low-income people's housing and hospital rooms. The criteria includes space, privacy and cost. However, critically, it would be immoral for anyone to design or build a housing solution worse than low-income people's housing in the first place. An idea for a balanced solution can only emerge from the homeless people themselves.

Do not assume a poison that causes something would ever cure it. The situation of homelessness is caused by a worldwide advanced capitalist system. We need something else. A Capitalism with American Characteristics could offer a potential direction.

In general, a Capitalism with American Characteristics would empower the market in a similar way to traditional capitalism. However, instead of using capital gain as a primary metric, a Capitalism with American Characteristics would focus on benefiting the community, while keeping individuals working for their individual capital gain.

Homeless people are the proletariat. The proletariat has the strongest motivation because they have the least to lose in capital. Since they could spend their time and labor making their own

tents, they are capable of putting their time and labor in building their own housing. Informal tent communities already emerge naturally, so that same population could be engaged in building community housing.

In this case, their own housing quality would be determined by their own work. The government officials would only support them with land and construction materials, along with general designs and supervision. Even if the final quality ends up far better than existing low-income housing, no one would think it unfair, as they did not participate in its construction.

Naturally, some people more motivated will work more, and some people less motivated will work less. A value system is needed that would work as an internal market.

Blockchain could potentially serve as a ledger for this internal market, recording every worker's work during the process. Every day's work would be recorded, justified and unchangeable within the Blockchain. Mathematically and technically speaking, no one can alter any information recorded in a Blockchain, as anyone could access to the latest hash at any time in order to verify it.

When their collective community housing is complete, each of the proletariat participants is able to look into the Blockchain ledger and see their own percentage of work relative to others'. A higher workload percentage would

result in more space and higher priority in picking a unit. Each will gain based on their own portion of the work.

Disabled, old and weak people could have other types of work opportunities on site, or they could have a multiplier for their work.

In a way, we could see this as a local and internal currency system, which does not transfer or export, is impossible to defraud, and only applies toward housing units at their final completion. We could see this as a version of Time Bank for homeless people. Blockchain primarily solves a problem of trust over capital. It chains up not only the labor information through time, but more importantly it chains up capital from manipulating any community value. No one on the capital side could alter anyone's work record without changing the public hash verifier.

It is important that no one gets anything for free. A fair distribution is not necessarily equal distribution. It is simply healthy for both the government and the homeless people themselves to work and gain in a protected market of their own value. Maybe after this, people could walk out and gain confidence within the broader society.

## JENNIFER KIM

### LOS ANGELES COUNTY HOMELESS INITIATIVE

Housing ends homelessness. We know this, but supportive housing is expensive to produce and slow to deliver. It can cost over \$500,000 to finance one unit of supportive housing and take years to build. With a dearth of over 500,000 affordable units for low-income renters, and a shortage of

21,000 supportive housing units to be on a trajectory to end homelessness, the need for development and finance innovations is imperative. These numbers tell us that, more than ever, we need a wider network of partners, new collaborators in this space, and all hands on deck.

Since the implementation of Measure H-funded strategies in July 2017, over 11,000 individuals and families have been permanently housed. While we are making measurable progress on our commitment to prevent and combat homelessness, the humanitarian crisis that continues to unfold across all communities in LA County requires sustained focus and collaboration with partners, stakeholders, and the community at large. Only a few years ago, a pervasive sense of despair around homelessness permeated the County. Now, thanks to an unprecedented amount of political will and funding resources, a widespread sense of hope drives us to implement the solutions we know can work to end homelessness. Sharing in this sense of hope and impelled to contribute to the solution, SCI-Arc students participated in a day of civic engagement around homelessness. We were excited to learn the discussions that would emerge and ideas that would be generated by the fresh perspectives of students. The following work demonstrates some of the best ideas to come out of the Homelessness Charrette.



Los Angeles already has a surplus of resources, whether it be space, goods or services. Logistical projects focus less on the creation of new infrastructure than a rearrangement and optimized re-deployment of existing resources. The sharing economy has barely begun to be tapped to its full potential, with shared housing primed to expand beyond its current luxury market. The prevalence of smartphone ownership amongst the homeless population offers opportunities for emergency mental health services to be digitally deployed. Digital technologies may even provide new forms of employment and alternative methods of wage disbursement to strengthen a homeless individual’s sense of community involvement and belonging.

162 - HESTIA HOMES

Giovanna Penna Lima, Priyanka Manoj Rajani, Phoemphol Phoempholsinchai, Radoslaw Mika, Srimoyee Sinha, Yixin Zhang

A development company that manages time-shared properties across the country allows “at risk of homelessness” population to occupy a temporary vacant housing for one-third of the original price.

168 - P.O.K. UNIT

Amparito Martinez, Jui Chang Hung, Julia Pike, Richard Mapes,

Avatar-based therapy for mental issues combined with the social network and an active map of useful facilities is packed into a POK device available at kiosks and hospitals across the city.

178 - E-WASTE

Saeed Maseeh, Divyanash Agarwal, Linchen “Sandy” Liao, Jiayin Wei, Jiekai Yi, Tinguyan Zhu

After distributing unwanted used electronics and subsidizing data plans for smart phones, there is an aim to make information about the location and availability of mobile services easily accessible.

176 - ON-SITE

HOUSING

Ann Gutierrez, Emma Manguy, Israel Guevara, Jacky Liang, Narciso Martinez, Prarthna Misra, Sarah

While we are looking for spatial opportunities for temporary housing, construction sites provide a location for placing units and connecting them to city grids.

180 - HOME DELIVERY

Emmanuel Angulo, Teahan Kim, Bao Lu, Toros, Malyan, Austin Ross, Weiti Wang

Mobile outreach among other services includes garbage recycling, showers, storage units, clothing and food that are available along weekly transportation routes.

182 - ACCESS TO  
TECHNOLOGY

Leah Wulfman

Digital platforms and new types of integration.

# HESTIA HOMES

Giovanna Penna Lima, Priyanka  
Manoj Rajani, Phoemphol  
Phoempholsinchai, Radoslaw  
Mika, Srimoyee Sinha,  
Yixin Zhang

Approximately 600,000 people out of a total population of 11 million are living paycheck to paycheck in Los Angeles. Although chronic homelessness is a sensitive topic of conversation, the “at-risk homeless” are invisible to the public eye. We are proposing a solution that prevents further homelessness in the City of Angels in the future.

Timesharing has been a very popular and successful way of owning multiple homes in the past. Elderly Americans are apt to travel during all seasons of the year. We’re proposing a developer company “Hestia Homes” that is in charge of creating these timesharing properties for people all over the world to buy or rent for a specific time of the year. The rest of the vacant weeks

are then filled in by the “at-risk homeless,” which allows them to save resources for their future. The apartment or vacation home that they receive based on their needs and circumstances costs them only 30% of the original rent that they are eligible to pay.

The developer company supplying these accommodations generates revenue off of the timeshare rentals that they have with various clients from the United States or the world at large. They also generate sufficient revenue from the “at-risk homeless” to maintain the timeshare properties in between transition from one family to another. This completes the chain of life and keeps the program viable and sustainable for long term use.





## HESTIA HOMES

Where Timeshare Opportunities Help Homelessness Prevention

### OUR VISION

#### ARCHITECTURE

Our in house design team blends the luxuries of resort for prospective timeshare holders with the basic needs of families that need a place for temporary housing. A new typology that is introduced into the urban fabric of Los Angeles allows for multiple temporary tenants throughout the year. This maximizes the use of the units all while preventing the escalation of the homelessness population.

#### TIMESHARE



Time shareholders buy into a luxurious real estate market at a fraction of the cost. Since these units are sold for duration of time, it allows for the cost of the unit to be dramatically under market value. These owners rake in all the benefits of having a vacation home while preventing homelessness in Los Angeles.

#### HOMESLESSNESS PREVENTION

Our state of the art app matches families that are at risk homeless with near by vacant units, by doing so these families have the ability to have temporary housing rather than being forced out on the street. This temporary housing solution allows then to s tabilize their finical situation before it becomes bigger than it needs to be.



Check In

DD MM YYYY

Check Out

DD MM YYYY

Adults

1

Kids

0

Search

### About

Hestia Homes strives to be the first to combat the issue of homelessness in Los Angeles with the use of timeshare opportunities. Being vertically integrated company, it works on luxurious design which would be sold as timeshares for a portion of the year. During the vacancy of these units, applications would match the at risk homeless to there potential temporary units. The at risk homeless would have the opportunity of decreasing the portion of their income going to housing from 90% down to the recommended 30%, working as a safety net from becoming completely homeless over night. The time shareholders are buying into a luxury of vacationing but also preventing homelessness.



## Looking for a Home?

Location

Malibu, Los Angeles

From

April

To

September

Persons

2

BOOK NOW



## HESTIA HOMES

Where Timeshare Opportunities Help Homelessness Prevention

### [Experience Timeshare with Hestia Homes](#)

Tired of the living paycheck to paycheck? You can spend your time and money better with Hestia Homes! With Hestia, you can choose what time of year you would like to stay. As timeshare residents, you can select a specific time to stay in the year so you can save up some finances for a better future living situation. Regardless, when it comes to timeshare stay, you'll have access to exclusive properties, spacious villas and suites, exceptional amenities at a resonable rate and you'll always create fantastic memories!

### [Choose your Destination](#)

Hestia Homes offers properties all over the city of Los Angeles from the beaches to the mountains. Better yet, all of our properties have exceptional amenities. Picture yourself staying in a luxurious apartment in a prime location in downtown LA at a very reasonable rate for a couple of months to help improve your financial situation.

- Hestia Homes provides you with all options with rent atleast 50% lower than the market rate in that location.
- Join more than 100,000 other proud and satisfied clients.

### [Special Timeshare Offers & Packages](#)

Enjoy a 6 month stay at our property on Alameda Street for just \$500/month

Experience sunny Los Angeles with a 4 month stay for only \$699!

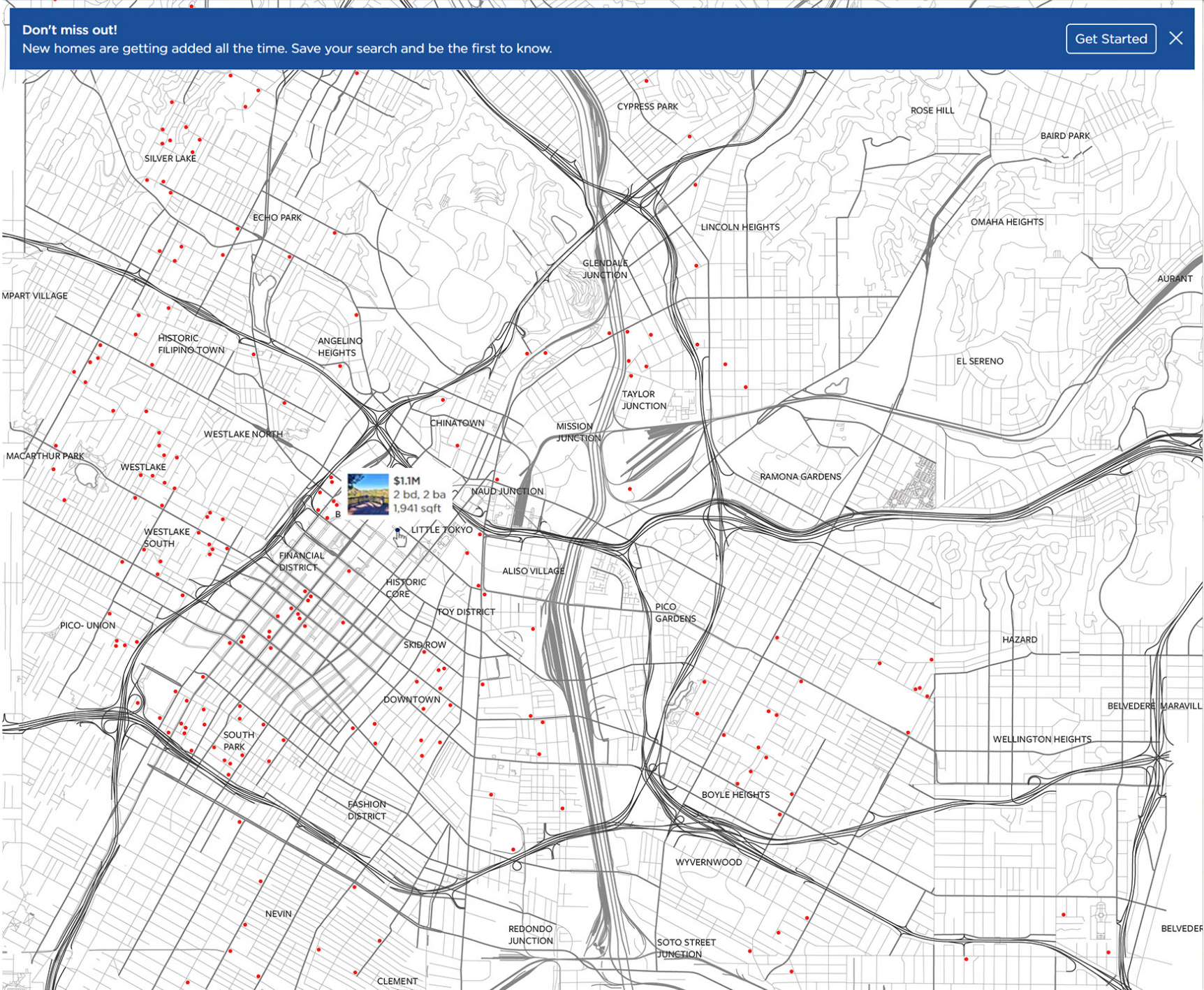
Jackpot! 5 month Venice Beach home includes for \$850/month

Spend 3 months at Westgate Los Angeles and enjoy living in luxury for only \$1075/ month

From the beach to the championship golf courses, Manhattan Beach is America's favorite family beach. Enjoy a 8 month stay from March to September for just \$990 incling amenities.

Long beach home with pool and spa for \$1200.





Los Angeles CA Real Estate7,312 homes for sale. 107 unmapped.

Homes for You

Newest

Cheapest

More

New Homes in Anaheim  
Three-Story Townhomes with Rooftop Decks of Balconies. From the \$500s.

APARTMENT FOR SALE  
\$1,000,000 3 bds . 2100 sq. ft. 40,000 sq. ft. lot  
10697 Wilshire Blvd, Los Angeles, CA

APARTMENT FOR SALE  
\$2,000/mo 2 bds . 1 ba 1147 sqft  
1373 Sunset Blvd., Los Angeles, CA

APARTMENT FOR SALE  
\$6,500/mo 3 bds . 2 ba . 1275 sqft  
110 E 3rd St, Los Angeles, CA

APARTMENT FOR RENT  
\$5,500/mo  
1111 W 4th St, Los Angeles

House for sale

Living room interior with a white sofa, wooden coffee table, and a potted plant.

loitslindsay • Follow

loitslindsay Good vibes during holidays. Where are you spending them?  
#vacation #vibes #lifestyle #happiness #chilling #instalife #instaholidays #holidays #minimalism #family #vacation #summer #liveinthemoment  
mykitkase 🥰🥰🥰🌸  
saga\_berg 🥰🥰🥰  
da\_roman 🥰  
sarah\_z\_x have fun! 🥰

27 likes  
JULY 7, 2019

Add a comment...



# P.O.K. UNIT

Amparito Martinez, Jui Chang  
Hung, Julia Pike, Richard  
Mapes, Yash Mehta

Nearly 10 million Americans suffer from a severe mental illness, and LA county estimates that nearly 30% of its homeless population struggles with severe mental disorders, which skews much higher than the national average. In such cases, full rehabilitation and social reintegration is a daunting task. Symptoms, such as recurring episodes of delusions and hallucinations in the case of Schizophrenia, can make it difficult, if not impossible for a certain percentage of homeless people to maintain stable housing, jobs and other opportunities. Moreover, such symptoms increase risk to harm, both self inflicted and otherwise, during times of homelessness.

In an effort to combat physical harm to these people, we suggest pairing emerging avatar therapy programs, which decrease both the severity and duration of schizophrenic episodes, with rudimentary social media networks. Operating as both a coping mechanism for symptoms of mental health disorders and

as a map to friends, resources and safe places, we hope that this design can ease the pain of mental illness among chronically homeless people and potentially shorten the tenure of an episode of homelessness.

The inexpensive design for an avatar-based treatment device can be scaled to treat several forms of mental illness. This treatment and resource map provides comfort, coping mechanisms and services during periods of homelessness, but begins and grows with healthcare providers that already have contact with individuals that struggle with mental illness.

We believe our program has the potential to save resources by reducing the instances of hospital stays, emergency response calls, and medical supplies. Furthermore, the social media aspect of this design can increase access to sanitation services, food, and networks of locals.



# Urban Deployment

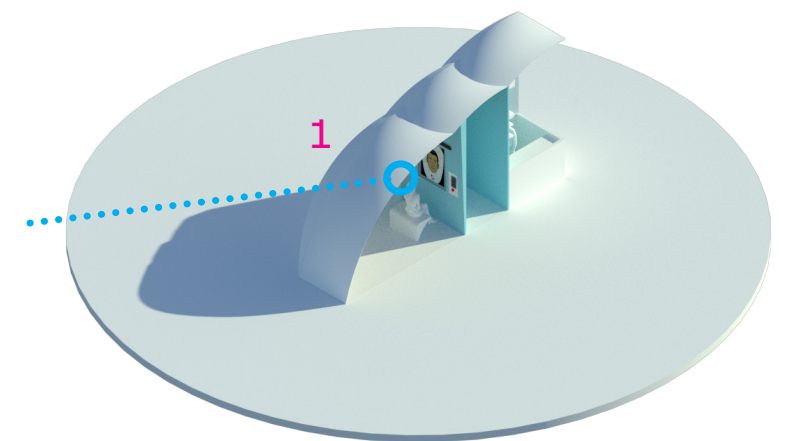


## SKIDROW REDEVELOPMENT

- EDUCATION
- NONPROFIT ORGANIZATIONS
- POLICE
- HEALTHCARE
- FOOD
- POK KIOSK

Central hubs are designed to be deployed within areas of concentrated chronic homelessness. It is at these locations that healthcare workers foster relationships and build trust with locals. When the POK system can help a person struggling with homelessness, kiosk attendants sign up users and help them make a profile for their own personalized POK avatars.

Simultaneously, POK is distributed by healthcare professionals to people struggling with severe symptoms of mental disorders to provide relief to people that may be on the verge of homelessness.





# Digital media can be explored as a method to:

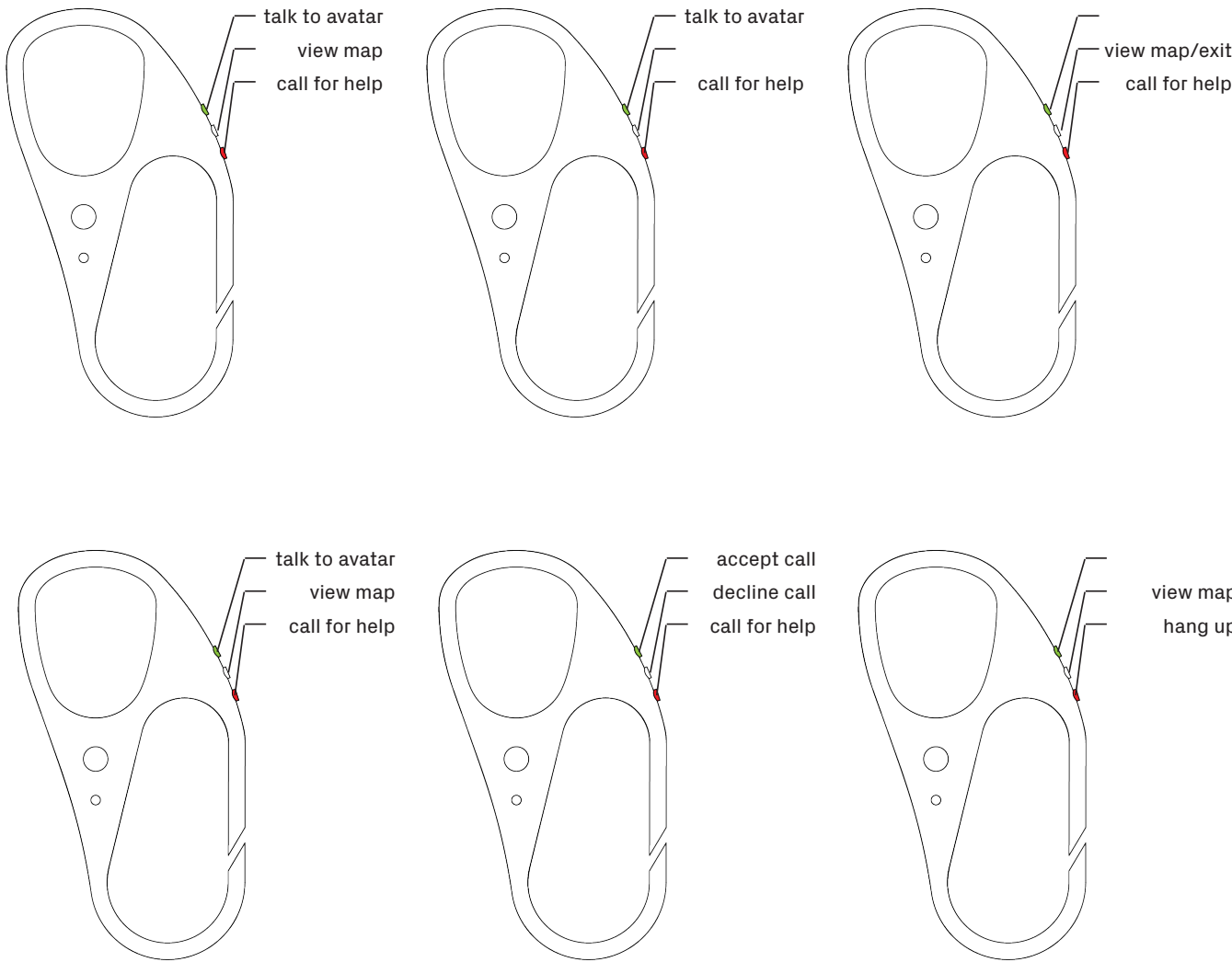
- 1: Reduce severity of mental disorders
- 2: Decrease duration of episodes
- 3: Reduce risk of injury
- 4: Reduce risk of self harm
- 5: Foster coping mechanisms
- 6: Streamline care
- 7: Support self determination and choice
- 8: Fight stigmas of mental illness



Above: A patient using avatar based therapy (administered by the UK's National Institute for Health Research and King's College) to build confidence and coping mechanisms for auditory verbal hallucinations. Auditory hallucinations affect 60 to 70 percent of people with Schizophrenia, and roughly a quarter of these people are unable to find relief from these symptoms with medication alone.

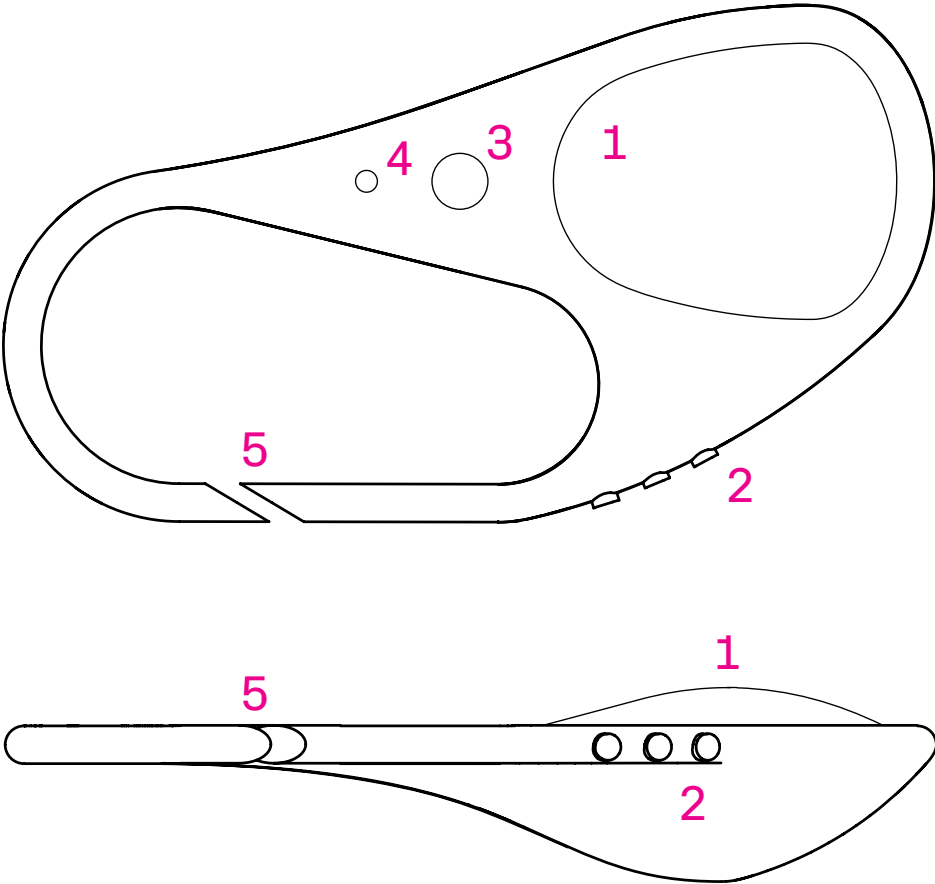
# User Interface

The interface of POK works as both a simple game and as a simple social media platform. The game emulates conversation that is programmed by medical professionals to deliver the most effective avatar based therapy. The social media platform provides tools that can be used to promote safety, security and communication between community members.



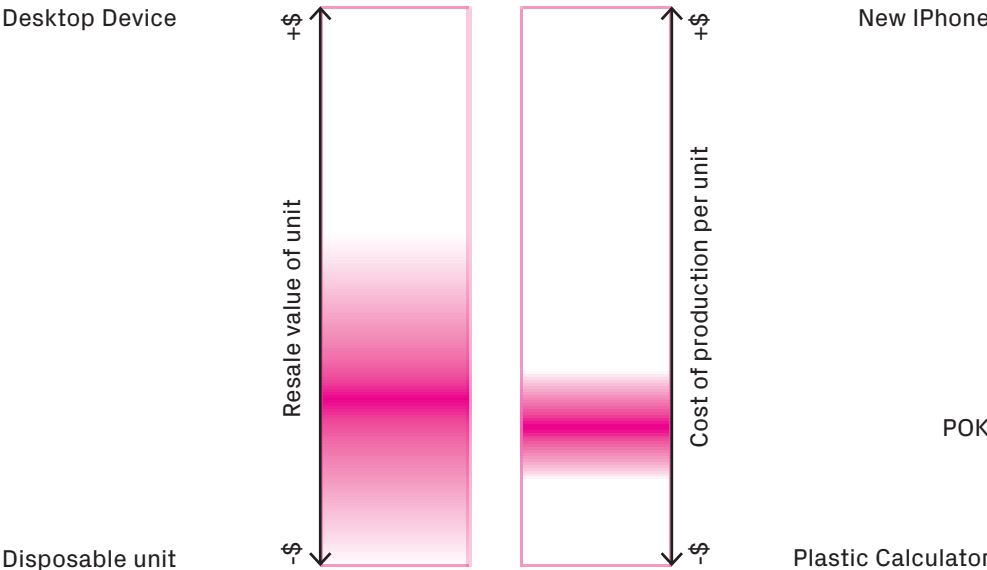
# POK Unit Design

POK is designed with economy in mind. Achieving very specific goals related to therapy and resource distribution moves the technology of the POK unit outside realms of “smart” technology. Using similar production methods that a palm calculator would use, the POK system is inexpensive despite its reliance on powerful digital tech advancements.



- 1: Durable screen with protective cover
  - 2: Input buttons
  - 3: Speaker
  - 4: Microphone
  - 5: Carabiner hook
- Interesting fact: The POK prototype unit was 3D printed in under an hour.

Spectrum of individuals with severe mental illness that can benefit from POK

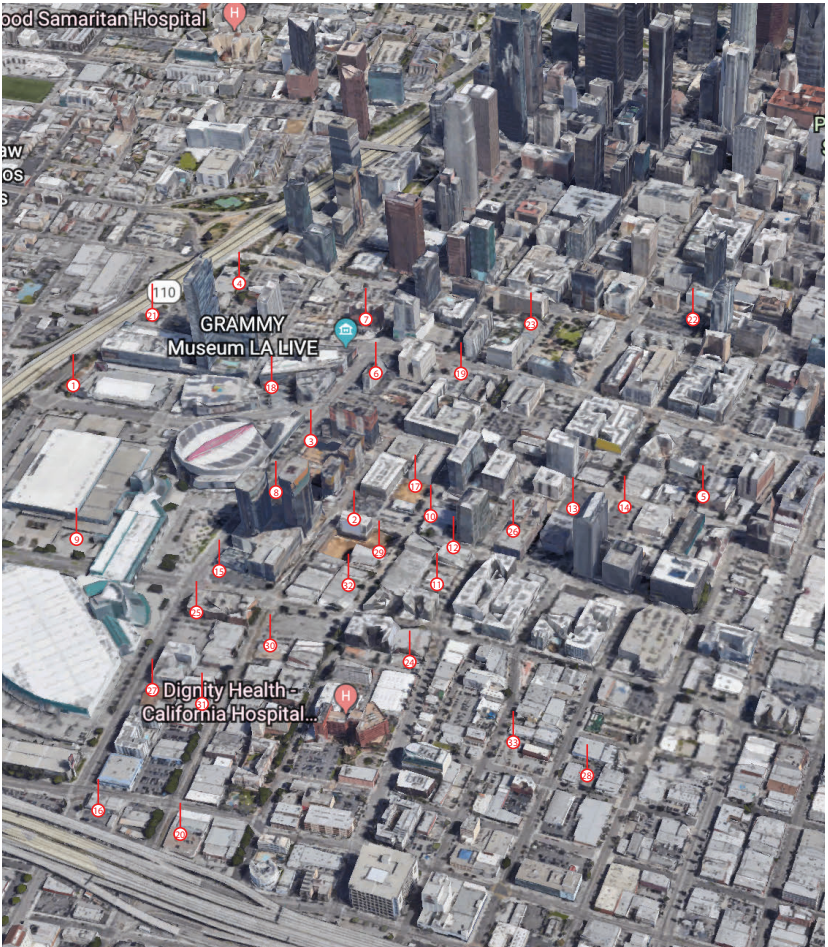




# ON-SITE LIVING

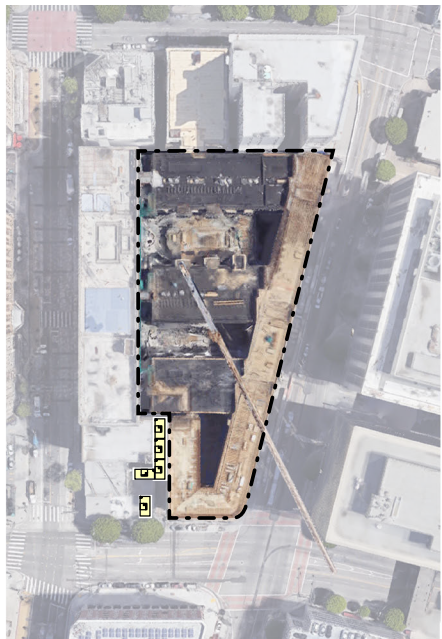
Ann Gutierrez, Emma Manguy, Israel Guevara, Jacky Liang, Narciso Martinez, Prarthna Misra, Sarah Carcomo

This policy encourages developers to include temporary Transitional Housing or Bridge Housing on site during construction, through density, parking, zoning and permitting incentives for developers. This would prove especially effective on mid- to large-scale construction sites. Through this policy, the development boom in Los Angeles could provide benefits to an audience beyond its target clients, and beyond the defined program of the final structure.



## Minimum Requirements for On-Site Temporary Housing:

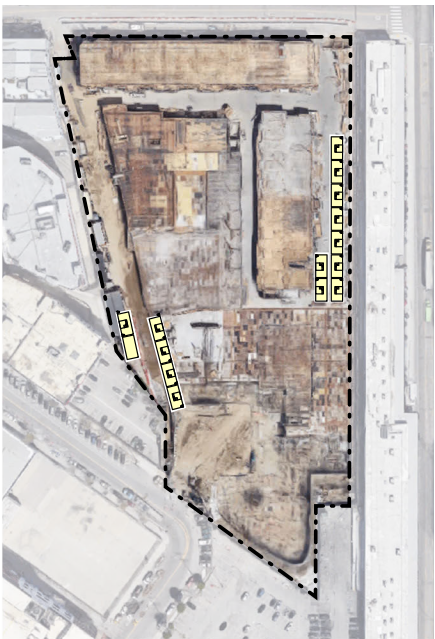
1. Construction Site to be active for a minimum of 2.5 years (2 years of on-site housing).
2. A minimum allocated space of 1,200 sq.ft.
3. A minimum of 4 on-site temporary houses (12'x24' plus access = 1,200 sq.ft.)
4. A minimum of 1 on-site temporary house per 20 units of the project.
5. Designated safe area within the site that is free of construction and inaccessible to the construction for the entirety of the houses' life on site.
6. On-site houses to be compliant with building code infrastructural requirements (water, electrical, fire, plumbing).
7. Humane design and approval of architect's design by city officials.
8. Maintenance to be provided by developers.



18. Olympic Tower  
811 W Olympic Blvd  
Los Angeles, CA 90015  
Mixed Use



3. Oceanwide Plaza  
1101 S Flower St  
Los Angeles, CA 90015  
Mixed Use



Aliso Apartments  
950 E 3rd St  
Los Angeles, CA 90013  
Mixed Use

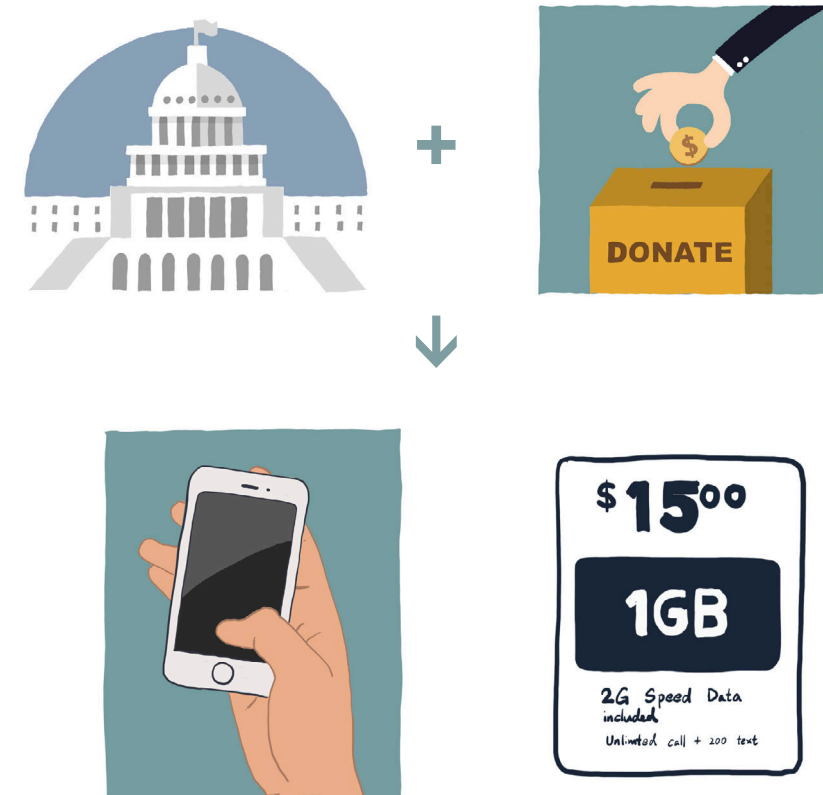
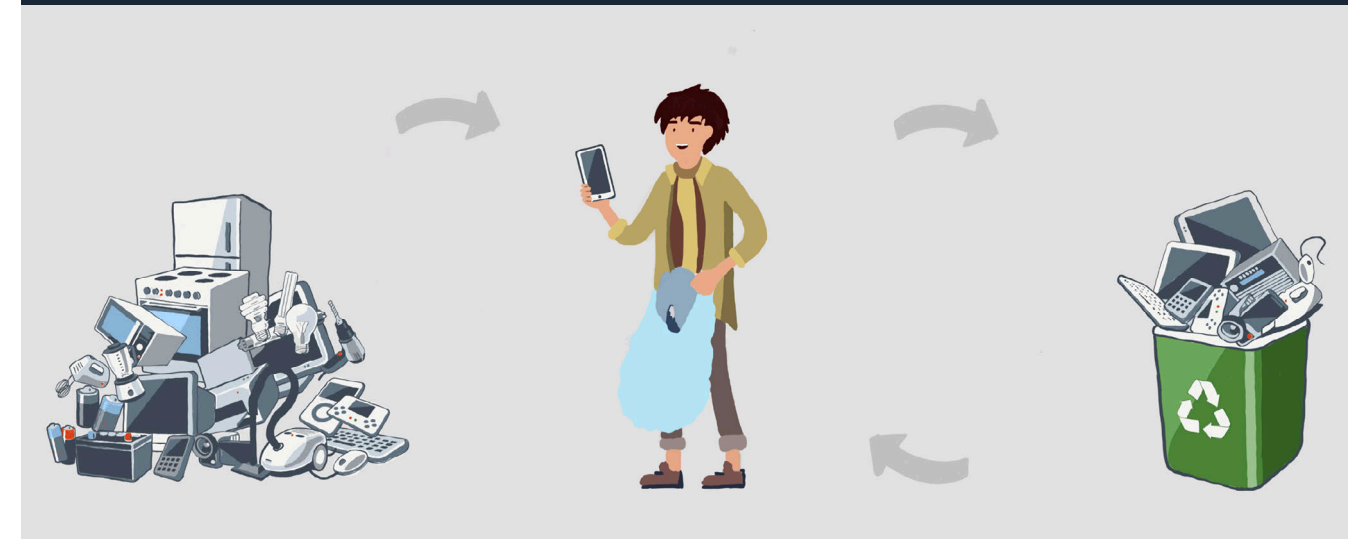
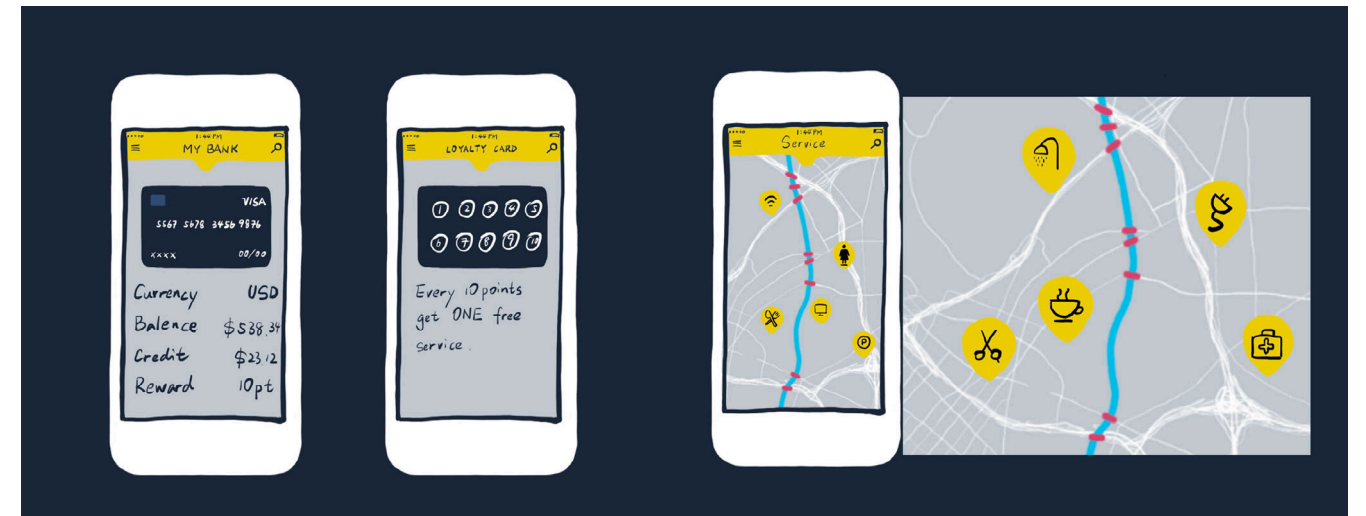


# E-WASTE

Saeed Maseeh, Linchen Liao, Tinguyan Zhu, Divyanash Agarwal, Jiayin Wei, Jiekai Yi

Our proposal includes an e-waste program that would give incentive to the non-homeless to donate any unwanted electronics to the homeless. Naturally, this would include smart phones. With access to these phones, the local government would subsidize chosen telecommunication companies to develop data plans for the homeless population with a donation aspect involved for other plans in order for said companies to retain profit. Such

a data plan would give the homeless access to apps and information necessary for independence. This would include mental health professionals on speed dial for no cost, information for affordable or free health care, a regularly updated bulletin board for job opportunities, and maps with the locations of mobile shower trucks and so on.





# HOME DELIVERY

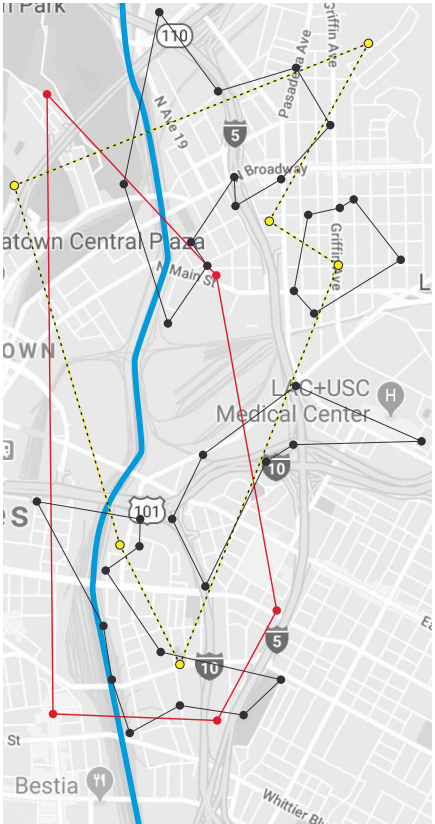
## Emmanuel Angulo, Teahan Kim, Bao Lu, Toros, Malyan, Austin Ross, Weiti Wang

The project focus is on mobile out-reach to the homeless in the greater Los Angeles area, particularly along the LA River's large industrialized concrete landscape. The goal is to provide mobile services to such areas that large groups of people can safely gather around. These large landscapes provide areas where mobile storage containers can be of service. They also provide weekly transportation routes that can be utilized by garbage and recycling buses.

All sites chosen for the mobile fleet to make routine stops are located in areas that can service a large groups of anywhere from 50-300 people a day. To help clean areas of waste and to provide job opportunities to the homeless community, this mobile fleet can result in tremendous health improvement within the homeless community.



1. Waste and recycling buses- To help clean areas of wasteland to provide job opportunities to the homeless community.
2. Mobile Showers and bathrooms- A clean city requires proper human waste disposal, and all citizens deserve access to proper hygiene.
3. Mobile Storage Units- For storing belongings, safe from weather, theft and removal by police.
4. Haircut and clothing shops- Especially geared toward homeless individuals seeking employment.
5. Food Trucks- The fleet of trucks would follow predetermined routes to gather excess food donations from large grocery chains on a daily basis.



# ACCESS TO TECHNOLOGY

Leah Wulfman

To say that design is a human right but to evade the question of housing as a human right—let alone architecture as a human right—is to dodge the issues which form the basis of homelessness. Access to care has to be directly tied to a movement towards equal and fair treatment through housing, through space, through income, through technology. If our commodity-driven housing market were to shift towards rights-based housing strategies, architecture could serve as a platform where human life is respected and improved, rather than the spatial means through which lives are devalued and rights dismantled. We presently live in a situation where—by design—the spaces and living habits of lower-income neighborhoods are criminalized at a far higher rate. Owning and living in higher-income neighborhoods automatically grant individuals access to greater degrees of treatment and respect. Living in poverty is a form of violence, built on historical traumas.

In this way, Los Angeles is simultaneously one of the most socially progressive and segregation-ally progressive cities. That means that while it stands and votes socially progressive across classes and races, it continues to prioritize market-driven economics that cushion wealthy neighborhoods, in turn promoting segregationist

policies. Los Angeles epitomizes a larger ethos and reality rampant across the United States. Even though the vacant spaces and capital funds to aid the homeless crisis are there, the issue persists because we can not erase and have trouble coming to terms with our problems; we have persisting stigmas relating to race, class, and mental illness. Despite viable access to technology, space and housing, societal stigmas continue to hamper any fundamental change or evolution on the broad issue that is homelessness. There are those that currently hold and have always held capital, and this accrued capital has a direct relationship to the persisting power, treatment, and respect of wealthy individuals and their neighborhoods. Homelessness becomes a real focus and ‘problem’ when these people return to cities following White Flight, or when homeless individuals find themselves on the foothills of Hollywood or the Pacific Palisades. This situation ought to lead one to ask what the homeless ‘problem’ actually is, and if it is not simply a problem of the people who understand themselves to be homed but yet still see others as an intrusion: an act of mostly unconscious, but nonetheless cruel, dehumanization allowed by existing biases and stigmas.

Access to technology far outweighs access to housing and space in the homeless population. Go into any Department of Social Services, and you will be offered free cellphones at the door before you even enter in to apply for any financial or housing service. Many humans have not been allowed home, but they could have a cellphone or access to the library computer; they might not have a form of identification or a bank account, but they could have the Venmo app or access to a new cryptocurrency. These pieces mean that people can have access to new barter systems and new forms of currency. To combat homelessness, we need to promote self-sufficiency and the health of individuals and their existing communities. Here, access to technology and capital is essential, and respect and fair treatment for communities must be built into the equation because such respect and fair treatment are not automatically given. We believe that when we move an individual from the streets into a bedroom, we have committed a great act of charity, but when that individual opens their door to



feel isolated and stigmatized in a new building, we must recognize that our efforts have lacked understanding because our society fundamentally lacks kindness. To make and take space for people, literally means giving space to see and understand them, not simply house them away.

Self-sufficiency needs to happen on two levels and can take many other forms: on the community level, with existing communities and existing housing stock vacant and occupied, and on the economic level, where communities need to be reallocated capital traditionally not held by them. A white, patriarchal figure, entrepreneur, urban planner, developer, architect will never reverse gentrification or homelessness, rather the reins must be reordered, reversed and confused and money must be allocated directly into communities. Then, you can ask how to help, and best be an ally.

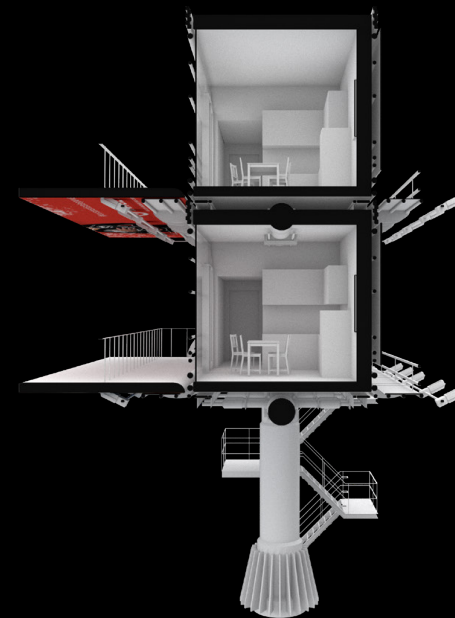
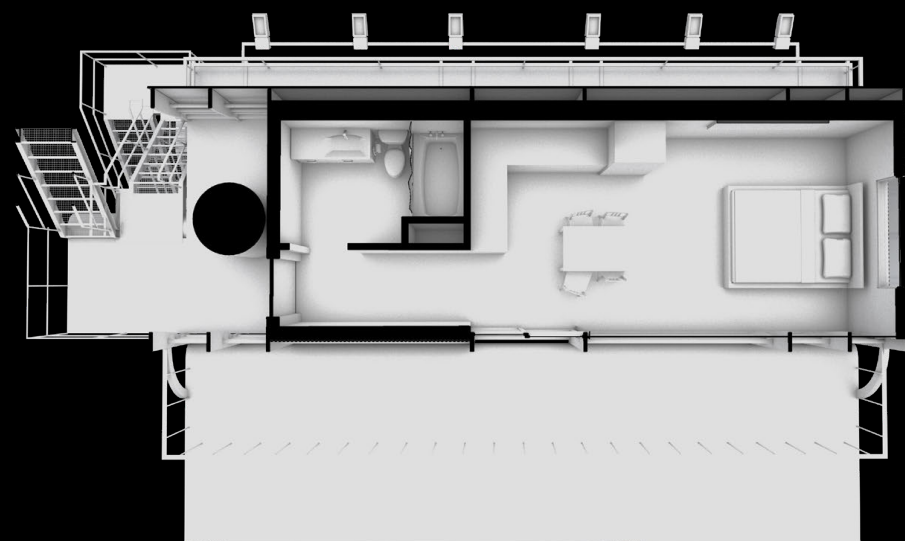
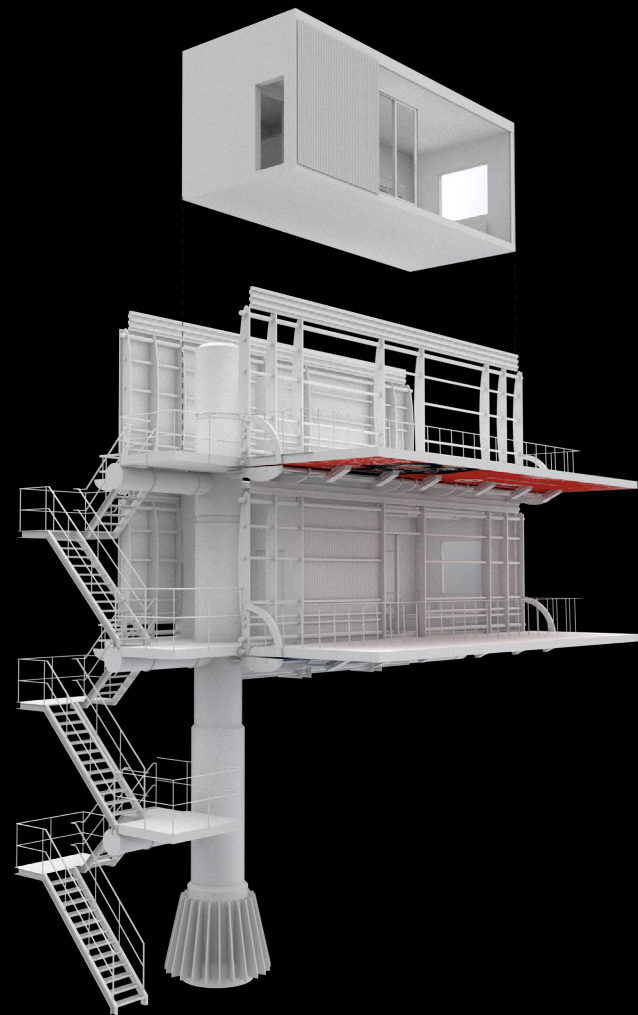
Two Situations amidst Many:

**Situation I:** Reverse Redlining—use historic redlining as a means to locate existing spaces for black, brown, people of color, LGBTQIA+, minority communities that are threatened by gentrification and escalating housing costs. Rather than ever taking space, hold space for minority communities, and continue to claim or reclaim that space for their communities by investing in them and their existing institutions. To survive in America, minority communities have already committed and invested in themselves: their lives, their art, their labor, their poetry, their businesses, their songs, their buildings. It is your responsibility to include them in your world view while recognizing the foundation of your own. Even if you are an outsider, you can show up and be an active ally, rather than a colonialist-minded savior. A good start would be to open your eyes and throw your support behind artists and architects that have been making space for communities and individuals. There are countless. One, profound example: Lauren Halsey is an artist trained as an architect, who is creating a Visual Archive of South Central LA. In her project, space becomes an active shrine for the material and mythological stories of these neighborhoods.

Architecture can be the platform through which a community feels seen, supported by, and committed to itself.

**Situation II:** Play the Game—adopt and create an identity of a developer and entrepreneur that serves as a front to take from existing streams of capital or tax credits that cater to someone say like Jared Kushner. The point is to use this front to reallocate funds to communities deserving reparations and to create investment in communities through their dollars. One way of doing this that is increasingly accessible to an architect's skillset is to use an AI (Artificial Intelligence) to create the profile and portraits of a person that does not exist—has not ever existed and will never exist, except virtually. You go ahead to develop and fake this person's education, their history, their job, their business and business partners; you render the buildings and real estate projects they've worked on and invested in. You disperse stories about this person until the reality becomes layered and real. You reach the point where you can pitch and develop projects through this identity, and directly invest and allocate this money in communities to develop projects and support persons within the community. Funds are dispersed to individual's phones and a community bank. Shops and artists existing in the community are invested in and form their independent vitality.

# PROVOCATION



## adHome

By utilizing the existing infrastructure of advertisements in Los Angeles, billboards can be transformed into permanent housing and provide a unique living experience. Billboards exist within virtually every neighborhood of LA and provide flexibility for prior homeless residents to define their sense of community. The structure consists of an existing billboard with inserted shipping container studios which provide all necessities for living. This is a contemporary solution for a typology which often creates “LEGO” architecture which lacks community engagement and a sense of home.

Students: Yunfei Cao, Gregory Kokkotis, Yiyang Sang, Jonathan Warner, Ziyu Xu, Ziyi Zhao



## EUI-SUNG YI

PRINCIPAL AT MORPHOSIS,  
DIRECTOR OF THE NOW INSTITUTE AT UCLA

There are a wide variety of reasons why current top-down policy initiatives are failing to support the immediate needs of those experiencing homelessness in Los Angeles. Public policies such as Prop HHH and JJJ are designed to be one-size-fits-all and neither reflect neighborhood specific research, nor the mental issues plaguing much of the homeless population. These same policies are creating some of the nation's most demanding affordable housing (\$500K/ unit) and wage mandates on privately-funded development. We are failing to help improve homeless quality of life while creating a climate that excludes many Angelenos from municipal support. However, we have the opportunity as architects to pave the way for large-scale urban regeneration while simultaneously creating immediate support systems.

The Sci-Arc student work has shown that when embodied in modular format, healthcare, hygiene and dignity can become vehicles towards equitable infrastructure improvement benefitting Angelenos of all socio-economic backgrounds. They have exemplified that we are responsible for conducting research that accurately reflects the movement and immediate needs of the homeless population in LA.

Perhaps most importantly, they have shown that their models of urban intervention can preserve the present-day lifestyle of LA while addressing the city's quickly growing population and

environmental issues. Their work repurposes disused building stock as temporary facilities. It shows how new developments can be equipped with the mental, professional and health counselling. It also suggests the potential to optimize the use of currently overloaded crisis services and emergency facilities.

The students' unmanned commercial typology function as epicenters of widely applicable physical infrastructure improvements. It also provides the opportunity for accurate homeless demographic data collection. Within the ECOS project, they illustrate how municipal waste reuse strategies can provide lasting support centers for the homeless. The project concept also provides the ability to direct city funds where they are more needed in the long-run. Lastly, the student work highlights the potential of hygienic interventions to serve as landmarks that both help erase the daily stigmas of homeless life and remind the rest of the population of the issues at hand.

The students are questioning how we can create social dignity, urban efficiency, and hope through design. Their pursuit of immediate help for those experiencing homelessness ranges from quixotic commercial solutions to more pragmatic public hygiene interventions. As a collective, they are providing architects and the city with a model for how temporary street-interventions can connect with under-utilized resources and lead to permanent solutions for more than just one demographic.

Parallel to longer-term efforts to develop permanent housing infrastructure and reshape municipal policy are proposals that address more immediate needs and issues. The unsheltered homeless population faces a dearth of health resources and hygiene facilities. Proposals may attempt to optimize the placement and dispersal of prefabricated unmanned service units and to develop a citywide deployment strategy. Or the very construction of the facilities may be questioned, too, by striving to reduce it to its most minimal form, or by reconsidering waste products as construction materials.

192 - PUBLIC SANITATION POD

Mariajose Meza, Christopher Becerra, Sybil Chen, Grant Zhou, Erdong Liu, Justin Elliott, Ruby Kim

Easy to assemble and disassemble each pod provides a shower, a toilet, a needle disposal bin, and is equipped with a vending machine with diverse hygiene items and birth protection items.

298 - ECOS

Julia McConnell, Bronte Araghi, Susan Ebright, Sam Wayman, Mariam Aramyan, Sunny Cheung

The usage of bottle infill and compressed waste block systems for walls of small washing facilities across the city of Los Angeles not only reduces construction costs but also introduces a responsible practice of waste management and includes homeless people into sourcing the building material.

204 - STOP 'N' CLEAN

Biao Cao, Daniela Cadavid, David Ma, Jingbo Huang, Kaita Saito, Sohail Gill

An investigation of the most minimal and adaptable conditions of hygiene infrastructure that allows maximizing the speed and cost-efficiency of deployment.



# PUBLIC SANITATION POD

**Mariajose Meza, Christopher  
Becerra, Sybil Chen, Grant  
Zhou, Erdong Liu, Justin Elliott,  
Ruby Kim**

While many professionals and volunteers take part in helping those in need of finding a home many people remain on the streets for the duration of this relocating process. Our proposal focuses on the personal hygiene and safety of the homeless that remain on the streets while they find help.

According to an article by the U.S. National Library of Medicine National Institute of Health, “Persons experiencing homelessness in the United States experience significant barriers to self-care and personal hygiene, including limited access to clean showers, laundry and hand washing facilities.”<sup>1</sup> By making a station available where anyone can use the restroom, take a shower, wash their clothes, and access products like toothpaste and toothbrushes, female sanitary products, condoms and band-aids, those living on the streets will have improved conditions for their daily life, especially as people experiencing homelessness are often denied access to commercial restrooms and stores. Personal hygiene has been proven important for not only preventing the spread of bacteria and disease but also

for mental health. By placing our sanitation pods throughout the city, we ensure that every person has access to clean water for hygiene and personal needs.

In addition to access to these resources, the sanitation pods include safe syringe disposal, helping reduce and contain the harm from illegal drug use.

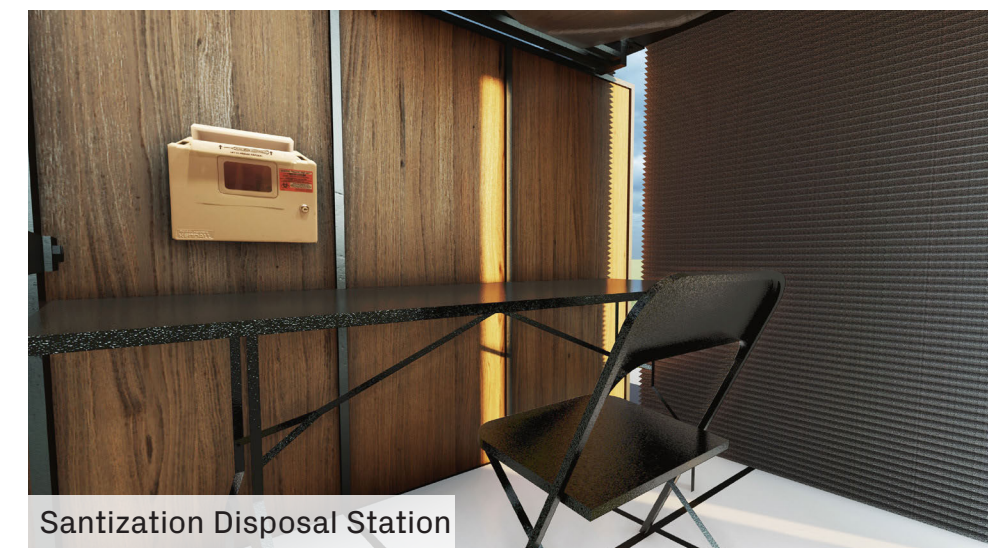
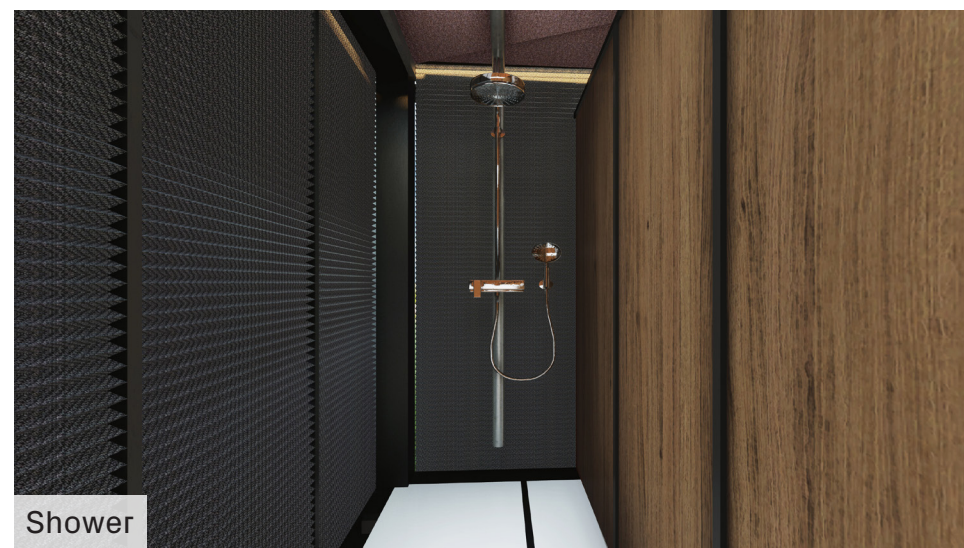
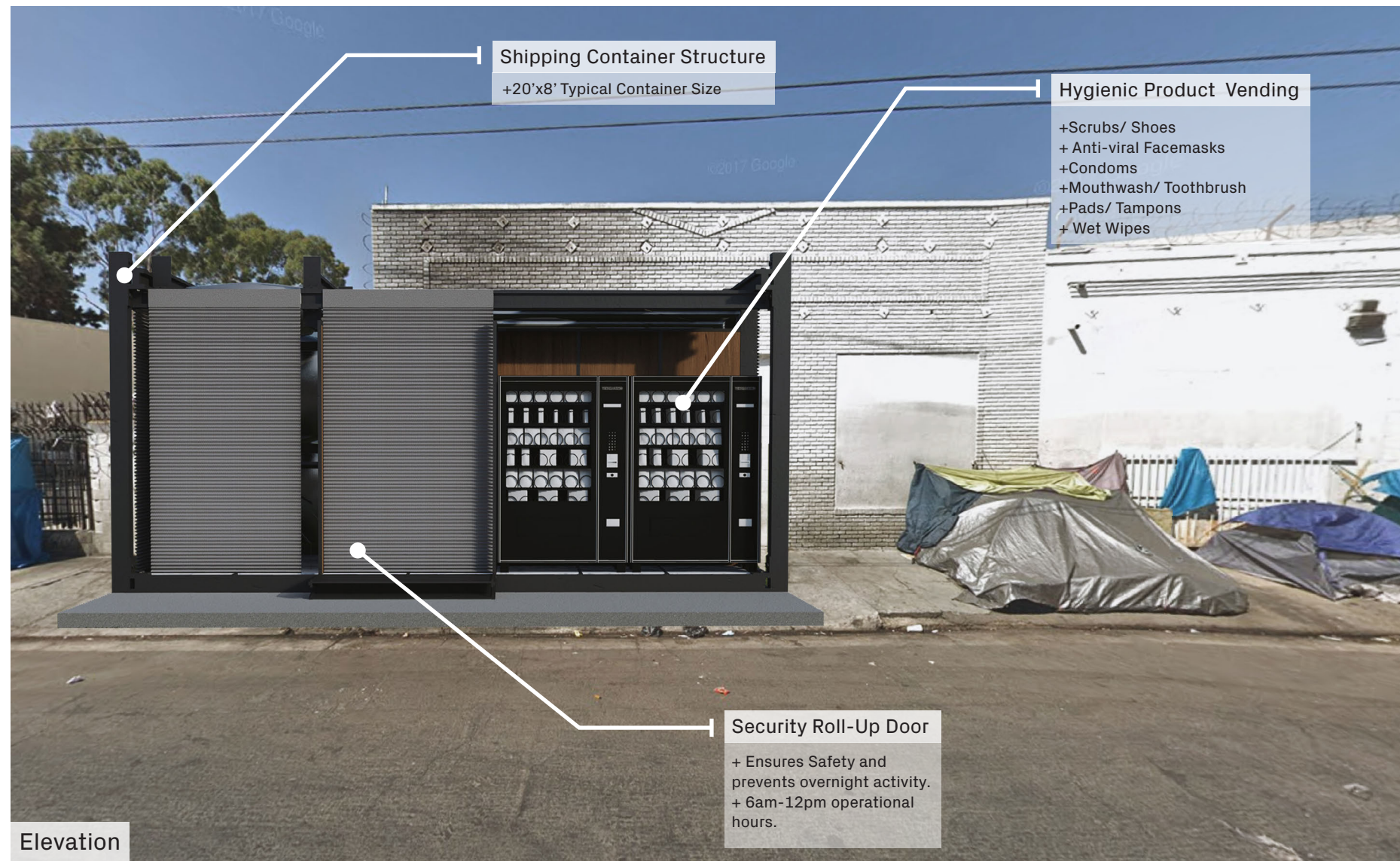
These public sanitation pods would be built out of the most effective and easy to clean antiseptic materials. Solar panels will help the pods be sustainable and have adequate lighting for added night safety. In addition, because these pods are placed where they are needed the most, they are not permanent. The City of Los Angeles is constantly changing, and pervasive gentrification can negatively affect many homeless who find themselves forced to move from place to place in order to spend the night safely. If a homeless population were displaced, these pods could be relocated as well. They are easy to assemble and disassemble allowing their relocation to be quick and easy.

<sup>1</sup> Leibler, Jessica H., et al. “Personal Hygiene Practices among Urban Homeless Persons.” NCBI US National Library of Medicine National Institutes of Health, PMC, 14 Aug. 2017, [www.ncbi.nlm.nih.gov/pmc/articles/](http://www.ncbi.nlm.nih.gov/pmc/articles/)











# ECOS

**Julia McConnell, Bronte  
Araghi, Susan Ebright, Sam  
Wayman, Mariam Aramyan,  
Sunny Cheung**

ECOs proposes a direct intervention into the homelessness crisis in Los Angeles. While it is the belief of this collective that housing is the greatest challenge facing the community, a more immediate plan of action needs to be addressed. Current homeless residents of Los Angeles face dismal access to proper sanitation facilities. ECOs, a series of permanent, strategically placed bathroom facilities, aims to address the issue with full privacy bathrooms equipped with ADA showers. All units will be equipped with administrative space in order to manage access and preservation of the facilities. Individual access to facilities can only be granted by an administrator and as such, the facility must be maintained and cleaned to ensure future admittance.

As most domestic landfills are expected to be full by 2030, the United States has been forced to outsource its waste removal and processing to China, a prohibitively expen-

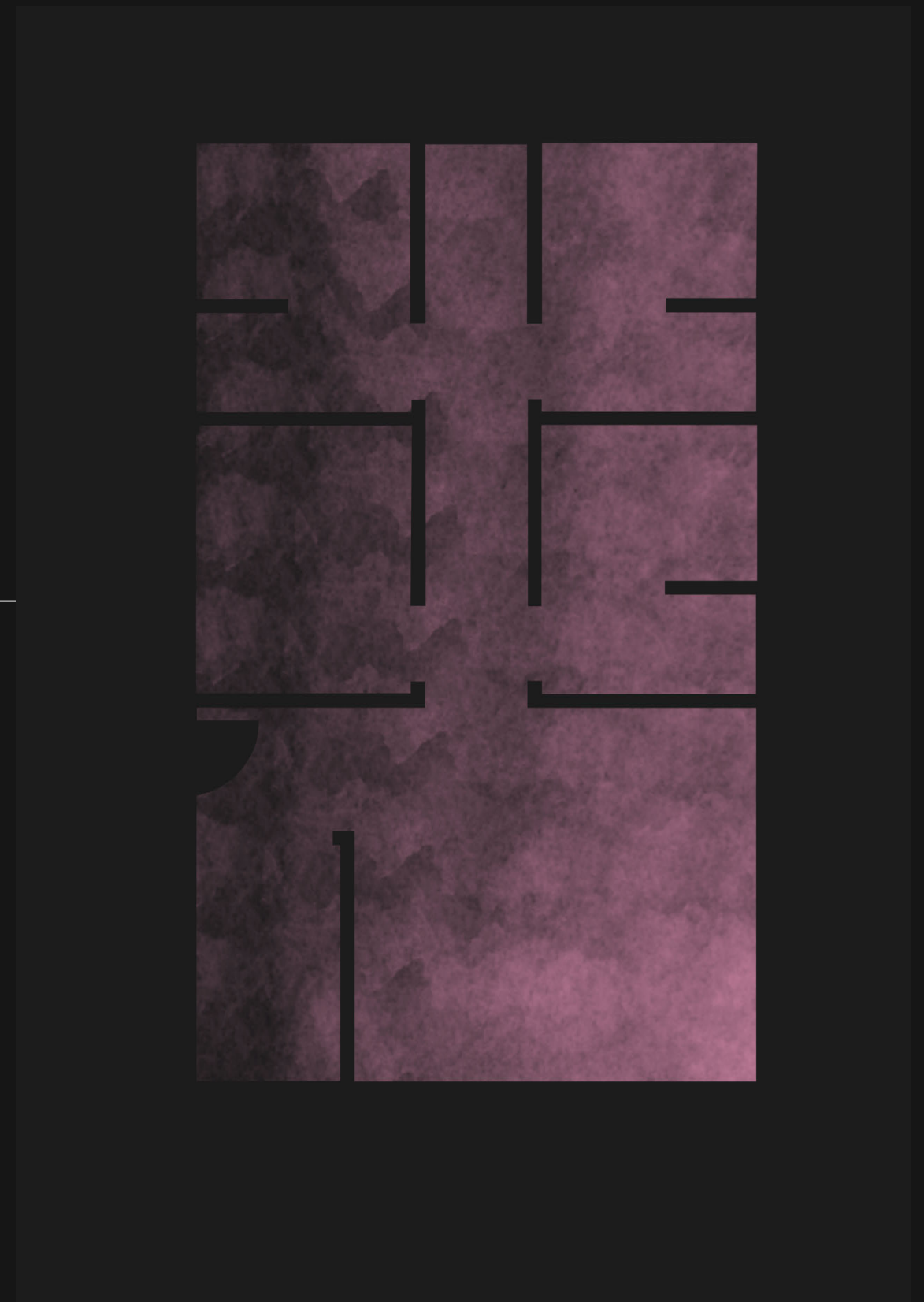
sive option no longer considered a viable. Our project draws inspiration from successful up-cycling projects in Japan and Australia, which integrates this source material as a building material. Our proposal advocates for community involvement and education surrounding responsible practice in waste and property management.

Though this case study only addresses Downtown, ECOs has the ability to be scaled up across varying neighborhoods in Los Angeles at rapid pace. Potential economic benefits include reduced spending on waste management, healthcare costs and construction costs for the city. ECOs also supports a community education campaign that teaches responsible practice in sourcing material and property management, ideally creating prospective employment opportunities for the homeless community to source and produce the building material itself.

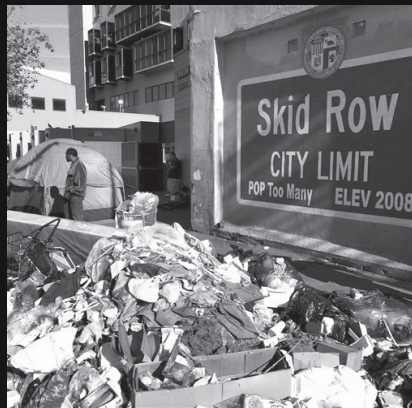




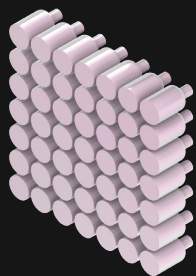
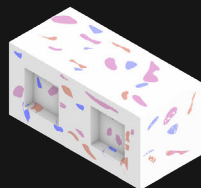
- DENSITY OF HOMELESS POPULATION IN DOWNTOWN, LOS ANGELES
- PROPOSED ECOS SITES
- WATER / RIVER AREAS







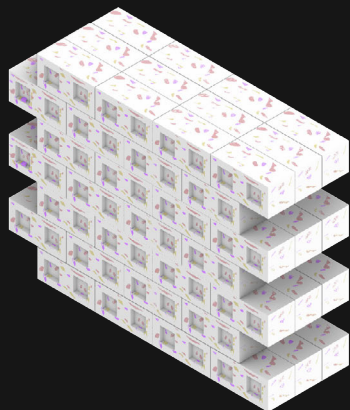
ACCEPTED TRASH



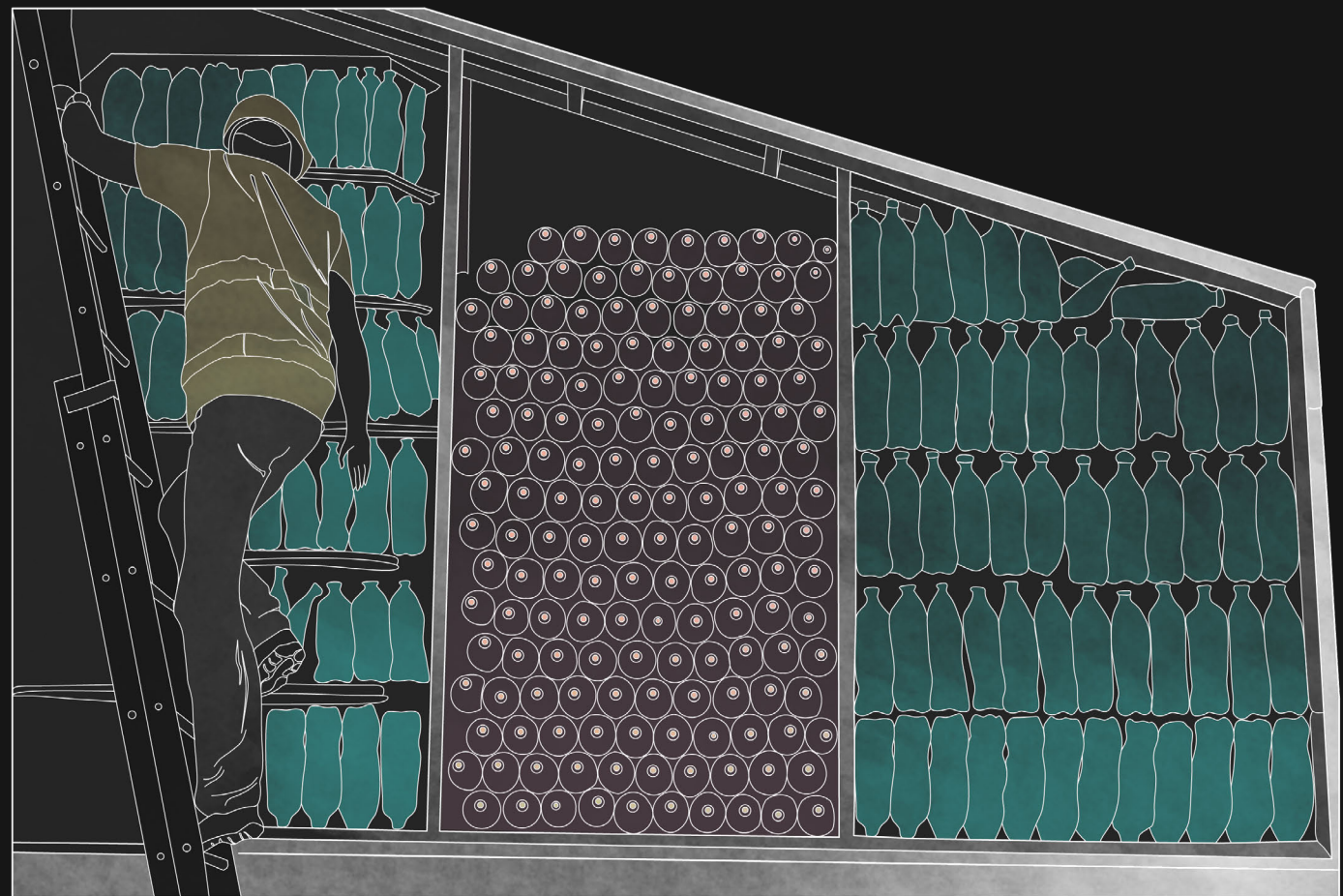
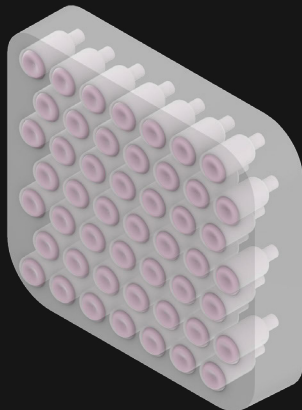
REJECTED TRASH



COMPRESSED BLOCK SYSTEM



BOTTLE INFILL SYSTEM



WALL INSTALLATION



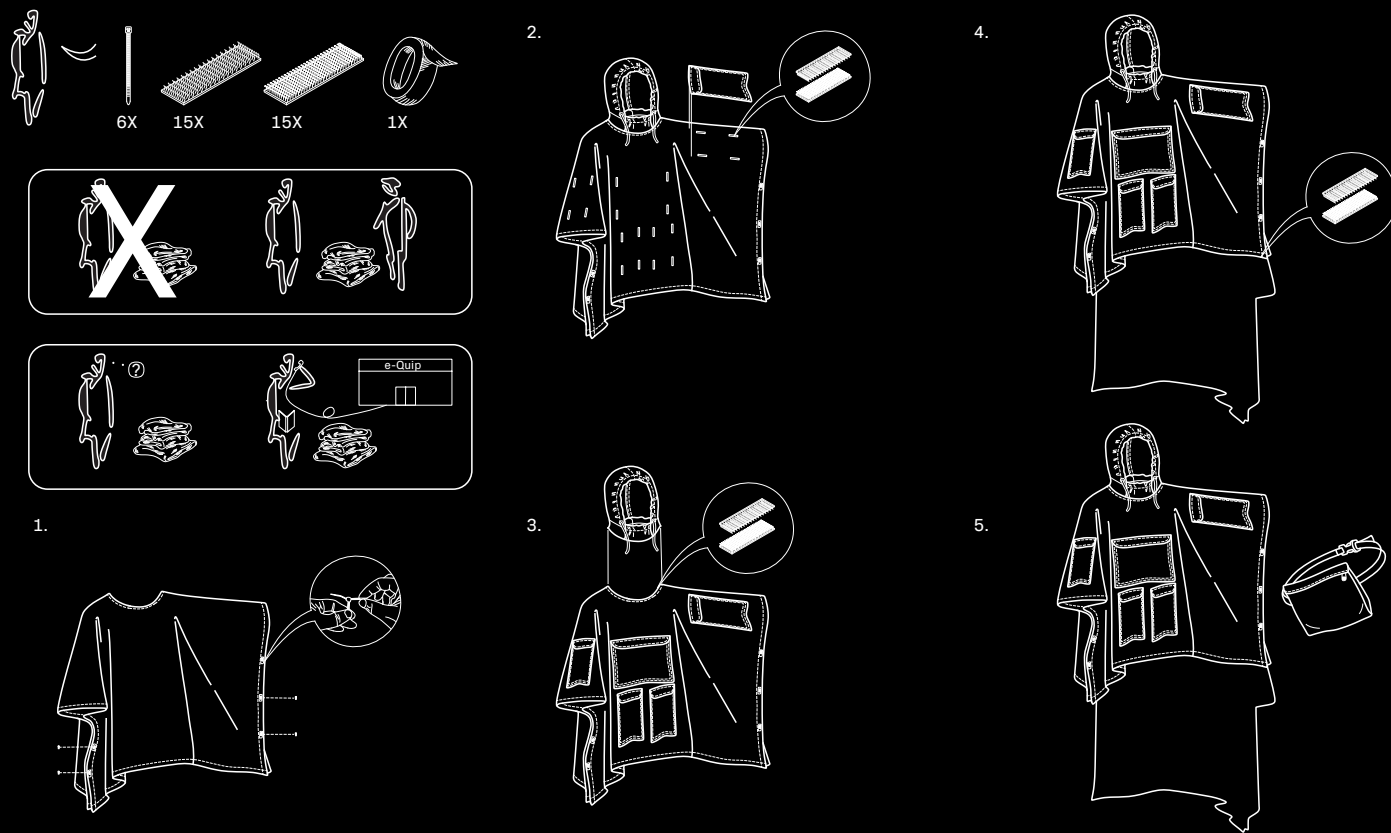
# STOP 'N' CLEAN

Biao Cao, Daniela  
Cadavid, David Ma,  
Jingbo Huang, Kaita  
Saito,  
Sohail Gill

Considering the dehumanized state of the homeless population within our society, we suggest that the first step to reintegrating this population is to reduce the social stigma against them. To accomplish this, we propose modular self care units available to the general public that address the problem of sanitation and hygiene.

Our design is inspired by the successes and failures of similar typologies in Seattle and Portland. We first added a shower to the program to promote better hygiene. Then we use spatial inefficiencies of Seattle's public restrooms, which caused them to be misused, to determine a more appropriate scale for our unit. Finally, we incorporate elements of the successful "Portland Loo" such as its limited comfort, further preventing misuse.

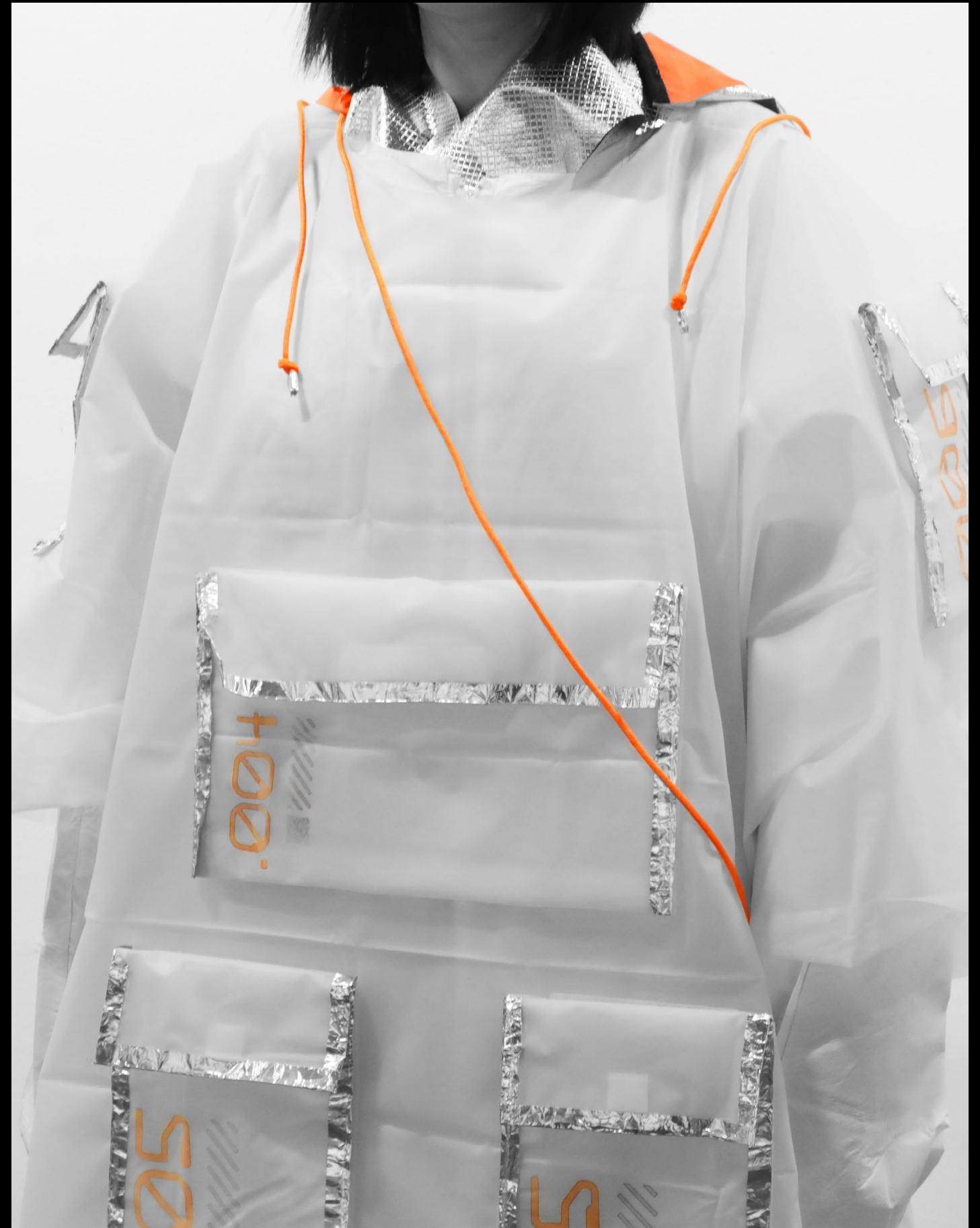




## e-Quip

We propose an apparel collection of equipment streetwear that adapts to one's needs. e-Quip's mission is to provide these garments for free to people on the streets of Los Angeles.

Our garments are entirely recyclable and made with advanced materials such as nylon, PVC, and space blankets, providing protection and sanitation from various weather conditions, as well as serving as our brand's personality. Different pocket compartments can be attached or detached to every article. For warmth outdoors, newspapers or napkins can be inserted. For emergencies, food, water and medicine can be stored within the pockets. For extra waterproofing, a hood can be added to the collar.



Students: Anna Bahudian, Tim Caldwell, Ravyn Crabtree, Lisa Liang, Cheryl Lin, Jessie Xiao, Ziyi Zhao



## FRANCES ANDERTON

KCRW

What is it that makes us fearful of the homeless? Do they represent a real prospect of violence? Will our children be less safe around them? In our sanitized world is the sight -- sometimes -- of human piss and poop on the street an utter affront to our sensibilities? Or, are street dwellers simply the shocking, visible reminder of how close to the brink we too might be, that 'there but for the grace of God, go I'?

It turns out one of the biggest challenges facing those trying to alleviate homelessness in LA is one of perception: belief that the presence of temporary and permanent, supportive and affordable housing, will destroy the neighborhood, bring down property values.

No matter that having the destitute living on the streets is probably worse for property values, many communities -- even where support for Measure HHH was high -- have pushed back against proposed homeless housing projects in their own neighborhoods.

So the following student designs tackle the issue of perception: how to build mental, emotional, subconscious support for helping the homeless, close to home.

In the Mobile Solution to homelessness, students Lourenço Vaz Pinto and Philip Hood contend that "in modern times nothing is more powerful than a brand." So they have created a clean, optimistic identity around a set of mobile services -- an army of trucks bearing the name "Love Army" distribute mental and physical health and grooming services as well as clothing and shoes.

The same approach underlies the OURGORA -- the logo combines a reference to the Greek word "Ag-ora," for an open assembly space, and the cheerful, beloved fruit of Angelenos, the avocado.

This concept, by students Julian Basurto, Luke Falcone, Jasleen Gujral, Zoe Malecki, Ely Rabin, Robert Sipchen, also trucks services to people living on the streets, but combines them with physical places providing social and dietary benefits like farmers markets and dog parks.

In Direct Address, students Sicheng Hu, Shayan Khorassani, Sally Lwin, Chu Wen Ong, Nicholas Wu have bypassed the services and gone directly to the message. They draw from artist Barbara Kruger to create billboards that combine image and word in ways that are intended to cause viewers to "feel sad, angry, offended, hopeless" -- and inspire action.

The same tactic has been deployed in the same studio by students Mirtilla Alliata di Montereale, Samuel Flower, William Maya, Maximillian Tavdi, Juan Villarreal. Together they produced a series of posters bearing words and letters (No Shelter, No Relief, No Escape) mashed together -- early 90s graphics style -- in a manner that is intended "to demand attention from the viewer."

If the two Mobile Solutions deploy sunny graphic design as a tactic, the Direct Address projects want to raise consciousness through provocation.

All of them poke us, the viewer, to think about why building housing requires first building a firm foundation of support and empathy among the housed for the unhoused.

Starting from the premise that an image holds a power to reduce stigma and frame an understanding of the problem current projects explore its potential effects. A range of powerful and controversial statements are primarily aimed at homeowners associations and groups that resist the presence of the homeless population in their neighbourhood. They are calculated to demand attention and foster discussion. Recognisable imagery can also be employed for creating a singular identity for the delivery of services. Easy recognition and familiarity provide a sense of comfort for both - the ones in need and their neighbours - and helps them to establish new connections.

### 212 - LOVE ARMY

Lourenco Vaz Pinto, Philip Hood

By organizing a large number of organizations into four types of services - mental health, physical health, clothes and grooming - that get delivered in trucks with recognizable visual identity Love Army remains visible for those in need and potential volunteers.

### 218 - OURGORA

Julia Basurto, Luke Falcone, Jasleen Gujral, Zoe Malecki, Ely Rabin,

Reoccurring farmers markets when combined with mobile showers, laundry and counselling for the homeless population can increase the exposure of different demographics to each others' presence.

### 220 - DIRECT ADDRESS

Sicheng Hu, Shayan Khorassani, Sally Lwin, Chu Wen Ong, Ji Qi, Nicholas Wu

Instead of using conventional modes of raising awareness this collection of designs for billboards and posters offers to use provocative imagery and cruel humor to incite feelings of anger, empathy or rejection.

### 222 - NO SHELTER, NO RELIEF

Mirtilla Alliata di Montereale, Samuel Flower, William Maya, Laure Michelin, Sofia Ospina, Maximilian Tavdi, Juan Villarreal

Addressed at homeowners that stand against the presence of homeless shelters in their neighbourhoods, bold fonts and colors of the imagery demand attention from the viewer and don't allow indifference.



# LOVE ARMY

Lourenco Vaz Pinto,  
Philip Hood



In modern times nothing is more powerful than a brand. We see this every day in companies like Nike or Supreme. The goal of our project is to create a real icon held up by the idea of strength in numbers. Love Army will be able to be recognized by not only everyone who needs help, but by every citizen of LA. We are all one community, we cannot ignore the increasing homeless population anymore.

We cannot ignore or allow people to ignore homelessness and the issues created in the ever growing city of Los Angeles, from economic woes, to a lack of a good safety network. Our project believes that “fixing” homelessness goes beyond any architectural solution, and we took inspiration from the organizations that are already making a positive impact throughout the city.

Our project envisions a network of highly mobile trucks inspired by the iconic LA food truck that every citizen will be able to instantly recognize. We don’t believe the government alone can simply fix the issue of homelessness, considering the enormous number of organizations that already act in city regarding this issue.

However the downside to the large number of organizations is the lack of a strongly recognizable icon or central group that can be well known through the city. We hope to give these

charities a helping hand and the tools they need to reach out to the homeless around Los Angeles. Small charities like Hav A Sole or LA Kitchen could benefit from this support and make a larger positive impact than any government entity or organization on their own.

We hope to start our fleet with four different types of vehicles, each keeping unique aspects of life for the homeless and different charities already in mind. We plan is to continue expanding and cover additional types of care as the brand continues to grow, keeping in mind organizations like School on Wheels or Skid Rover.

With the mobility of the food truck we are not only able to access every area of LA, but also gain free advertising while traveling throughout the city. Each of the trucks can even work as recruitment vehicles for additional volunteers at festivals or gatherings. Each vehicle is given a unique look to identify its purpose, but they all are designed to be interchangeably recognizable to the homeless and the wider public.





# Mental Health

As our flagship vehicle, this truck's primary purpose is to gather information and help those suffering from mental illnesses. The van offers free meals and sessions with a psychiatric professional. The session not only provides a service to individuals, but helps the organization learn about its constituents' needs.



# Physical Health

This truck provides prepared meals as well as basic medial necessities, ranging from condoms and clean needles to band-aids and vitamins. The truck would also carry medical professionals to help diagnose patients and to provide basic knowledge and tools to prevent the spread of disease and illness.

HOMELESS  
HEALTH CARE  
LOS ANGELES



*Love Army*  
LOS ANGELES, CALIFORNIA





# Clothes and Shoes

Primarily inspired by LA-based organizations like HavASole, this truck will provide those in need with clean clothes, shoes, and socks. In the winter and in preparation for cold or rainy nights, this truck can also be stocked with heavy coats, blankets, or rain jackets.



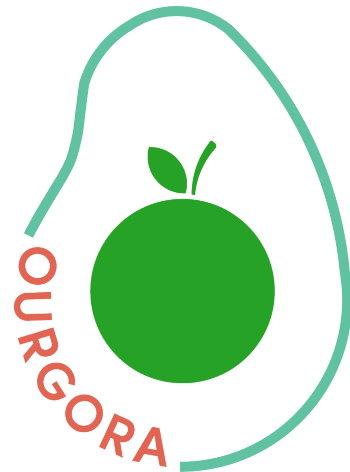
# Grooming

Many people experiencing homelessness don't have access to a barber or a clean razor. Poor hygiene or physical appearances can affect an individual's hirability. Operations like Haircuts for the Homeless hope to give them not only a fresh cut but the resources and products to clean their face, hair, hands, and feet.





# OURGORA



## Julia Basurto, Luke Falcone, Jasleen Gujral, Zoe Malecki, Ely Rabin, Robert Sipchen

This is not a housing project.

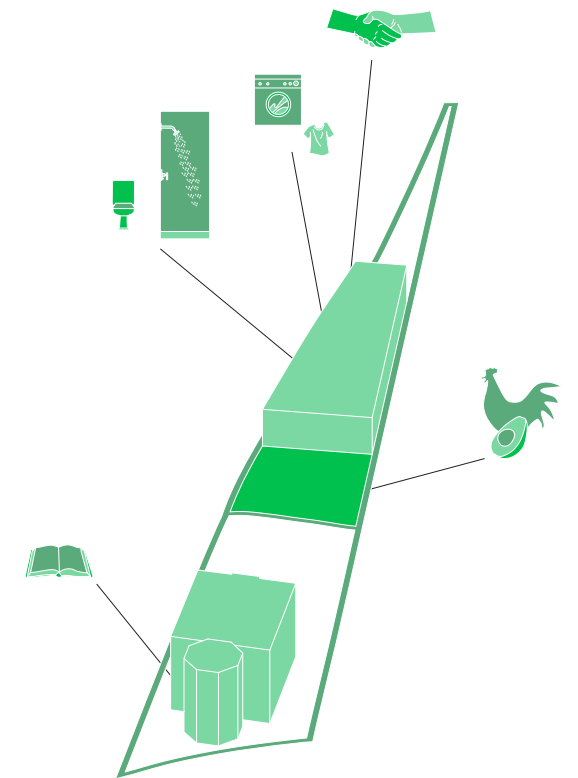
Our proposal is for a new typology that packages permanent support facilities for the homeless with public amenities that increase quality of life for entire communities. This type of infrastructure specifically excludes a housing component to expand the territory for comprehensive homeless strategies and create alternative avenues for people to exit homelessness on their own terms.

While this project is primarily focused on providing essential services for the homeless—safe showers, laundry, storage, and access to outreach counselors—success is also measured by

how the space improves the surrounding area. NIMBYism, fueled by a negative and false perception of homeless populations, can terminate a project regardless of funding or enthusiasm from supporting agencies. By folding in equally accessible public amenities, such as a farmer's market or dog park, we hope to diminish backyard opposition while simultaneously developing community between the housed and their homeless neighbors.

Our long term goal is to integrate a network of these facilities within the urban fabric that will serve as a continuous resource for a shifting homeless population.

OURGORA is an organization dedicated to fostering community growth through the integration of locally-sourced amenities, such as farmer's markets, and necessary resources for lower-income residents. Inspired by the Greek word "Agora," a public open space used for assemblies and markets, OURGOURA provides a permanent space for disparate neighbors to assemble and enjoy amenities they desire, from locally-sourced produce and artisanal goods to areas to bathe and wash their clothing. OURGOURA offers a public amenity in the form of a farmer's market or dog park, coupled with resources for surrounding lower-income and homeless residents. These resources range from hygiene facilities to career and housing placement services, providing lower-income residents the opportunity to better their situations. OURGOURA offers an environment for homeless community members to engage with their fellow residents and, in turn, alter the social perception of homelessness in Los Angeles, with the hope of integrating lower-income residents more fully into their city. With various sites throughout Los Angeles, OURGOURA connects neighborhoods across the city, providing a space for every neighbor to engage more fully with his or her community.



As of May 2018, an ordinance was passed requiring all farmers markets in Los Angeles to accept EBT (Electronic Benefits Transfer, or food stamps). Despite misconceptions, studies show that food at the farmers market is consistently cheaper than in traditional super markets. Additionally, The Market Match plan allows EBT users to get more bang for their buck at select farmers markets to encourage people to make healthier food choices.







## DIRECT ADDRESS

# Sicheng Hu, Shayan Khorassani, Sally Lwin, Chu Wen Ong, Ji Qi, Nicholas Wu

Los Angeles - A tourist aimlessly shuffles down the sidewalk in Downtown with his head bent back at a seemingly dangerous angle: straight up. As he passes the luxury apartments and immense glass office buildings towards Spring St and 6th he is stricken - almost stupefied; transfixed by the scale and density of the homelessness surrounding him in this concrete jungle.

Few places demonstrate such a clear example of this experience - a direct mental and physical reaction to the national emergency that is homelessness in the United States. Generally speaking, people go about their days ignoring the social issues surrounding them and never pausing

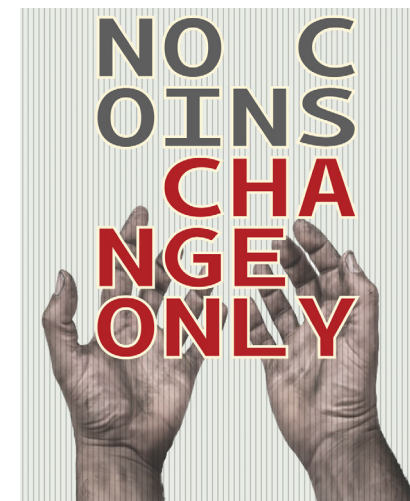
to consider why, how or who. They don't ask the questions they should ask.

Under this pretext, our work aims to re-contextualize elements of design such as color, text and imagery - to inspire cognizance of one's surroundings and give the socio-economic environment a new platform for viewing. We want a reaction from those who see our work. We want to invite them to look more carefully at the world around them; to feel sad, angry, offended, hopeless. Through the exercise of a direct address campaign, we are attempting to generate imagery that can ask the questions that we need to ask, generate reflexion, and inspire action.



### DIRECT ADDRESS

For the Homelessness Charette we are using Barbara Kruger's concept of "Direct Address". Powerful statements or questions combined with meaningful imagery are tools used to engage a conversation with the audience. The viewer is instantly implicated in the work, and dodging the conversation is impossible. "A lot of these are questions we should all be asking ourselves, just about the struggle to try to live an examined life." she says.



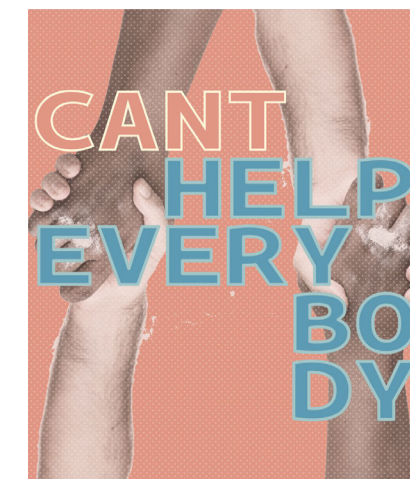
With inspiration drawn from the graphic elements of Barbara Kruger's and Ed Ruscha's works, the use of typeface and color palette create a clarity of message that captures the viewers attention. The boldness and color contrast creates an immediate attraction

with the viewer, and is a fundamental component of the direct address method.

### IMAGE

We have fostered a culture based on imagery through instagram, advertisements, fashion, youtube, this cultivates a collision of narcissism and voyeurism. There is intense power of the pictures in the media and how they impact our framing and understanding of the problem. Power of pictures and media help to create both better understanding, but also stereotypes that can be detrimental to the problem. In this direct address campaign, the imagery used is that which deviates from traditional images of abject poverty and pivots to images that forces the viewer to contemplate and understand the message behind the campaign. The imagery of a direct address campaign is important as the gaze of the image and the text is blatantly addressing the viewer.

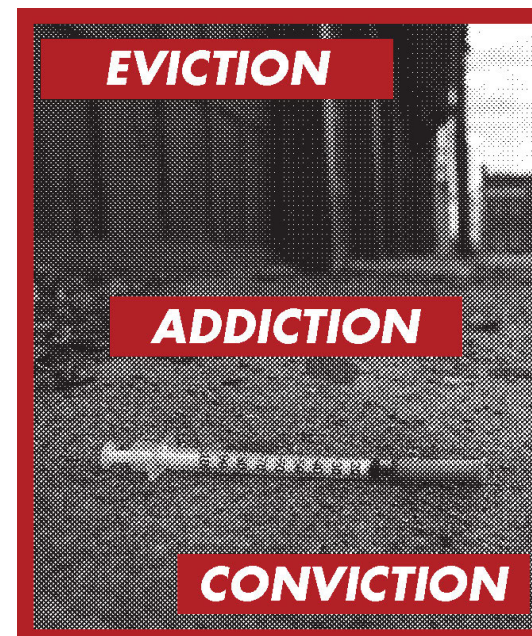
There is a brutality in pointing the camera at another person; by doing so you are trying to frame, write, and even own the discourse around them. By removing the traditional stereotypes of homeless imagery we can navigate the discussion to focus on the problem and not our biased view of what homeless is.





# NO SHELTER, NO RELIEF

Mirtilla Alliata di  
Montereale, Samuel  
Flower, William Maya,  
Laure Michelin, Sofia  
Ospina, Maximilian  
Tavdi, Juan Villarreal



## WORD

Christopher Ricks, a former Oxford professor of poetry, once stated that valuable art is “that which continues to repay attention.” In the studio we want to create pieces that not only repay but demand attention from the viewer. We believe this approach is more relevant than ever at a time when we are inundated by words. In a virtual world, words are becoming virtually weightless, dematerialized. The more words wash over us, the less we understand them, and the less we are able to recognize which ones are influencing us—manipulating us subtly, invisibly, insidiously.

In a culture dictated by the phrase “an image is worth a thousand words” it is vital to communicate in the most efficient way. We need to be able to get the point across in the shortest, simplest, most direct manner. Taking into account that nowadays reading is becoming an archaic action we have to find a way to present attractive texts by playing with the color, the typeface, the humor and the meaning of what is written. We are not trying to persuade with words, as Noam Chomsky

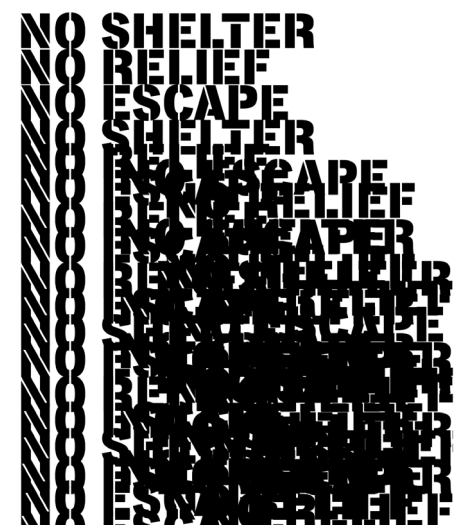
affirmed, but instead we want to “lay-out the situation from a different perspective so that other people can use their own intellectual powers to work out for themselves what they think is right or wrong.” This graphic method of creating commentary helps to specialize ideas and work to create discourse surrounding the message.

## HUMOR

Artistic and cultural commentaries have influenced policy debate in politics, such as Kruger’s work of the housewife holding a magnifying glass, reads, “It’s a small world but not if you have to clean it.” fostered a debate about a new living-wage law in the Los Angeles city council. “That’s the power of humor to carry a critique,” Kruger says. Humor, and especially humor as used in art defies societal and political power structures and questions the meaning of its use thereby fostering discussion.

## DIRECT ADDRESS

A direct address campaign aims to demand attention from the viewer. By using bold fonts and colors in combination with familiar idioms paired with audacious images both broadens and enriches the meaning or can help to create multiple meanings. The combination of words and images defies the status of both and can create double meanings forcing the viewer to engage in the conversation. With this strategy the audience is forced to gain consciousness, react or demand actions.





NEW ARRIVALS CLASSICS ADIDAS ORIGINALS BY S+D S+D X UNIQLO SALE

CLASSICS \ OUTERWEAR & JACKETS

FREE SHIPPING ON ALL ORDERS REFINE

- CLASSICS
- TOPS
- BOTTOMS
- DENIM
- OUTERWEAR & JACKETS



minggeda Follow

4,742 posts 8.5m followers 140 following

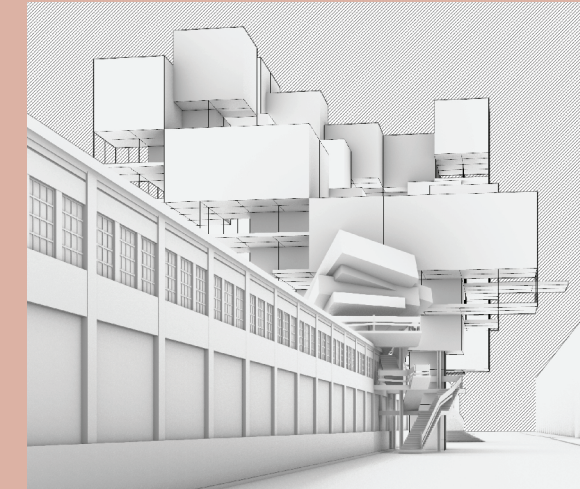
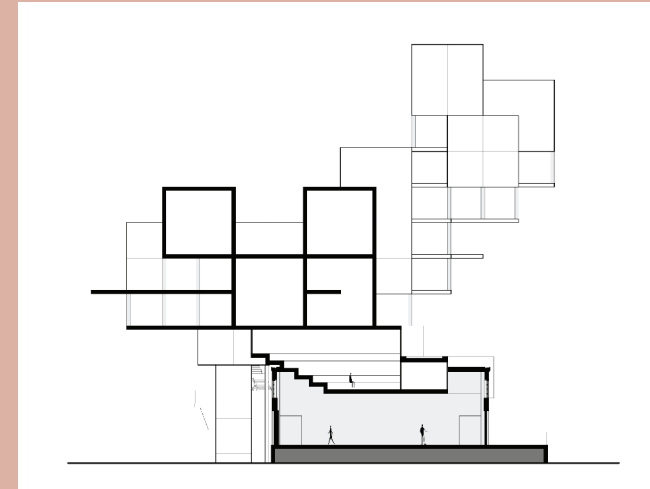
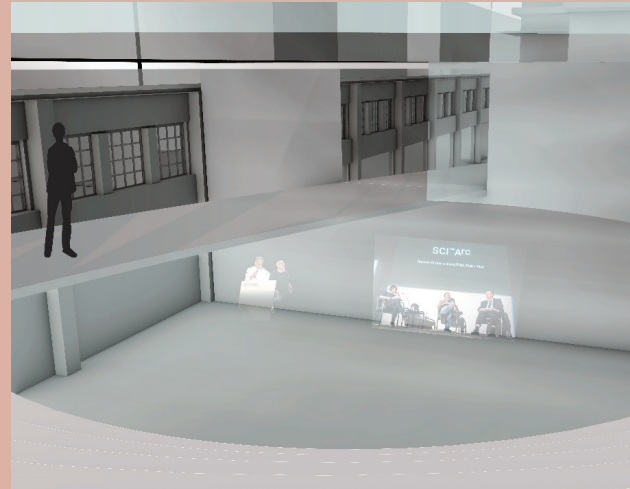
Mingge Da  
official photographer of S+DRESSCODE  
[www.sdresscode.com/minggeda](http://www.sdresscode.com/minggeda)

POSTS TAGGED



PROVOCATION

Students:  
Taian Wang, Zepeng Gao



SCI-Arc Top imagines supportive housing architecturally embedded and penetrating into the school, forcing architecture students to confront an issue they've long been let to ignore as beyond the purview of architecture.. Students: Lin Liu, Long Pan, Dan Otte, Boya Wang, Qin Xiong

## FROM DIFFERENT VANTAGE POINTS

Less than seventy-six hours after Hernan Diaz Alonso took the stage to welcome the students and panellists to the Homelessness Charrette, hundreds of 11x17 sheets of paper blanketed two galleries of SCI-Arc, filled with speculation, conviction, frustration, insecurity and hope. How does one evaluate this endeavour? Does it give a bolder view of the types of futures that may lie ahead?

As the hundred or so excerpted spreads above this one have hopefully shown, seeds of new ideas and perspectives pushed their way through the chaos to the surface. Some plant their feet firmly on the foundations of the existing work of legislators, architects, non-profits and citizens from all walks of life, shedding light on paths resting right before us, yet somehow as of yet unexplored. Others questioned or looked beyond our accepted modi operandi, tackling systemic or conceptual issues decidedly out of reach of propositions and initiatives.

The participants in the Charrette were not experts. Some were mere months into their undergraduate degree, or altogether new to Los Angeles and its particular blend of function and dysfunction. What do five hundred novices across three short days have to offer to an issue stubbornly resisting the sustained

efforts of hundreds of professionals and dedicated individuals across the city?

One answer could be their very naivete, a freshness of perspective that presumes nothing, that questions everything, that sees what might have fallen into others' blindspots over time. It could be the academic setting, which encourages a nuance of thought and depth of discussion that does not lend itself to broad public forums nor the succinctness required for political messaging.

But the value of the Charrette extends beyond even the long term scope of projects-to-do and policies-to-be. Five hundred architecture students just spent several dozen hours beyond their scheduled studio time reflecting on and pursuing an issue that not just the discourse, but the practice of architecture itself has seemed at times to shun. Some walked beyond the doors of SCI-Arc to Skid Row for the first time. The Charrette is a public affirmation of the social impact—and social responsibilities—of architecture, and an acknowledgement from the academic world of a common shortcoming in an architect's education. It is an effort to push the walls of the school outward to wrap around the city that contains it.

This collection of thoughts and ideas is not a dreamland purified of all weaknesses and mistakes. Instead, it sets out the axes on which a new common and intersectional modes of inquiry could be plotted.



Project Team:  
Erik GhenoIU, SCI-Arc Faculty and Research Coordinator  
Masha Hupalo, SCI-Arc Research Associate  
Andrew Chittenden, SCI-Arc MArch I student and Research Assistant

Thanks to Hernan Diaz Alonso, John Enright, David Ruy, Elena Manferdini and Tom Wiscombe at SCI-Arc; Lien Heidenreich-Seleme and the staff of the Goethe Institut-LA; SCI-Arc trustees Jerry Neuman and Daniel Swartz; Supervisor Mark Ridley-Thomas and Dhakshike Wickrema; Phillip Ansell, Jerry Ramirez, and Jennifer Kim of the LA County Homeless Initiative; Chris Ko and Thomas Newman of the United Way of Greater Los Angeles, Coucilmember Marqueece Harris-Dawson, Christopher Hawthorne, Nina Hachigian, and Brenda Shockley of the City of Los Angeles; Deborah Weintraub, Wendy Delgado, and Erik Villanueva from the LA Bureau of Engineering; Frances Anderton of KCRW; Kevin Hirai of Flyaway Homes, Lorcan O'Herlihy of LOHA; Carlos Zedillo of PienZa Sostenible and the SCI-Arc faculty; and SCI-Arc alumni Iris Regn and Margi Nothard. Finally, thanks to the entire student body of SCI-Arc.

Los Angeles, CA 2019

