

# Broadway Affordable Housing

## Project Overview

Location: 2602 Broadway St., Santa Monica

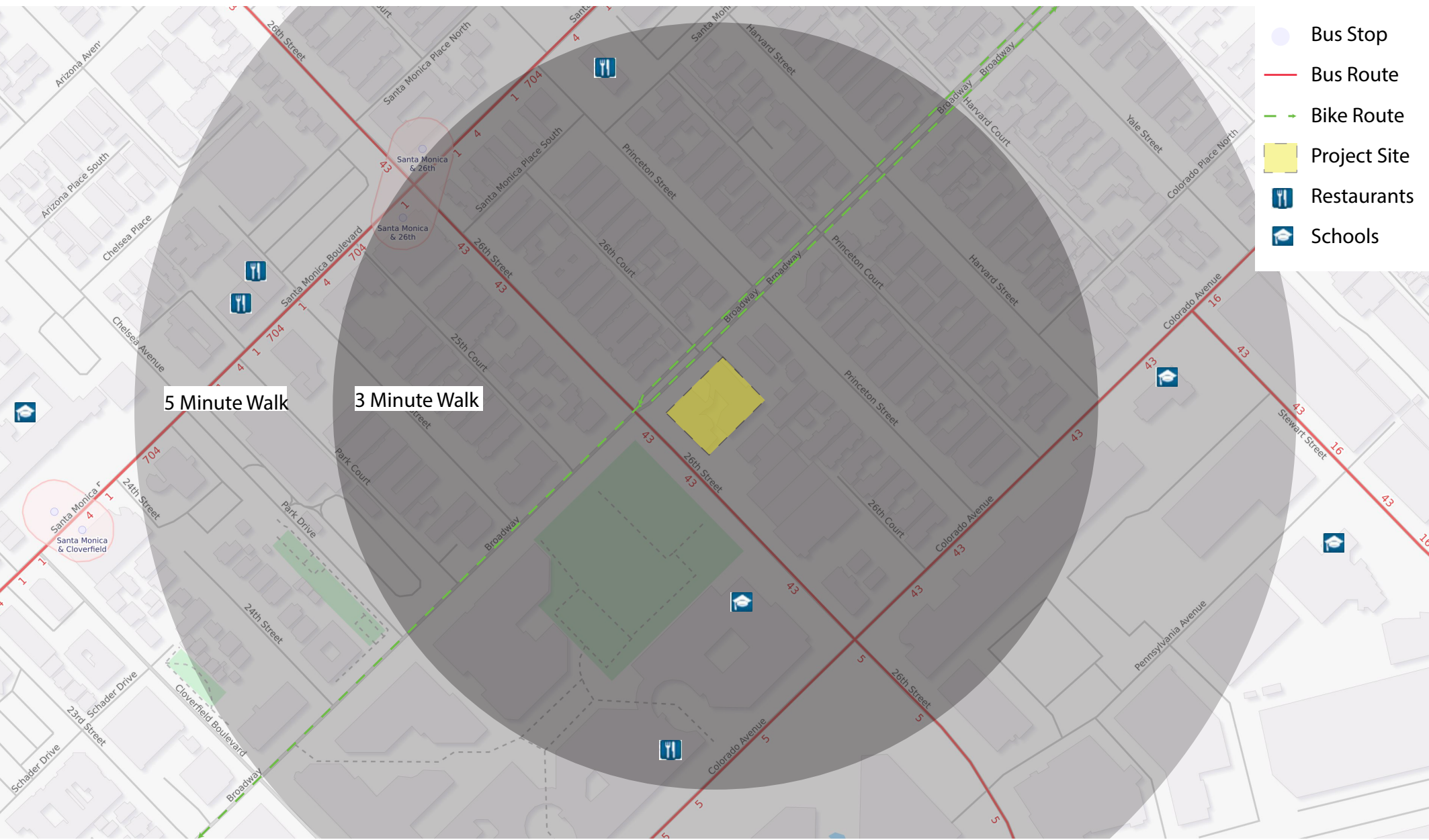
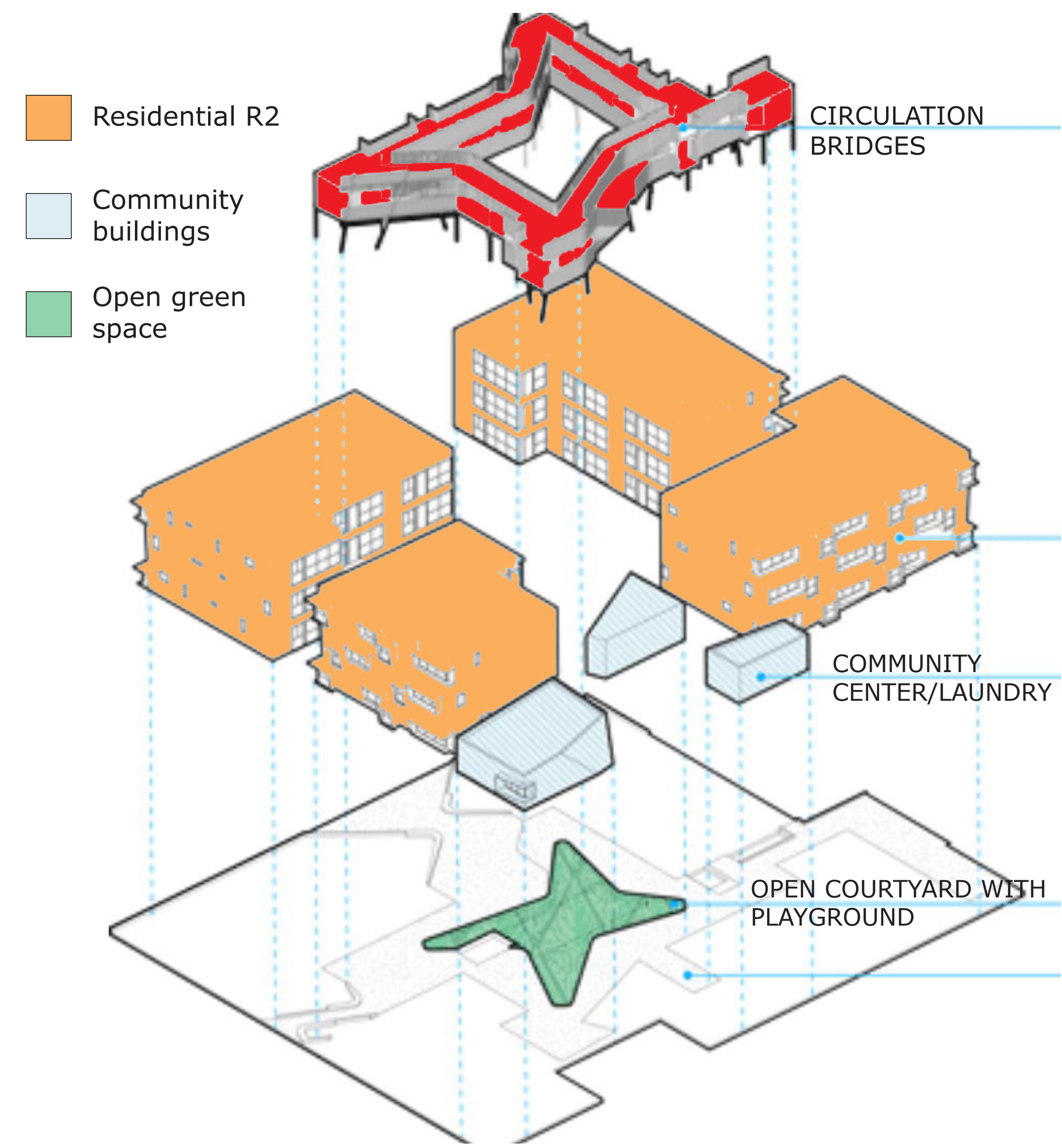
Users: built for low-income families working in East Los Angeles

Details: 3-story affordable housing apartments on 33,000 sq. feet. Placed in low-density (R2) residential neighborhood. The project fits in with the character of the neighborhood with less than 50% lot coverage and plenty of open space on site. The project also includes a subterranean parking garage for residents.

The 4 apartment buildings face inwards towards a common space with trees and a playground for children.

Build Cost: \$10.9 M - Unit Cost: \$560-1,300 per month

The site is within walkable distance of many amenities such as local schools, several parks, grocery stores, and bus stops. To downtown it is a 20 minute bus ride.



## Affordable By Design

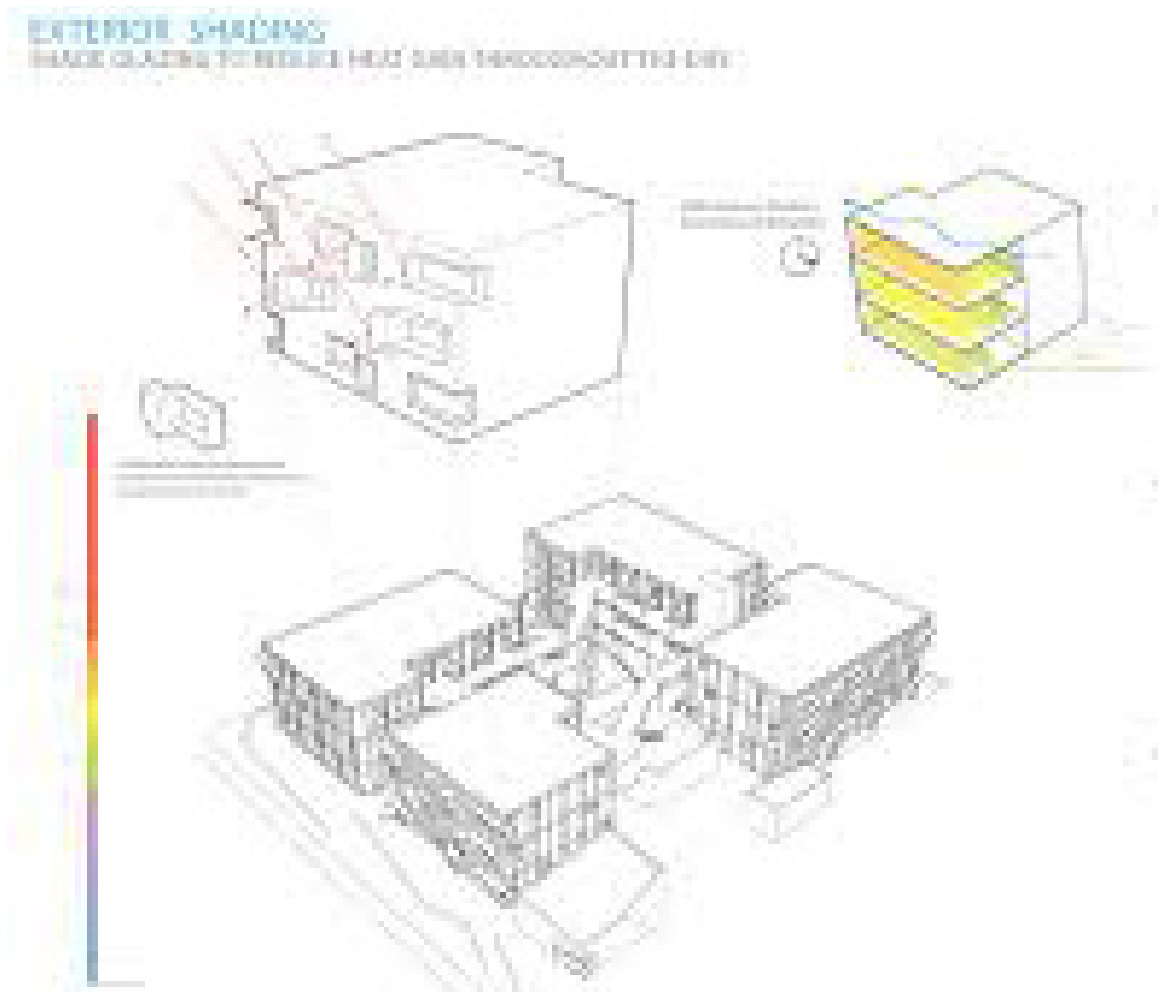
### Materials

The materials used in this project is environmentally friendly and low maintenance. Each unit has 100% recycled CRI Green-label carpet, formaldehyde-free insulation, and low VOC paint.

The designers used a layering of fiber cement panels to create the bridge facade in order to keep the buildings that it wraps around at a constant temperature. The facade is also designed to be low maintenance and resistant to weather. Some of the facades have a prefabricated aluminum solar shading. The outdoor circulation is made of metal and tornillo-hardwood.

### Energy Efficient

Sun and wind orientation gives every room access to natural light and ventilation. As a result, all the units don't have air conditioning because the temperature remains at a comfortable rate. Furthermore, the custom wind frames protect the units from solar heat gain. Another sustainable technique is the conservation of water on the site. The incorporation of flow restrictors in every kitchen and bathrooms helps reduce the amount of water used. Sustainable designs are also used on the exterior of the project. For instance, the green roofs slows runoff and a 15,000 gallon underground cistern collects rainwater for irrigation.



## Takeaways

The main takeaways which we learned from this project which we will attempt to apply to our project design is the focus on 'affordability by design'. We want to ensure that our project can sustain affordable housing without raising market rates for the remaining units. Furthermore, this project site is ideal for affordable housing because of its walkable proximity to schools, groceries, transit, and public parks for recreation. Finally, the transparency of the ground floor into the common spaces and onto the street are aspects which we will try to bring into our project to help in mitigating the size and bringing the project back down to human scale.

