

SUSTAINABILITY:

Natural ventilation, overhangs for shade
On-site management strategy
Biofilter in courtyard
Universal design-housing for all ages

CONNECTIONS:

Universal access
Holds city corner lot
Planted terrace faces street
Porches keep eyes on the street
Circulation plan: protected court & walkways

OPEN SPACES:

Central courtyard=social interaction
Biofilter has shading and seats

CONTEXT:

Articulated materials reflect neighborhood craft
Urban neighborhood scale
Response to local climate-sunlight, dry, warm

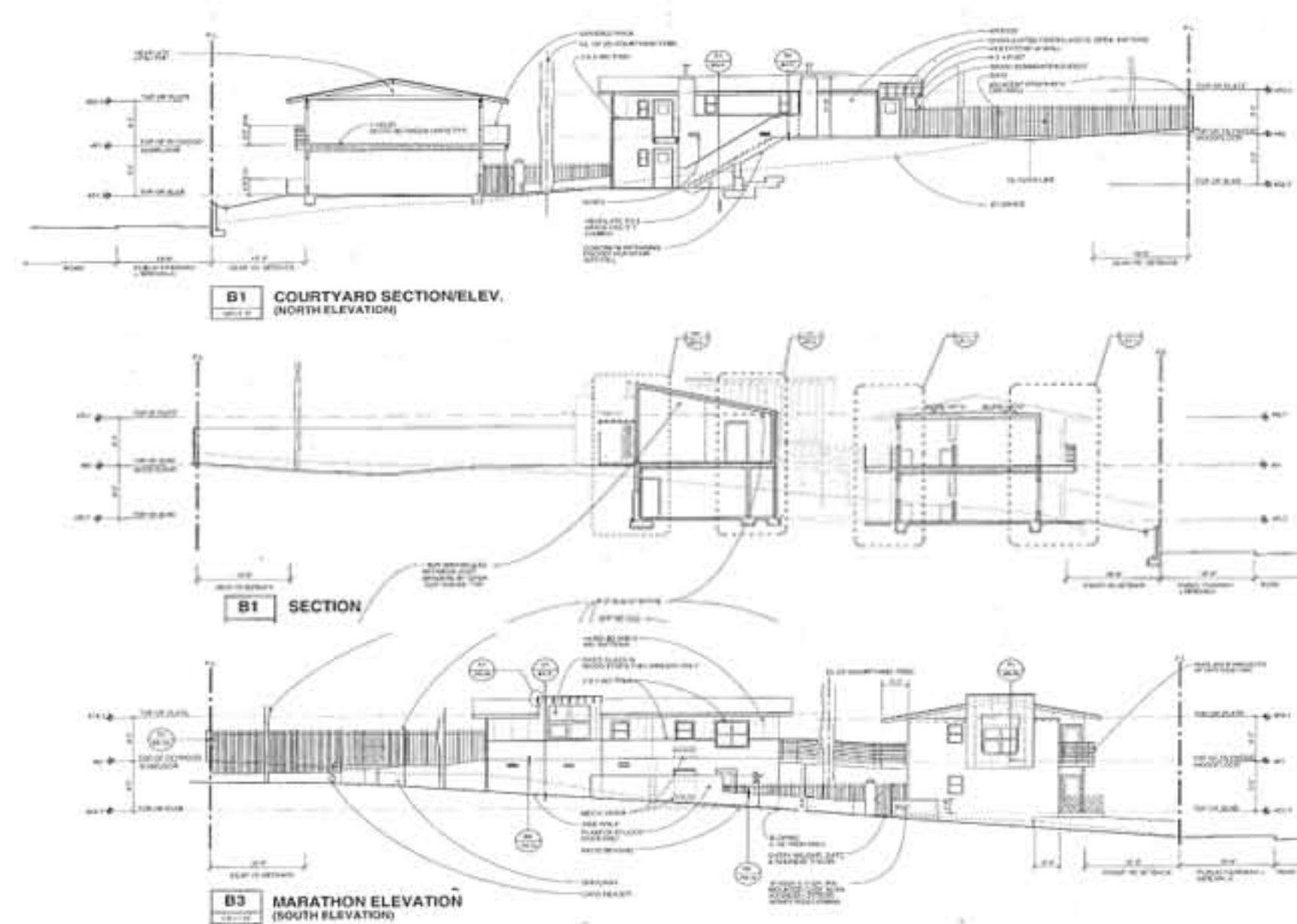
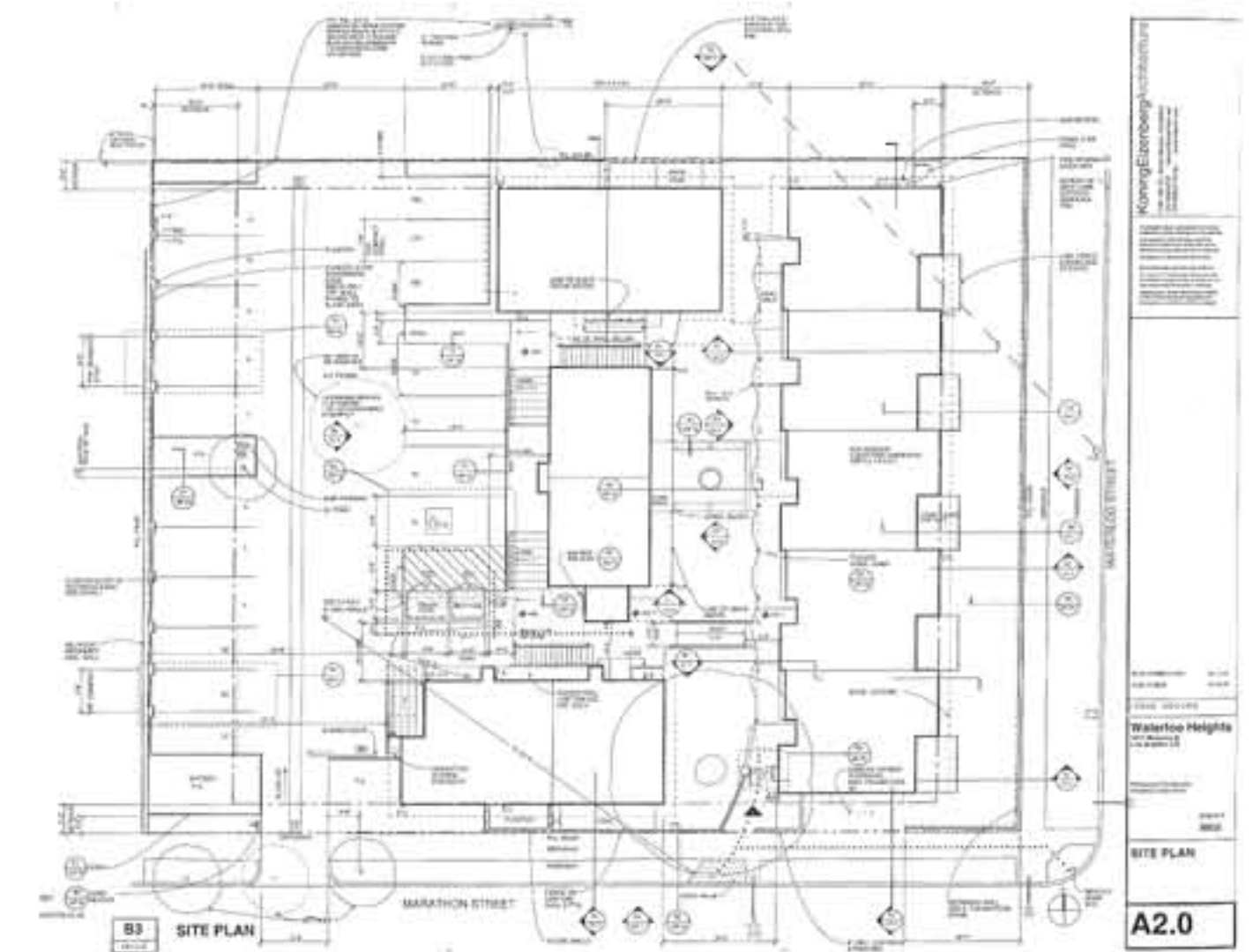
HOME QUALITIES:

Articulated roofing structure
Playful use of colors and natural materials
Porches and volumes highlight individual units
Layered connection to the street=safety
Kitchens overlook courtyard
Decks and french doors

Considerations for Stone's Warehouse:

- Urban Infill, Low income housing project
- Corner lot, sloping topography
- Porch and courtyard configuration
- Disabled/universal access

Waterloo Heights Housing Los Angeles CA Koning Eizenberg Architects Affordable Housing 2002



DEVELOPMENT COSTS

Development Cost Information	Amount	% of Total
Site Acquisition	\$310,000	11
General Conditions	152,200	6
Demolition/Excavation	12,400	0
Construction	781,800	28
Finishes	149,600	5
Specialties, Cabinets, Equipment, Appliances	54,000	2
HVAC	53,200	2
Plumbing/Sewers	144,100	5
Fire Protection	52,700	2
Electrical	87,500	3
Elevators	44,000	2
Landscaping	59,800	2
Public Improvements	17,600	1
Total Soft Costs	832,900	30
Total	\$2,751,800	100

RESIDENTIAL UNIT INFORMATION

Unit Type	Floor Area (Sq. Ft.)	No. Built	Rent (1st Month)
Studio	415	7	\$315
1-Bedroom	540	10	\$315
Manager's 1-Bedroom	540	1	\$331

FUNDING SOURCES

Source	Amount	% of Total
Los Angeles Housing Department	\$400,000	14
City of Industry Funds	867,700	31
HUD	1,365,200	50
Affiliate Loan from HCHC	119,100	4
Total	\$2,752,000	100

RESIDENTS

Area Median Income (family of 4)	\$50,300
Residents Served	100% of units serve those at 30% of AMI

LAND USE INFORMATION

Site Area	0.43 acre
Total Dwelling Units	18
Gross Project Density	41 units per acre
Housing Type	Efficiency and 1-bedroom multifamily