



Lakeside Collective

CP238/ARCH202

James R. Boyce Affordable Housing Competition Studio
Instructors: Carol Galante, David Baker, Daniel Simons
Students: Brian Goggin, Can Ge, James Conlon, Xiaoyu Ma





MICHAEL SCHENKMAN/THE ARIZONA REPUBLIC
Brad Sherwood and Lelani Devine shop for groceries with their 9-month-old daughter, Keely Sherwood, at a Fry's store in Glendale. Sherwood and Devine are struggling to stay afloat financially.

The new faces of homelessness

Economic crisis forces people who've never needed help to ask

By Meghan Walsh
THE ARIZONA REPUBLIC

After eviction, Sarah is just grateful for a hot shower. Lelani, once a mortgage-company manager, now can't afford toilet paper. Eric, who used to buy his children expensive gifts, hasn't told them that he is staying in a homeless shelter.

Sarah, Lelani and Eric are poignant examples of a new group of people caught up in the rise of homelessness across the Valley.

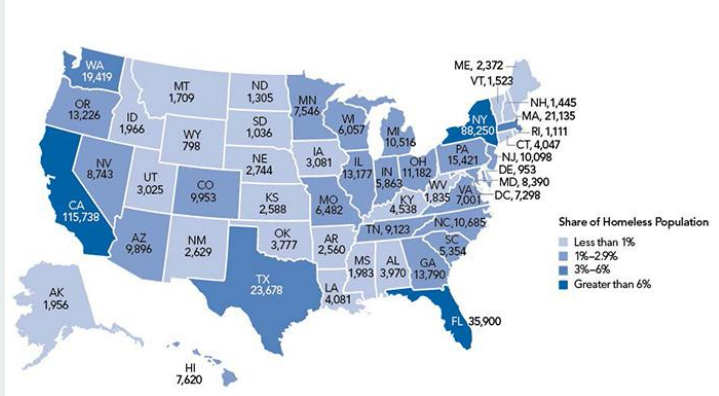
As foreclosures and unemployment rise, people who have never had to ask for help are turning to homeless shelters and food banks for support. Government and shelter officials expect

homeless we've never seen before," said Darlene Newsome, who runs United Methodist Outreach Ministries' New Day Centers. "These are two-head households and white-collar

waiting lists have more than doubled in the past year. Food banks can barely keep shelves stocked. The Phoenix Rescue Mission, which provides emergency housing and food aid, has increased its disposal of food boxes from 100 to 305 a week.

The Arizona Department of Housing reported significant increases in all service areas, including rental and mortgage assistance, during fiscal 2008. Demand rose over the summer and spiked in September as the economy deteriorated.

This year, many people are finding themselves grateful for what they have left.



Has California's homeless population 'skyrocketed'? And how does it rate nationwide?

By Chris Nichols on Tuesday, March 27th, 2018 at 3:23 p.m.



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SACRAMENTO

Homeless survive winter: Now what?

NOMADIC SHELTER PROGRAM CLOSES

By CYNTHIA HUBERT

Organizers of Sacramento's first "nomadic" winter shelter program declared it a success Tuesday and began soliciting donations and volunteers for next year.

Until then?

Many of those who slept and ate in churches during cold winter months will retreat to the outdoors, joining scattered tent communities, stirring complaints and trying to dodge citations from police and park rangers.

Despite more than a year of protests, appeals and negotiations, the effort to establish a legal place for homeless people to sleep in Sacramento remains mired in controversy.

The nonprofit group known as Safe Homeless I took page, A16

ON FACEBOOK

Mayor Kevin Johnson tells The Bee he is committed to establishing a Safe-Irond community. But City Council members remain wary of advocating for a project that likely would draw the ire of their constituents if it landed in their districts. Do you blame the NIMBY attitude? What if the location was near your home? Join the discussion on The Bee's Facebook page. Click the DISCUSSIONS link in the upper left.

www.facebook.com/sacramentobee

Quality



Quantity









How?

We can pay
\$500
per month.

Can we have a
home?



Dorm-Style Living





Housing



Rent



Together



560

People Housed



Building Overview

380 Units

- 80 Permanent Supportive studios
- 238+2 shared-bathroom studios
- 60 four-bed rooms

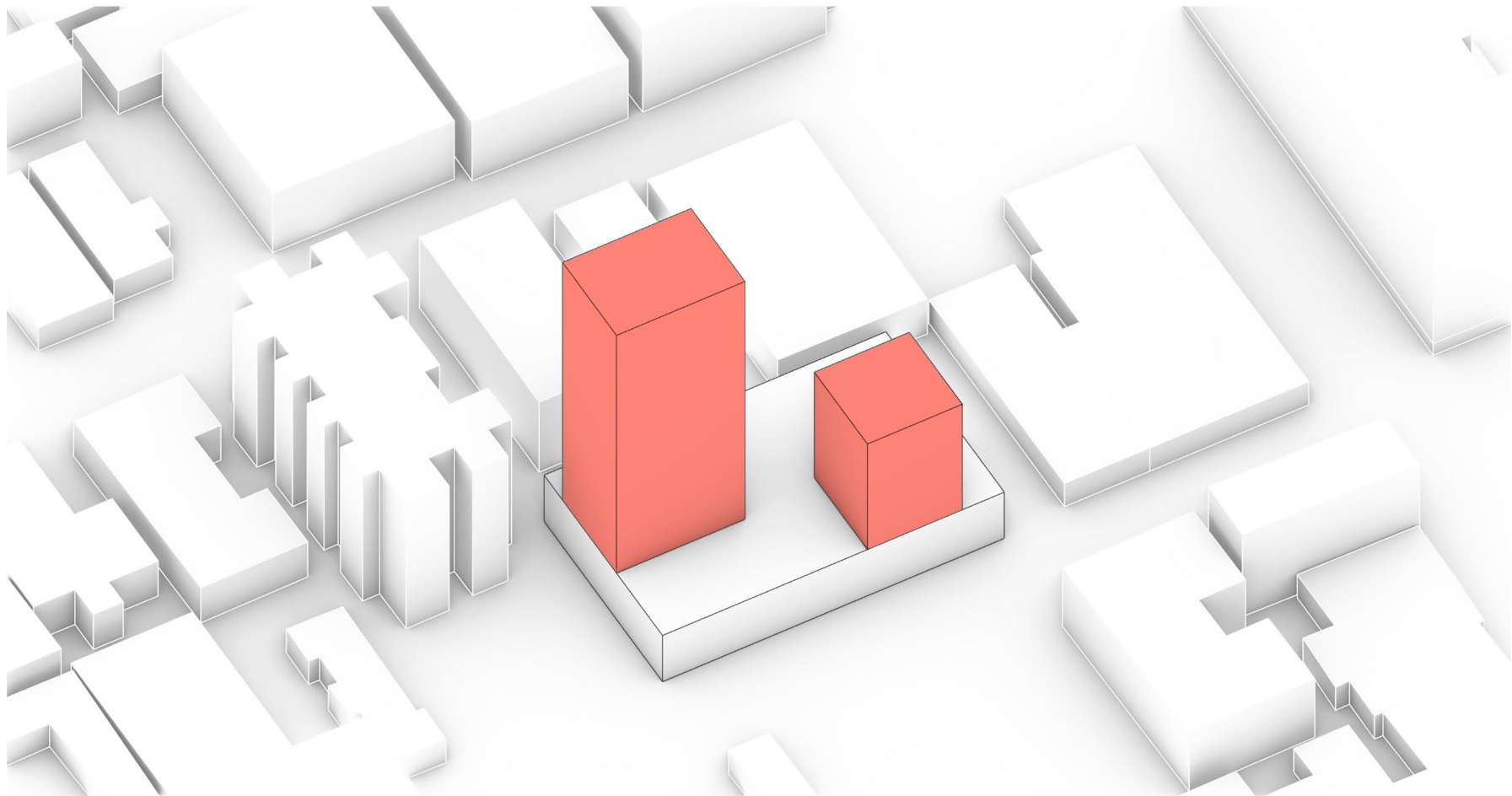
560 Beds

Onsite Amenities:

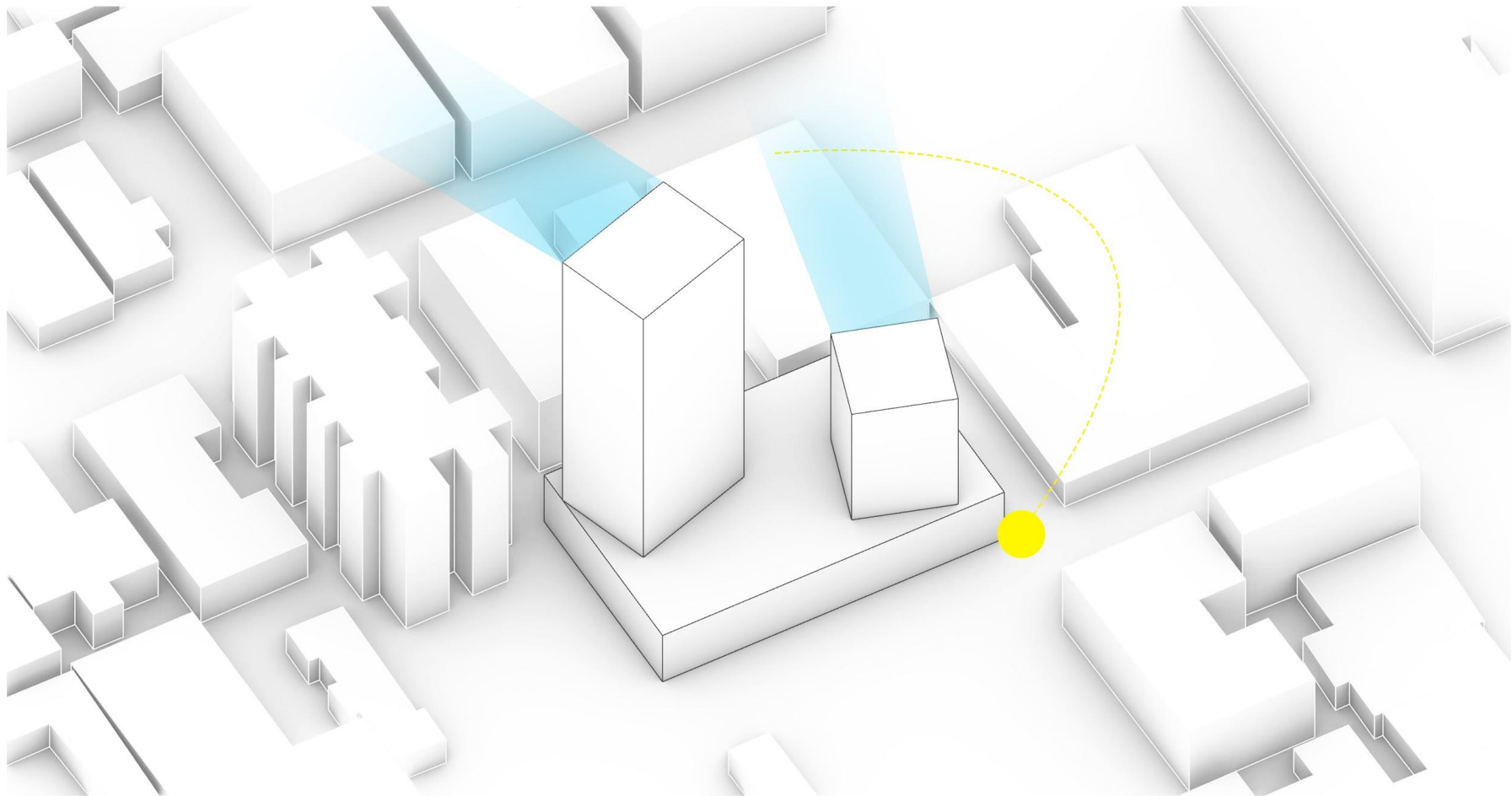
- 19,000 square feet of activity/open space
- Fitness center
- Computer room
- Supportive services

*Architecture
Design*

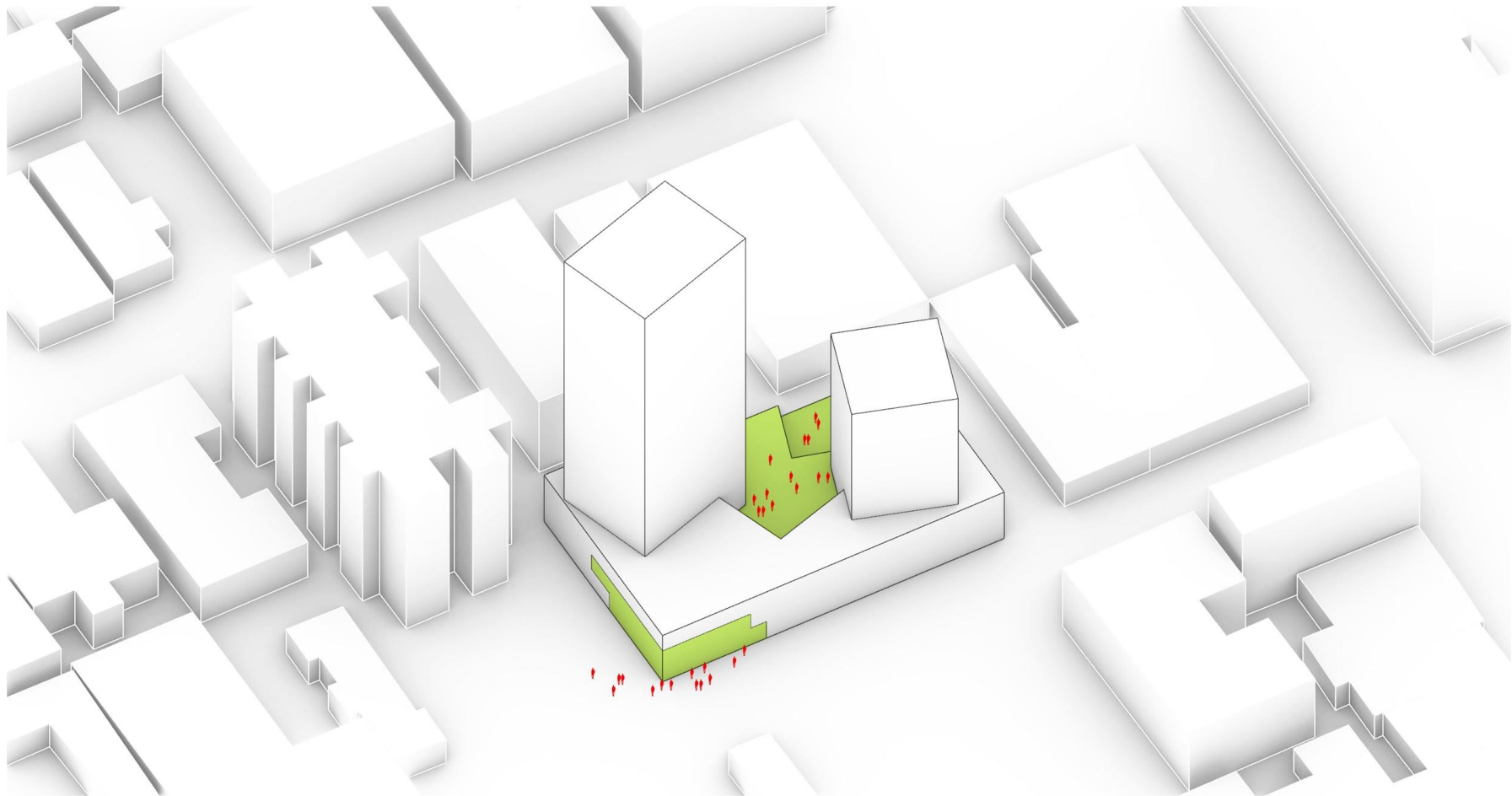




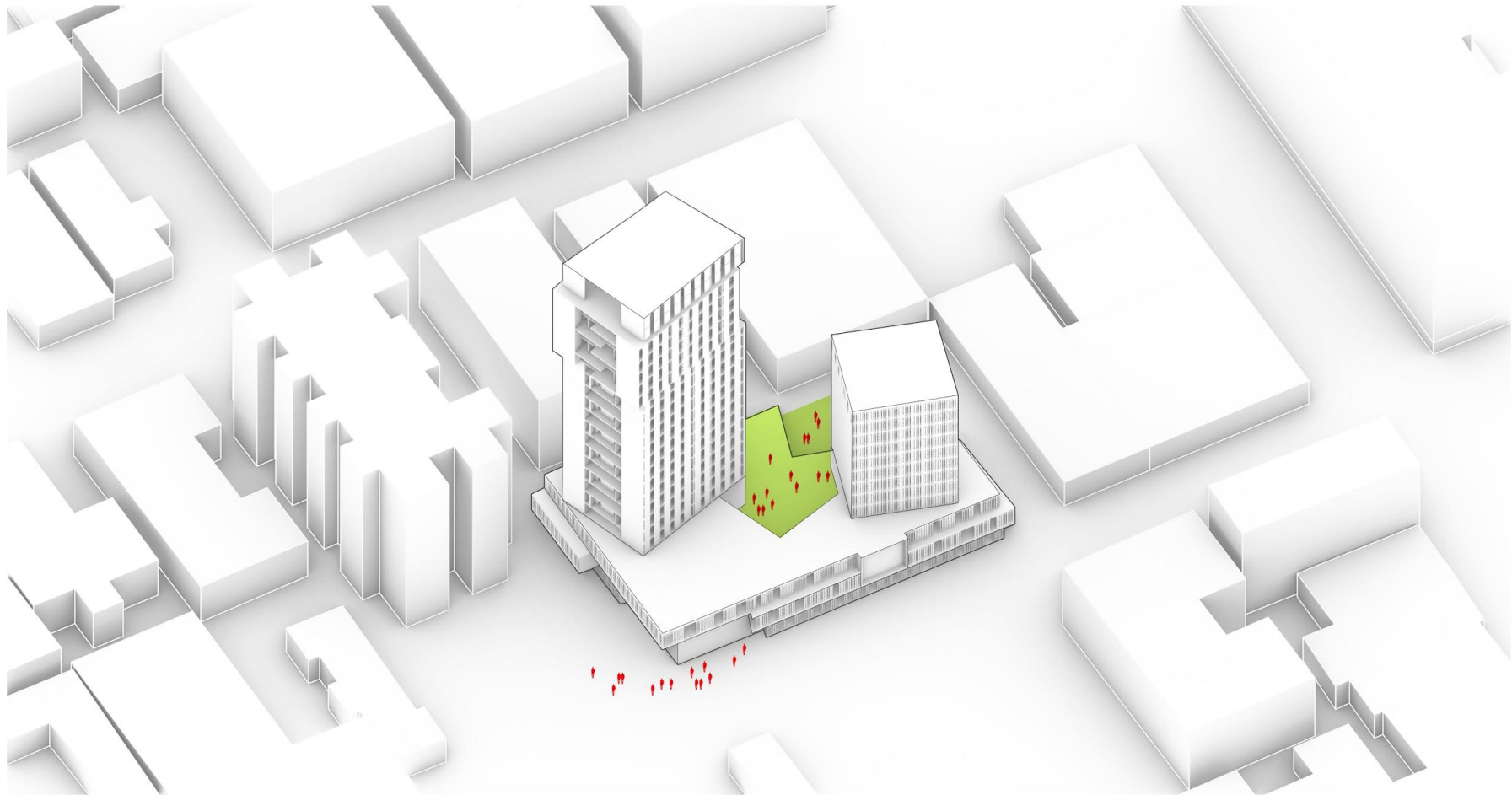
Towers: the affordable housing tower and permanent tower



Rotation: Daylight & Scenery from the Lake

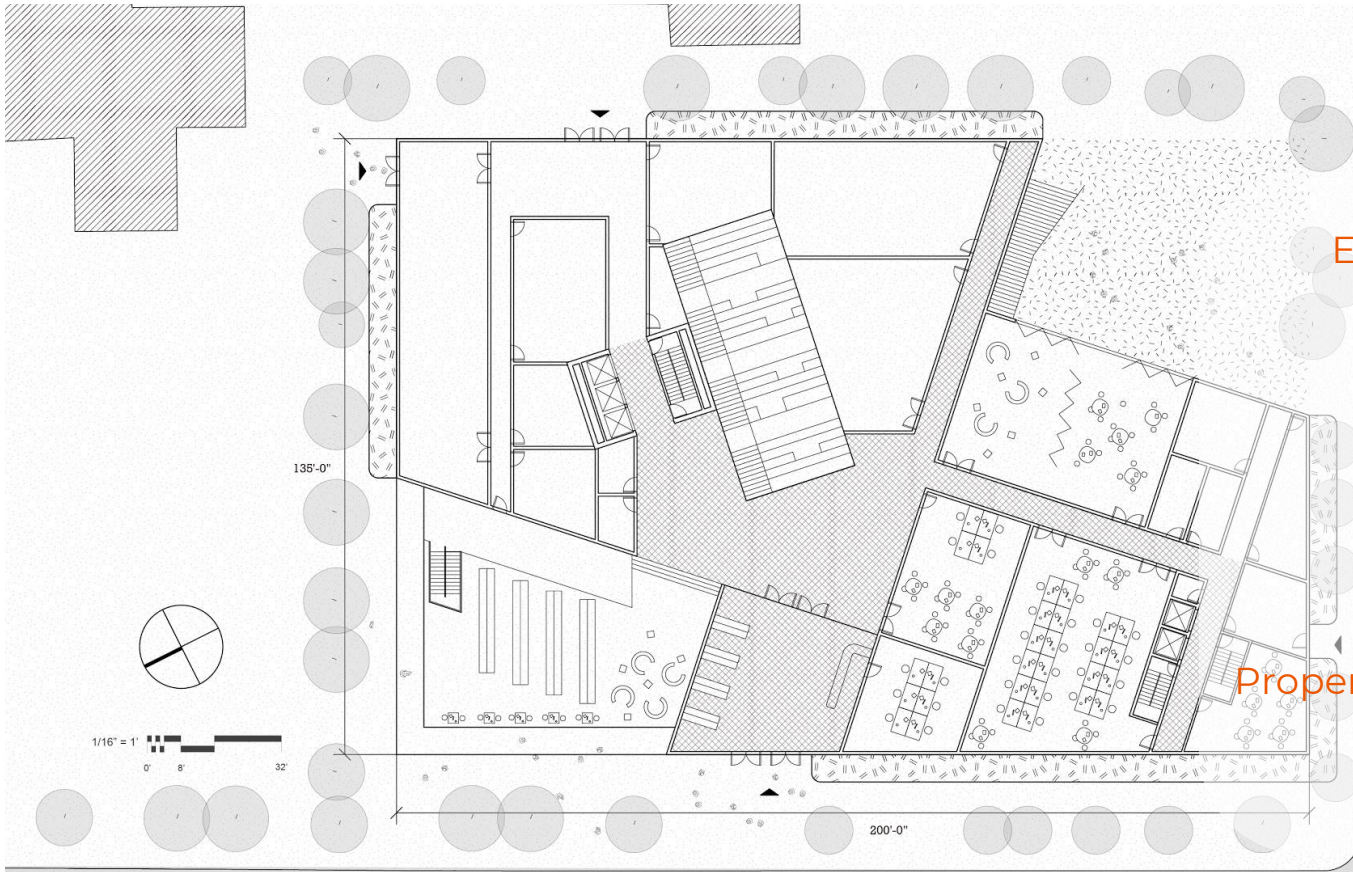


Subduction: Retail & Courtyard



Transformation: Massing & Facade based on Program





Entrance and Front Desk

Grand Staircase

Elevators

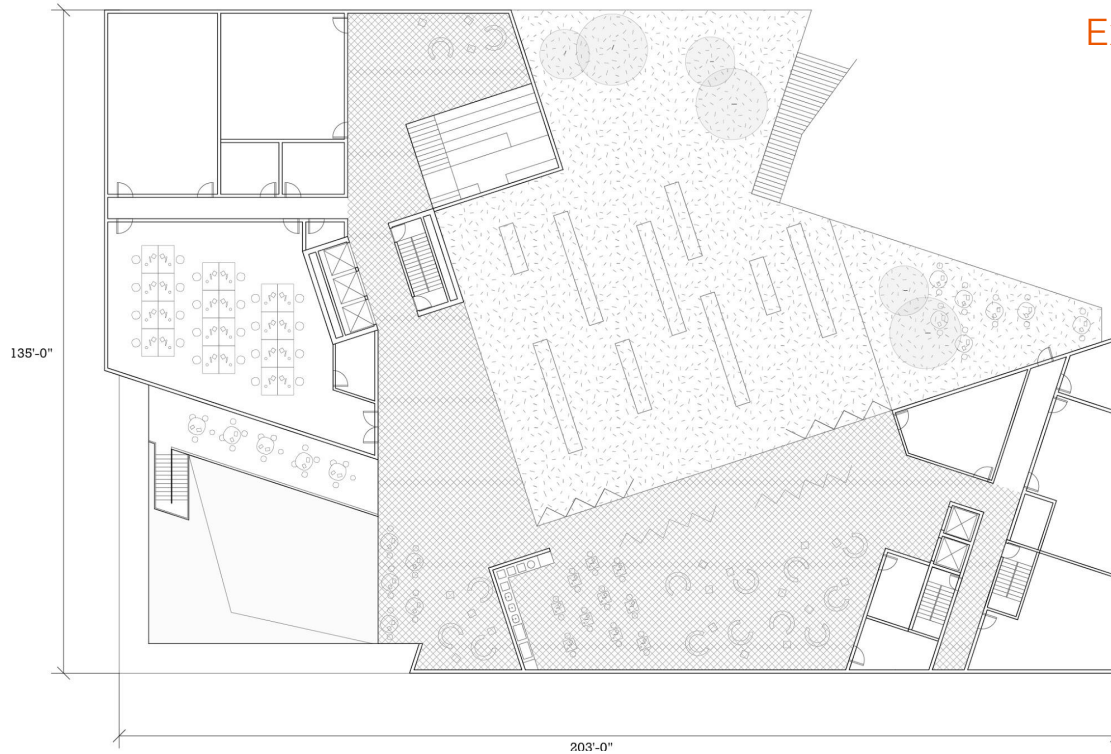
Retail Space

Community Room

Property Management Offices

Bedbug Room

Ground Floor

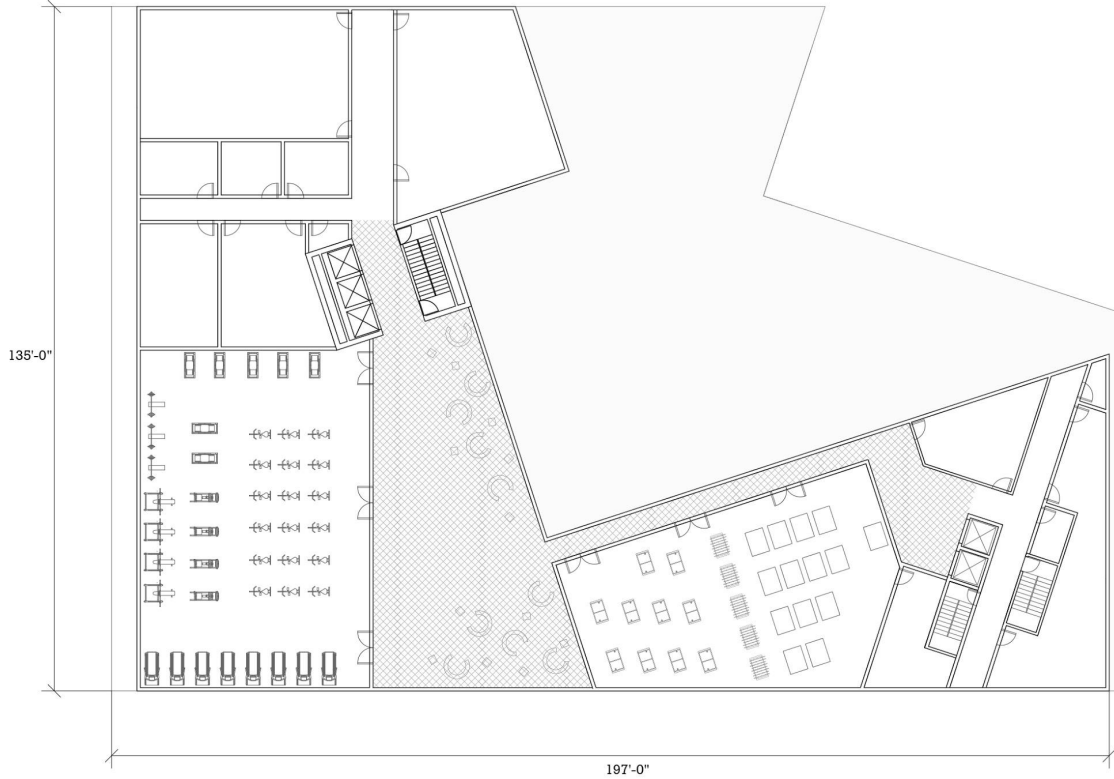


Expandable Community Room

Computer Lab

Resident Services Offices

Second Floor



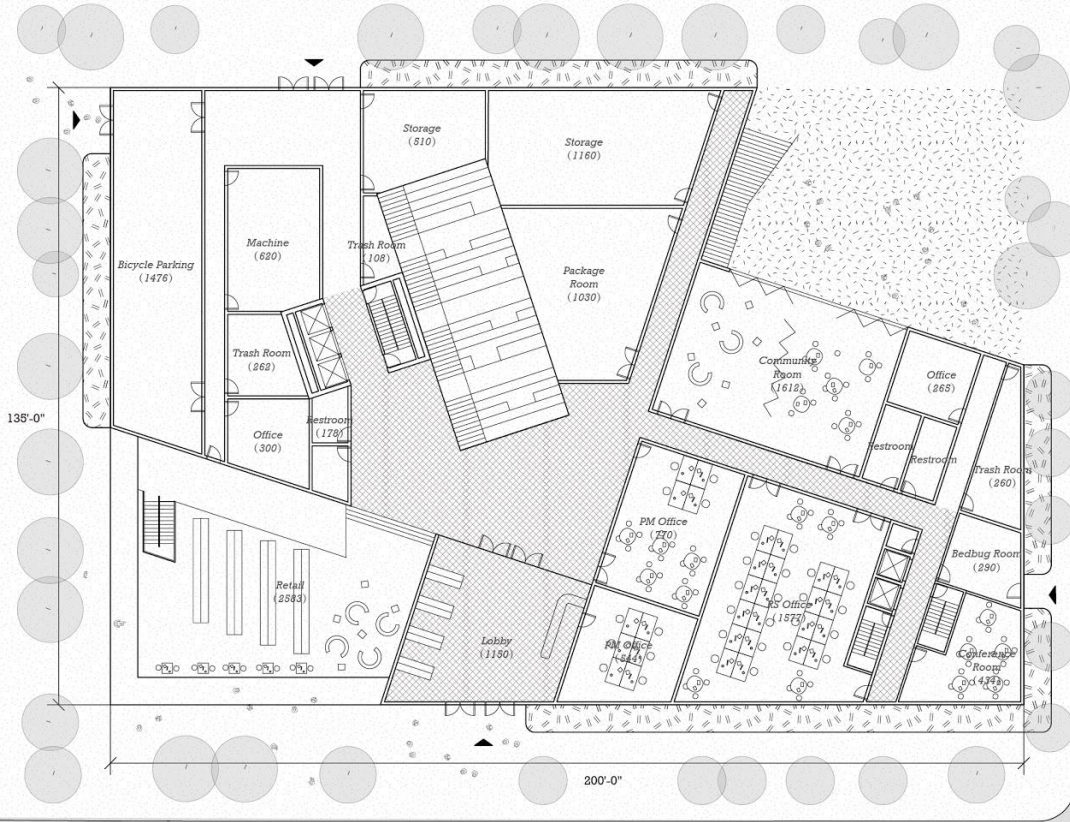
Recreation Room

Fitness Center

Laundry Room

Third Floor

1st FLOOR



135'-0"

200'-0"



1/16" = 1'

0' 8' 32'

PODIUM FLOOR PLAN



2nd FLOOR

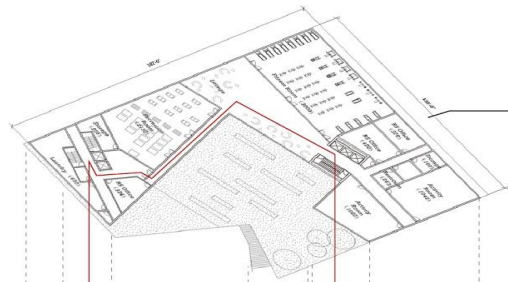
PODIUM FLOOR PLAN

135'-0"



197'-0"

3rd FLOOR



/THIRD LEVEL

Activity Room 2100
Fitness Room 3000
Recreation Room 2130
Laundry 630
Lounge



/SECOND LEVEL

Retail 530
Computer Room 1700
Community Room 2330
Courtyard 6329



/GROUND LEVEL

Retail 2583
Lobby 1150
Community Room 1612
Property Management 3000
Bicycle Parking 1476

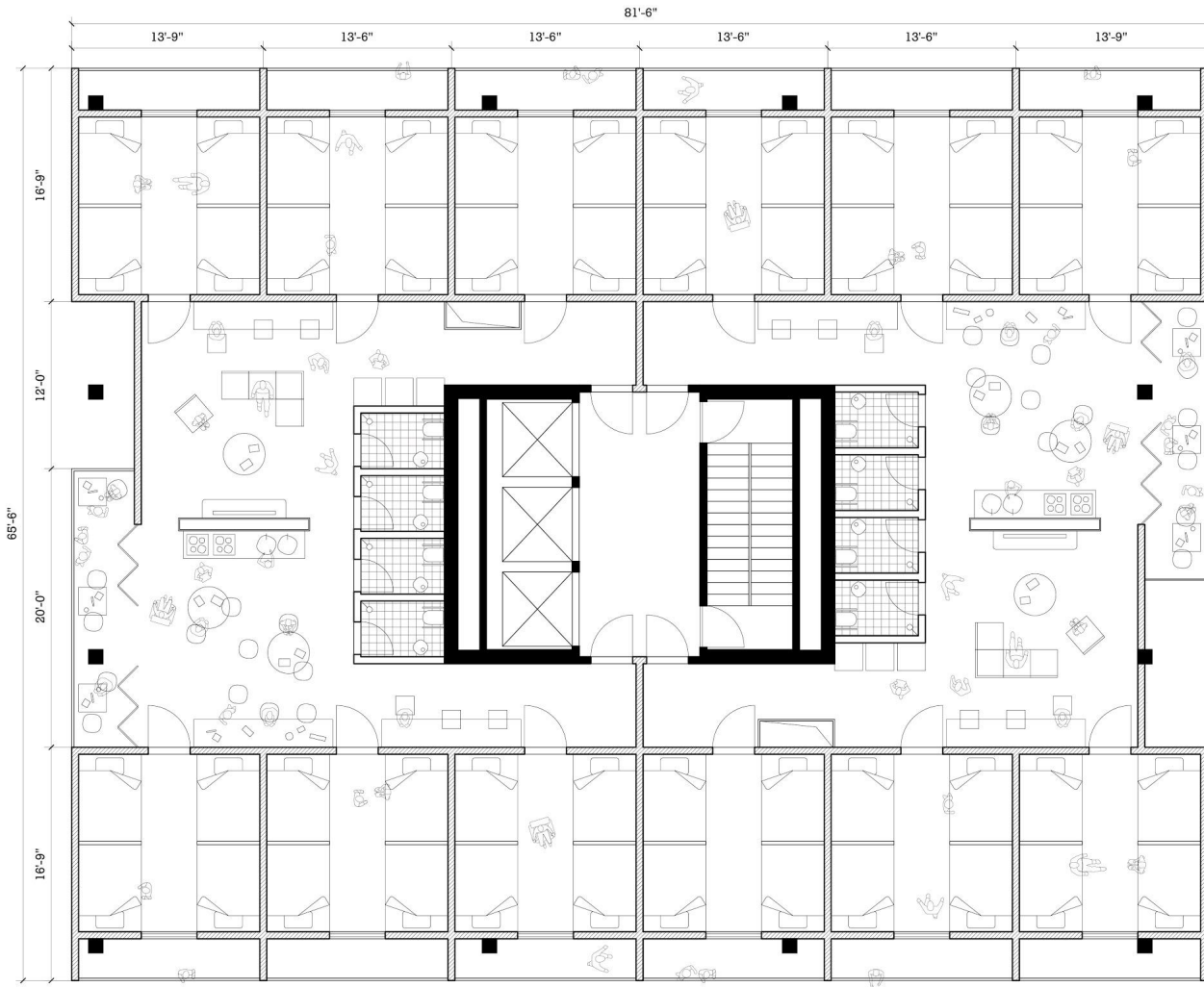




A 3D architectural rendering of a city block. The scene is set against a dark grey background with various grey rectangular blocks representing other buildings. In the center, two white buildings are highlighted. The building on the left is tall and rectangular with a flat roof and a grid of windows. The building on the right is shorter and wider, also with a grid of windows. Between these two buildings is a small green rectangular area with several red human figures. At the base of the buildings, there is a grey walkway with more red human figures. The text 'Affordable Housing' is written in a teal, cursive font to the left of the tall building, and 'Permanent Service' is written in the same font to the right of the shorter building.

*Affordable
Housing*

*Permanent
Service*



Dorm-Style Suites

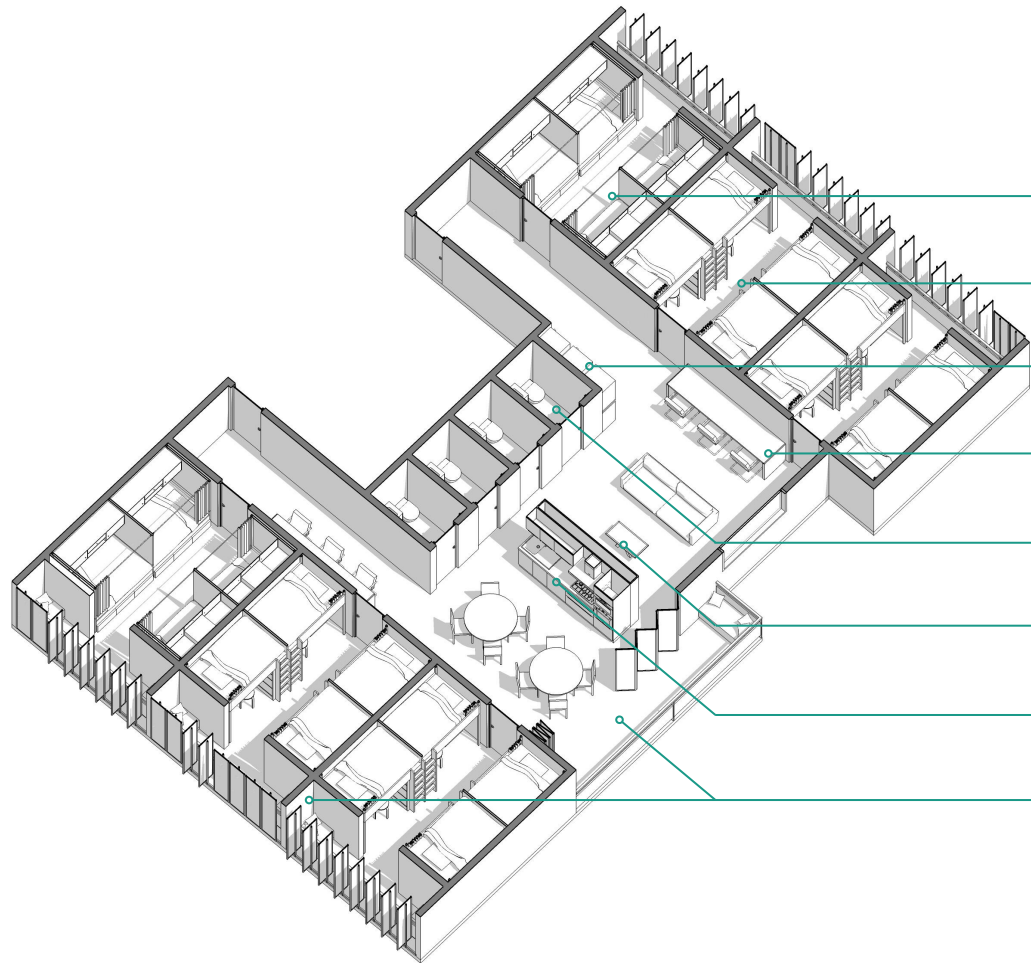
102

sq.ft./person

Traditional Affordable Housing

360-420

sq.ft./person



Universal Designed Bedroom

4 People Shared Bedroom

Washers & Dryers

Study

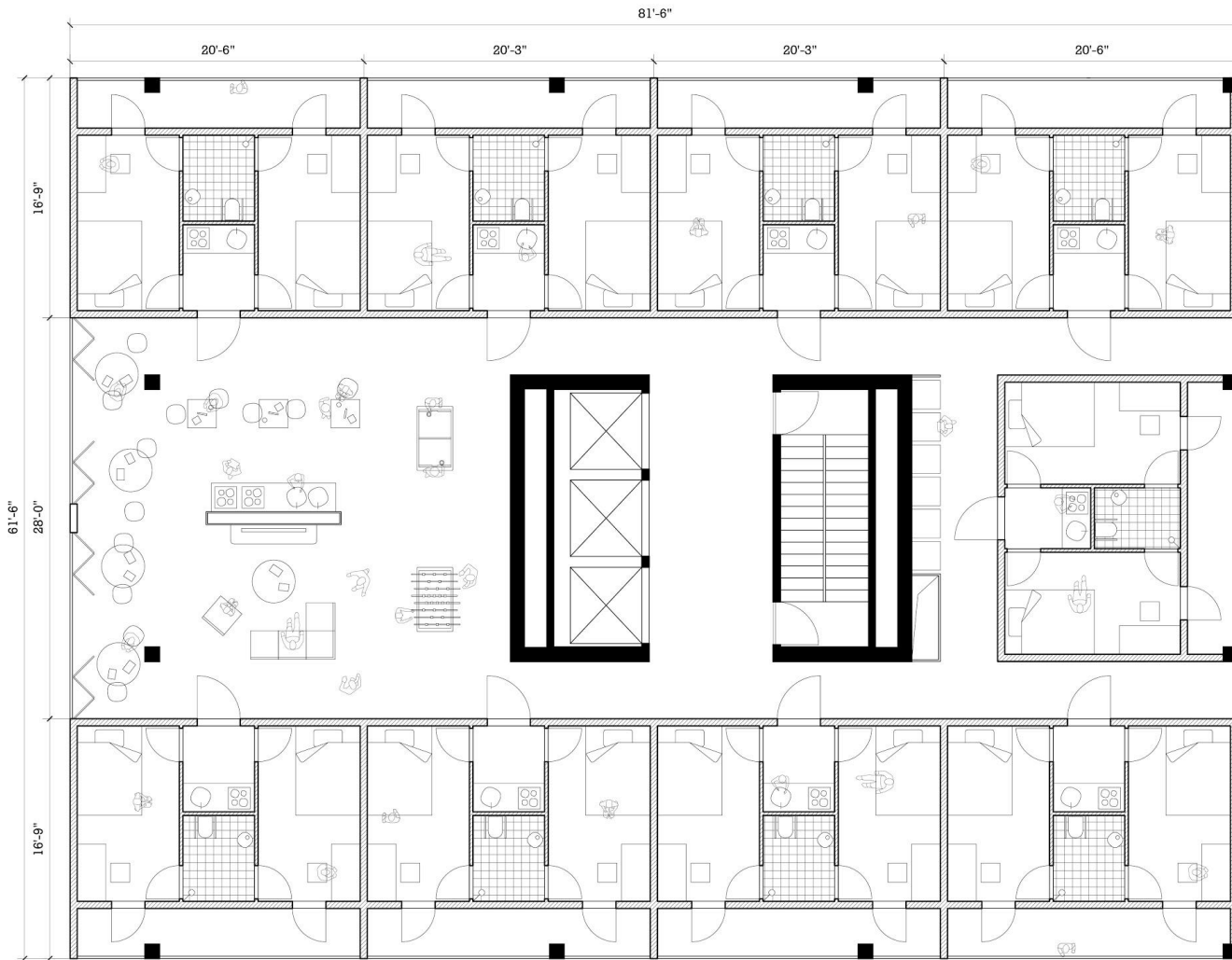
Bathrooms

Shared Living Room

Shared Kitchen & Dining Room

Balconies

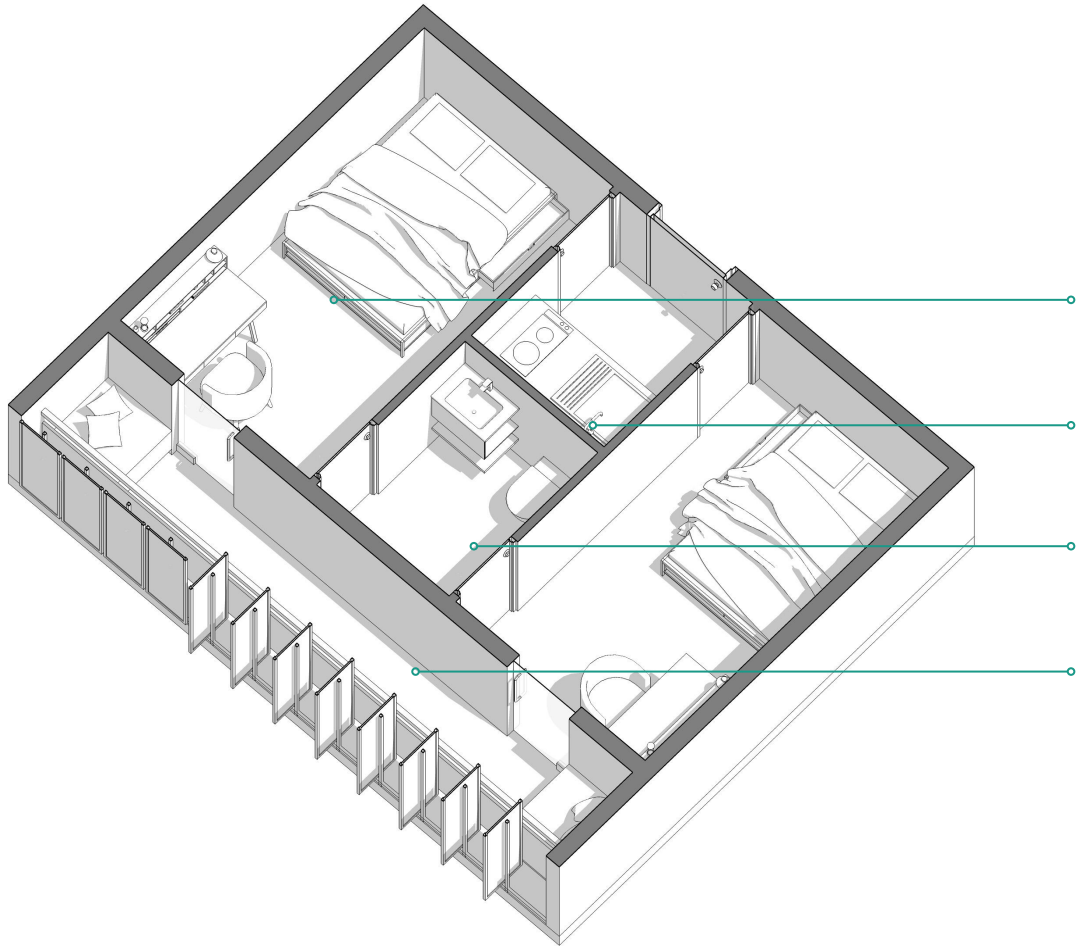




2-People Shared Suites

251
sq.ft/person

140 sq.ft
in the unit/person



Private Bedroom

Shared Kitchen

Shared Bathroom

Balcony



Self Reported Health

Current health conditions affecting housing stability or employment of the

(Note: Multiple response question, numbers will not total to 100%)



41%

Psychiatric or emotional conditions



36%

Chronic health problems



29%

Post-Traumatic Stress Disorder



27%

Physical disability



26%

Drug or alcohol abuse



10%

Traumatic brain injury



5%

AIDS/HIV related

Formerly Homeless

Traditional Studios?



Traditional Studios

370
sq.ft/person

260 sq.ft
in the unit/person





*Dorm-style living is
rule-breaking*

*However, this ←
is what we can achieve.*

Low-Income Persons

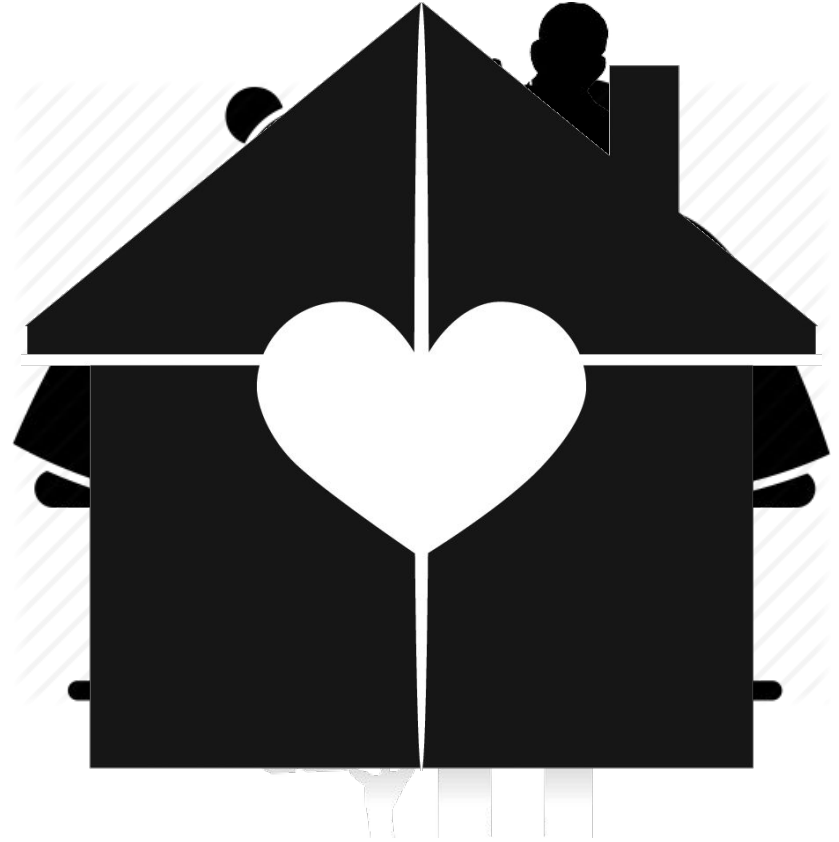
Working Adults

Single Adult Worker

Annual Income: ~~\$20,690~~

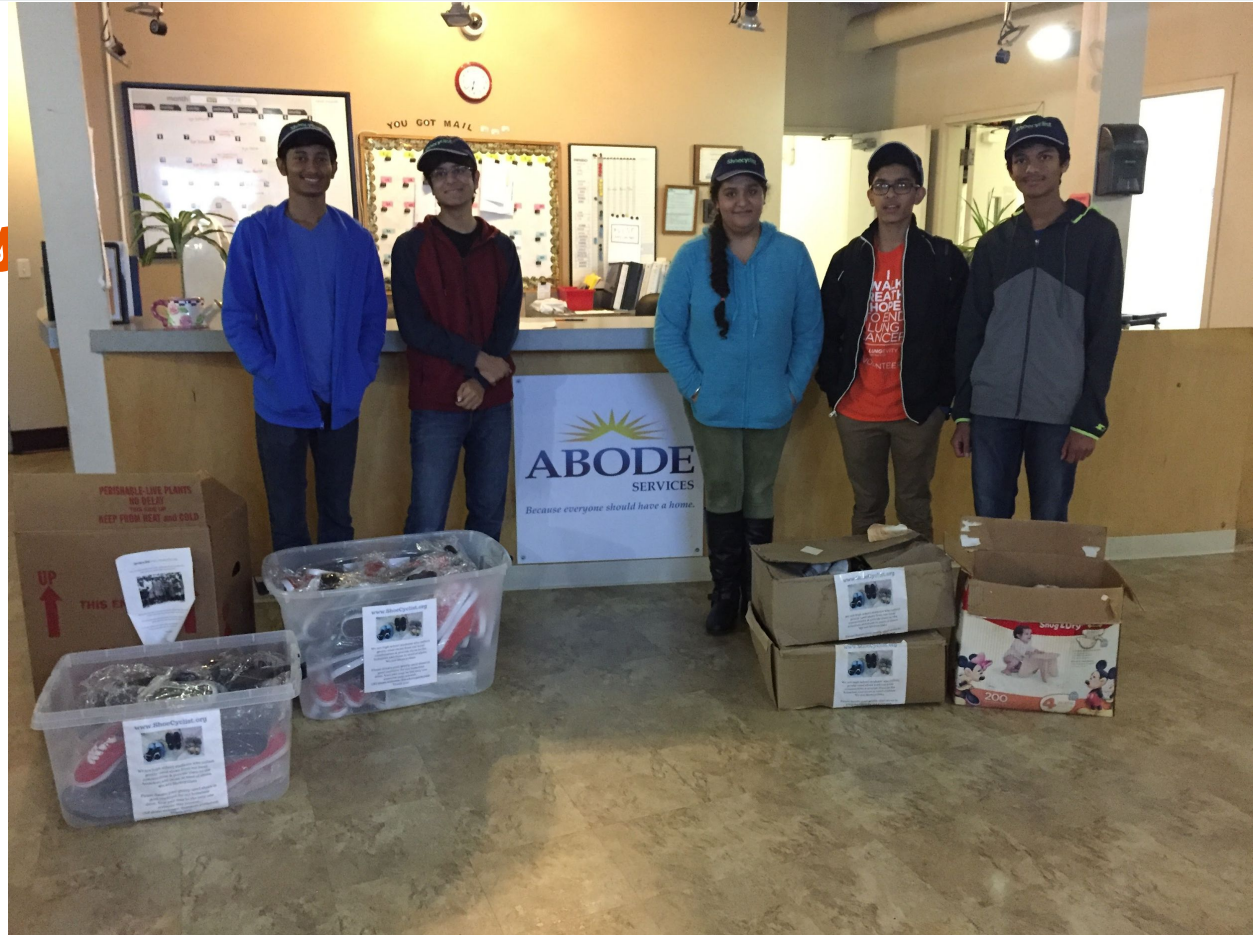
Monthly Income: ~~\$2,987~~

Rent: ~~\$382~~



Formerly Homeless

Support Services





Finance



Sources

PERMANENT SOURCES SUMMARY			
	4% Portion	9% Portion	TOTAL
City of Oakland Funds	\$ 7,392,279	\$ 1,457,591	\$ 8,849,871
Alameda County - AI Bond	\$ 14,784,559	\$ 1,457,591	\$ 16,242,150
HCD AHSC	\$ 9,875,904		\$ 9,875,904
HCD NPLH		\$ 4,000,000	\$ 4,000,000
FHLB AHP	\$ 1,341,415	\$ 658,585	\$ 2,000,000
Tranche A Loan	\$ 7,474,282		\$ 7,474,282
Tranche B Loan	\$ 3,750,360	\$ 3,675,706	\$ 7,426,065
Tax Credit Investor Equity	\$ 29,214,678	\$ 25,000,000	\$ 54,214,678
TOTAL	\$ 73,833,477	\$ 36,249,473	\$ 110,082,950



Uses

PERMANENT USES SUMMARY					
	4% Portion	9% Portion	Total	Per Unit	Per Bed (Person)
Site Acquisition	\$67,071	\$32,930	\$100,001	\$263	\$179
Hard Costs	\$52,981,993	\$26,012,175	\$78,994,168	\$207,879	\$141,061
Total Soft Costs	\$20,784,413	\$10,204,369	\$30,988,781	\$81,549	\$55,337
TOTAL	\$73,833,477	\$36,249,473	\$110,082,950	\$289,692	\$196,577



Operations

Rents: \$511-\$785

OPERATING BUDGET					
	4% Portion	9% Portion	Total	Per Unit	Per Bed (Person)
Total Income	\$ 4,001,565	\$ 1,420,605	\$ 5,422,170	\$ 14,269	\$ 9,682
Operating Expenses					
Administrative	\$ 100,026	\$ 26,674	\$ 126,700	\$ 333	\$ 226
Resident Services	\$ 178,704	\$ 251,858	\$ 430,562	\$ 1,133	\$ 769
Property Management	\$ 960,507	\$ 256,135	\$ 1,216,642	\$ 3,202	\$ 2,173
Utilities	\$ 1,152,474	\$ 307,326	\$ 1,459,800	\$ 3,842	\$ 2,607
Maintenance	\$ 154,026	\$ 41,074	\$ 195,100	\$ 513	\$ 348
Insurance & Fees	\$ 472,877	\$ 126,101	\$ 598,978	\$ 1,576	\$ 1,070
TOTAL	\$3,056,593	\$1,004,041	\$4,060,635	\$10,520	\$7,174
NOI	\$999,487	\$416,463	\$1,415,949	\$3,668	\$2,502



Comparative Costs

	Traditional Development	Lakeside Collective
Total Costs	\$110,082,950	\$110,082,950
Sq Ft per Person	370	203
People Housed	311	560
\$ per Person	\$353,964	\$196,577



A Few Broken Rules

**Need more flexibility to
make this model possible.**

- **TCAC: No dorm-style living**
- **TCAC: Minimum square footage for SROs**
- **HUD housing quality standards**

Thank you!

