



The architect-developer role combines the traditional roles of real estate developer and architect into one, allowing designers to balance project goals in an ethical way, and to explore unique projects that normally would not be pursued. The architect has an ethical commitment to the greater good of the public, allowing the project to create value in ways a traditional developer may not. Project finances were balanced with affordable housing rates, design decisions, and resident equity. Affordable housing often limits resident's ability to invest in their housing and lives, and while assisting those in need, it still is tied to the market-value of units. The Maslo creates a new model to assist residents with building equity, developing ownership skills, and stabilizing the community. The Resident Equity Fund places a focus on the use-value of residential units, maintaining value within the walls rather than with its market price. Percentages of rent are placed into a savings account for each household to build equity, along with annual profit dividends from the entire housing development. Residents are responsible for community duties and participation to qualify for the program, creating a community that has pride and ownership of their surroundings, while building equity

RESIDENTS

costs by providing targeted health and social

nealth and wellness programs, child care, and

after-school programs. Additionally, permane

produces significant savings on the healthcare and public safety systems.²⁸

services and helps end the cycle of poverty.

Services for low-income families may include

DEVELOPMENT COMMUNITY

domestic violence, can reduce Emergence

Department visits and hospitalizations. Stable

Departments. They also learn more when stable

housing allows for classroom continuity.2

for each resident.

DESIGN IMPACT

have lower levels of illness and disease tha

other people of similar income levels.

stress levels with greater duration and

another study found that children ages 7-

n one study, the longer participants stayed

a park, the less stress they exhibited.8 The

from the mental fatigue of work or studies

person's home or window views positivel

impacted cognitive functioning, ability to

children living in affordable housing to t

ose affordably housed families spent ne

five times as much on health care, a third more on food, and twice as much on retirement savings.¹

Increased general, respiratory, and mental

energy efficiency improvements, as well as reduced heating costs, less time off from school or work, and increased use of the home for studying and leisure.¹¹

This report finds that a minimal upfront

investment of about two percent of onstruction costs typically yields life cyc savings of over ten times the initial

maintenance costs, and savings from

increased productivity and health.³¹

From Washington to San Francisco, municiple leaders are facing increased pressure to

provide affordable housing. Using a

combination of government subsidies, ta

credits and zoning changes, they are

encouraging developers to incorporate

Home Builders, "Building 100 affordable renta

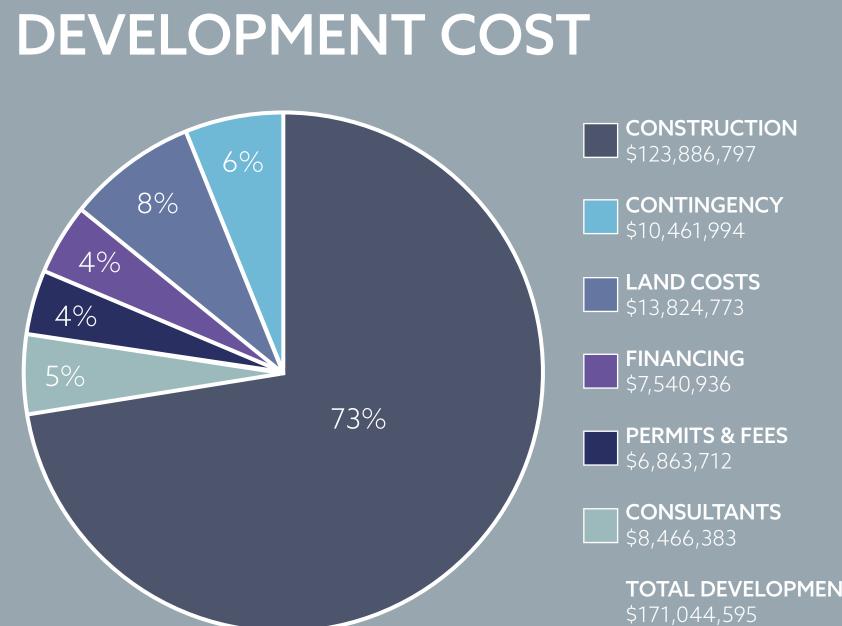
homes generates \$11.7 million in local income

alone." This increased revenue may mean

other elements of healthy cities that keep

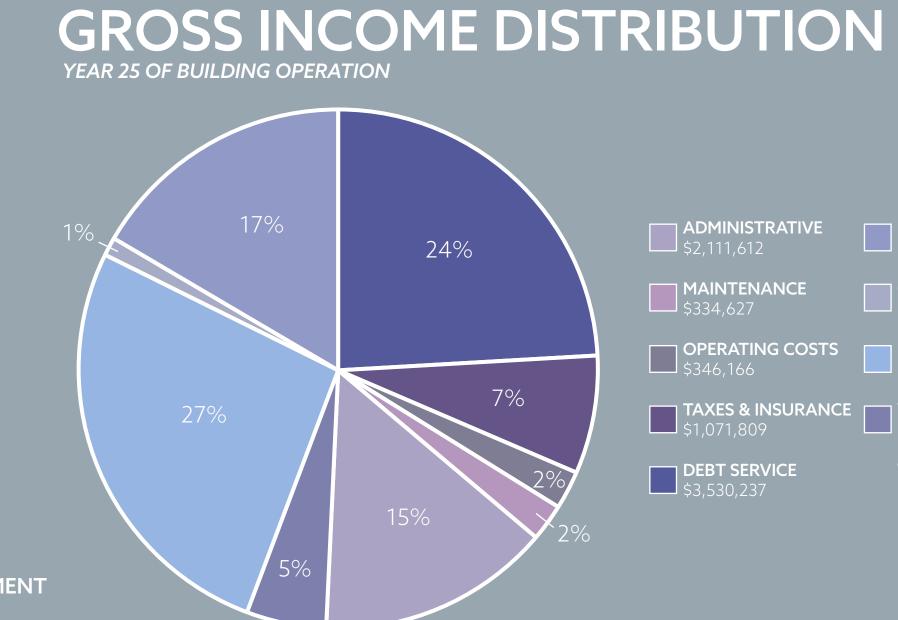
concentrate, and self-discipline.10

LEARNING In studies of lower income



mental health, reduced financial

INCREASED ACCESS TO PUBLIC SPACE AND NATURE



The National Association of Home Builders

(NAHB) estimates that every 100 typical ta

credit apartments generate approximately \$7.9 million in local income and \$827,000 in

taxes within one year. On an annually

recurring basis, the same development produces \$2.4 million in local income and \$441,000 in taxes.¹⁹

than other firms, and have a fundamental

our economy.²⁰

omes that are adjacent to naturalistic park

and open spaces are valued at 8-20% highe than comparable properties.²¹ Numerous

studies show that affordable housing has

neutral or positive effect on surrounding

property values - more likely beneficial whe

it is attractively designed, well maintained replacing blighted properties and located i strong, mixed-use communities.²²

A study in urban public housing found tha he presence of well managed vegetation w

very important feature in promoting th

housing.²Green spaces are linked to an acrease in physical activity frequency, and

lower likelihood of being overweight o

Since the 1980s, public spaces of all form have witnessed a renaissance in that the ave increasingly become a key componen many regeneration and development schemes worldwide, with far-reaching impacts on how the resulting places are

or any kind of housing, for that matter —

help to complete the order – examples of indirect effects.²⁴

he International Trade Union Confederation commissioned a study in 2012, which forecast that investments of 2 per cent of

ross Domestic Product (GDP) in the gree

economy over a five-year period in develope countries such as the USA, could create 28 million jobs over five years.²⁵

Partnerships between public housing

agencies and human services provided

that offer relevant and accessible

counseling, assistance with parenting

skills and health and other supportive

services is a sound model for helping move residents from dependence to

independence, according to the brief.26



PUBLIC PASEO





Traditional developments typically use Return on Investment (ROI) as the standard when evaluating projects and their worth. They run the numbers and determine if the project will end up returning a profit on their monetary investment. By shifting away from Return on Investment, and introducing Social Return on Investment (SROI), all stakeholders of a project benefit in much more meaningful ways than financially. This framework represents a holistic view on a development and the way it impacts its community, fellow businesses, the government, and its investors. By viewing The Maslo development from this angle, we can see the significant widespread impact it would have on many stakeholders involved. Many of these benefits are difficult to put a price tag on, which is the reason they are overlooked. The Maslo provides a basic need for the community while empowering others around it, making its Social Return on Investment worth every penny.

DESIGN RESPONSE

RESIDENTS

IMPROVED AIR QUALITY FROM PROPER VENTILATION AND FORMALDEHYDE-FREE MATERIALS

ROOF AND FACADE PHOTOVOLTAIC PANELS PROVIDE 100% OF ELECRICITY NEEDS

A LARGE GREEN COURTYARD AND SMALL GREEN LOUNGE SPACES ALLOW RESIDENTS TO CONNECT WITH NATURE

60% OF RESIDENTIAL UNITS ARE DESIGNATED FOR MULTIPLE AFFORDABLE HOUSING BRACKETS

RESIDENTS ARE ABLE TO STAY IN THEIR HOUSING DUE TO AFFORDABLE RATES

RESIDENTS HAVE ACCESS TO JOB TRAINING SERVICES ON-SITE ALONG WITH JOB OPPORTUNITIES WITHIN COMMUNITY AREAS, CO-WORKING SPACES, AND OPEN GREEN SPACE

RESIDENTS ARE REMOVED FROM THE STREET, HAVE THEIR UNITS SECURED FROM OUTSIDE THREATS, AND ARE NEIGHBORS WITH A MAJOR POSPITAL

ON-SITE JOB OPPORTUNITIES, TRAINING, AND SOCIAL SERVICES ASSIST RESIDENTS ADVANCE IN, MAINTAIN OR FIND JOBS

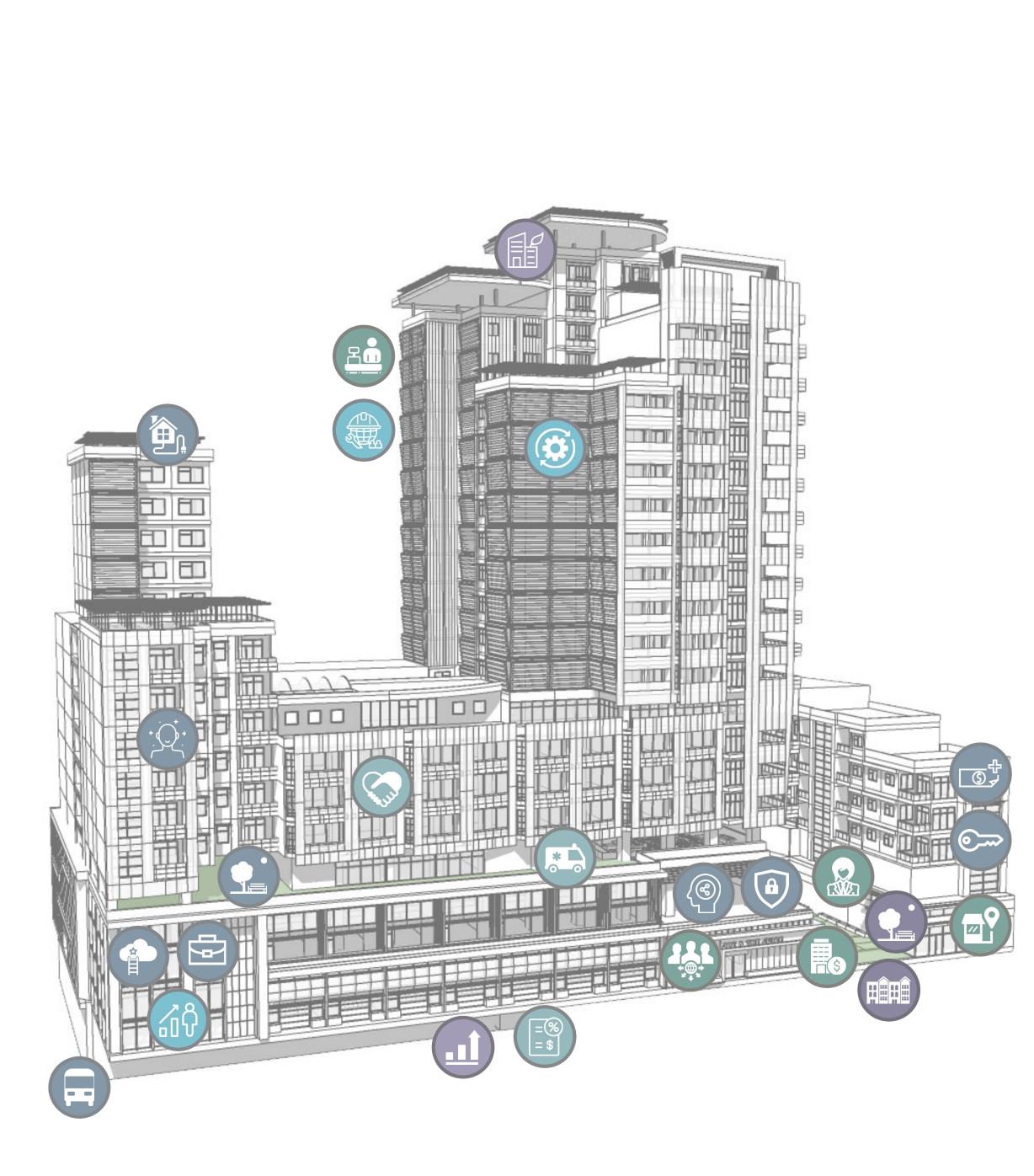
A MAJOR PUBLIC TRANSIT HUB IS LOCATED NEXT DOOR AT THE DIGINITY HEALTH HOSPITAL

LOCAL BUSINESSES

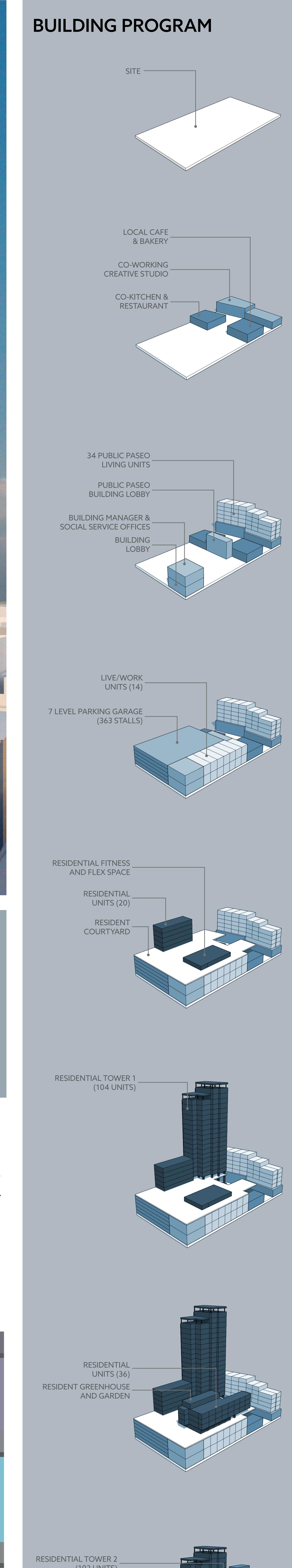
THE SIGNIFICANT SIZE OF THE BUILDING WILL REQUIRE MANY TRADESPEOPLE AND CONSTRUCTION CREWS IN THE COMMUNITY

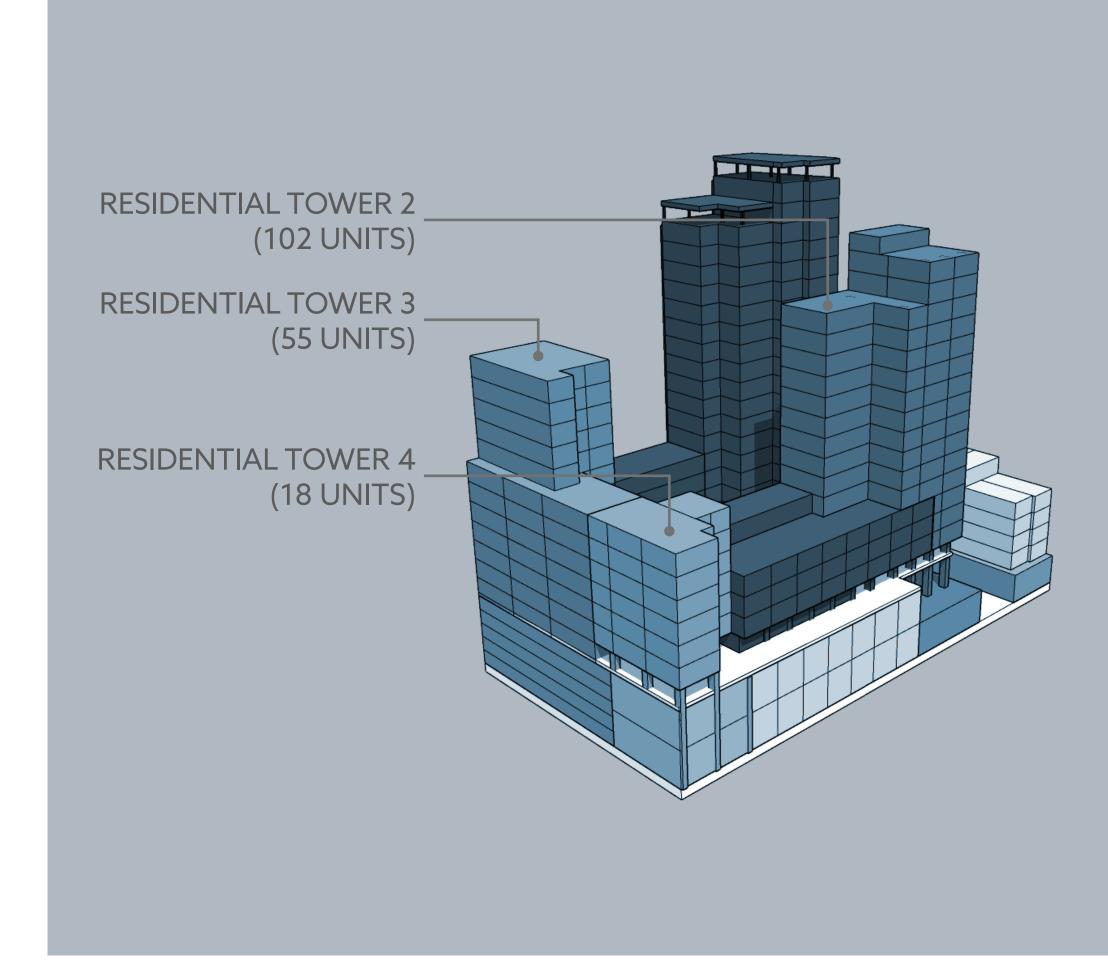
THE INCREASE IN DENSITY IN THE NEIGHBORHOOD WILL REQUIRE OTHER BUSINESSES TO HIRE ADDITIONAL POSITIONS

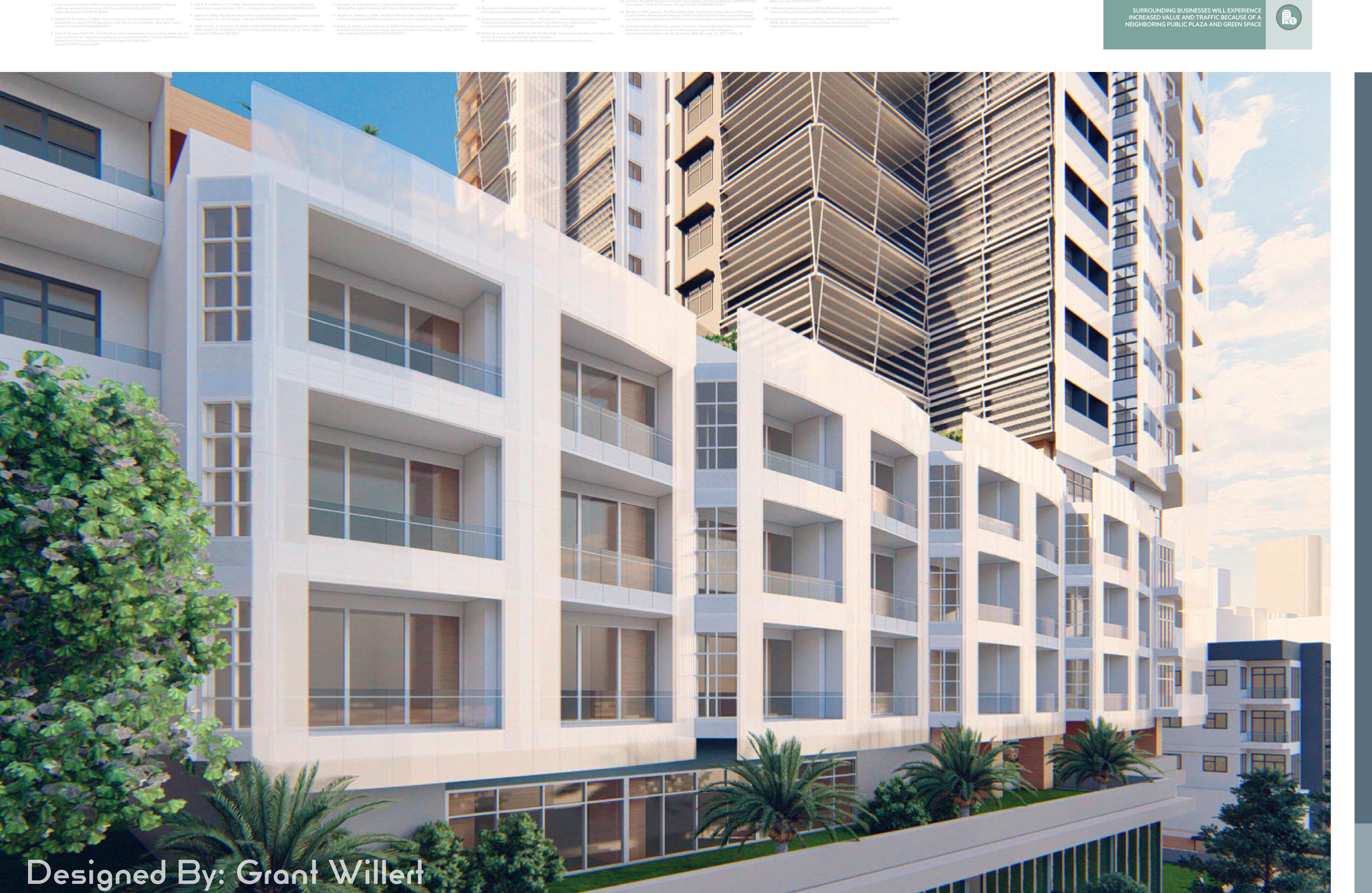
PESIDENTS OF THE BUILDING WILL LIKELY BECOME











net-zero energy

The Maslo also does not take away from its environment by generating 100% of its required energy on-site. A variety of strategies have been implemented to achieve the energy needed, but photovoltaic panels are the most prevalent, taking advantage of Los Angeles' sunny climate. Solar thermal panels line open-air circulation spaces to ease the energy load and provide hot water to residents. A ground-source heat pump will assist HVAC units in heating/cooling air for each resident unit. Multiple green spaces throughout the development keep the building cool during the hot summer months, and a vegetable garden is available for residents to grow their own food. This combination allows the building to operate without energy needed from the power grid and provides residents with a clean and healthy environment to call home.

