

Department of Architectural Technology
Bachelor of Technology in Architectural Technology

ARCH 3510 ARCHITECTURAL DESIGN V

Day 3

February 3rd : Review of Site Analysis. Presentations. Introduction to Socially Responsible/affordable Multi-family Housing. Assign Precedent studies.

HOMEWORK: Board 4: Precedent Study: research based on handout.

From: <http://furmancenter.org/institute/directory/understanding>

Three primary goals that affordable housing programs appear designed to achieve:

1. **Sheltering Households.** Perhaps the most obvious goal is to provide, in the words of Title II of the Housing Act of 1949, “a decent home and suitable living environment for every American family.” Housing confers benefits directly to families and individuals residing in the housing itself. Those benefits include:
 - Basic shelter;
 - A minimum standard of housing quality to protect the health and safety of residents and neighbors (which has evolved from the days of outdoor plumbing and cold-water flats to lead-based paint remediation and building standards appropriate for modern building density and technology);
 - Predictable, affordable housing costs so that residual household income is available for food, medicine, transportation, and other non-housing essentials;
 - Improvement of family well-being through access to employment and schools; and
 - Development of secure social networks.

2. **Community Development.** Some affordable housing programs seek to promote a second goal, covered by the broad term “community development.” In the first half of the twentieth century, entire communities were designed as an antidote to the crowded and unhealthy conditions of inner-city tenements. In the latter half of the twentieth century, housing programs with a community development or neighborhood revitalization goal were used to rebuild and repopulate neighborhoods affected by abandonment and disinvestment. For those programs, affordable housing was created in order to generate positive spillover effects, increasing demand for local jobs and businesses, raising property values, reducing crime and making more efficient use of existing public infrastructure. Some housing programs even aimed to change the demographic composition of neighborhoods by increasing economic and racial diversity, for example.

3. **Other Goals Not Directly Related to Housing.** Affordable housing programs may have goals not directly related to the well-being of the residents living in subsidized housing or in the immediate neighborhood —programs where the provision or preservation of housing may not be the primary goal. Several major federal housing programs have had the explicit objective of providing construction jobs and permanent employment, while the housing was a byproduct of the program rather than its primary goal. Other housing programs are explicitly designed to increase population and thus purchasing power and tax revenues for the city as a whole, without regard to the location or community-based impacts of the housing itself.

In your Precedent Study find four examples:

1. Prior to World War II
2. In Asia
3. In Europe

4. Anywhere but within the last 5 years that is similar in size (12-20 units for families with outdoor common space)

Describe each through images and text:

1. How each precedent works.
2. What is successful and what is not.
3. How it addresses the three primary goals listed above (or other specific ones)
4. How it feels to live in this environment.(safety, privacy, natural light, common spaces...)
5. How does this precedent study fit into its environment (or not)?
6. Any other thoughts / design principles uncovered