Part of the Solution: YES TO ADU
The Los Angeles County Arts Commission Civic Art Program provides leadership in the development of high quality civic spaces by integrating artists into the planning and design process at the earliest possible opportunity, encouraging innovative approaches to civic art, and providing access to artistic experiences of the highest caliber for the residents of Los Angeles County. Working with leading artists, emerging public artists, County departments and communities, the Civic Art Program creates artwork, design, public engagement activities, exhibitions, temporary art and event based programming for new and renovated facilities throughout Los Angeles County.

Director, Civic Art Program:
Grace Ramirez Gaston

Part of the Solution:
YES to ADU Civic Art Senior Project Managers:
Iris Anna Regn, Mayen Alcantara

Part of the Solution: YES to ADU is structured in three phases:

Phase 1: Design Competition
The competition was open to architects, engineers, designers, artists, and students where at least one key member was required to reside, work, study, or teach in Los Angeles County. The competition was free of charge.

Undergraduate architecture studios at East LA College, Woodbury University and University of Southern California incorporated the design competition into their curricula.

A diverse jury of housing experts anonymously reviewed design competition entries and made anonymous selections for a $12K First Prize, two $6K Second Prizes, and two Honorable Mentions. The jury also made recommendations for competition boards to be included in an exhibition.

Phase 2: Events and Exhibition
With proposals submitted by architects and designers throughout LA County, the competition assembled a tangible index of possibilities that can help policy makers, architects, and home owners implement ADUs in their neighborhoods.

Community events and exhibitions were held at the Community Development Commission, East Los Angeles College, A.C. Bilbrew Library, and the Institute of Contemporary Art, Los Angeles.

Phase 3: Publication
This publication provides access to the design competition exhibition and events as a resource to generate solutions for affordable housing. View it at www.lacountyarts.org/ADU or print it on a standard copier in an 11x17 format.
AS LOS ANGELES COUNTY WORKS TO FIND sustainable solutions to the humanitarian crisis of homelessness, the Los Angeles County Arts Commission has been called upon to join this effort.

We know the arts have intrinsic benefits at the human level. Arts and culture also have the power to advance social change and are an integral part of thriving communities. The unique talents of artists and cultural organizations can develop, guide and amplify innovative solutions to social and civic issues.

It was through this lens that the Arts Commission joined as a partner in the Los Angeles County Homeless Initiative’s Second Dwelling Units Pilot Program. Our goal is to promote the development of Accessory Dwelling Units (ADUs) and gather ideas as a resource for affordable housing solutions.

To this end we worked in collaboration with the Los Angeles County Department of Regional Planning and Community Development Commission to conceive and launch an architectural design competition called Part of the Solution: YES to ADU.

By leveraging creativity, we catalyze the community of architects, designers, planners and creative strategists to reimagine the potential of Accessory Dwelling Units as a typology that works in conjunction with other strategies to help alleviate LA County’s housing pressure. Using the transformative power of art and design to inspire innovation, the YES to ADU design competition made literal and figurative space for possibility.

Proposals were submitted from across LA County, representing a range of backgrounds from students to established practitioners. The competition yielded a tangible index of possibilities and concepts—a juried selection of design proposals, along with documentation of corresponding community events, are exhibited in this publication.

Many of the proposals on the pages that follow are more than a design for a single project, expanding our notion of home and exploring strategies to strengthen communities and sustain neighborhoods for generations to come. Our hope is that access to these ideas will increase awareness of ADUs, stimulate constructive dialogue, and serve as a resource for planners, policy-makers, homeowners, advocates and communities.

From arts education to environmental stewardship, self-expression and community planning, the arts support projects that enhance regional vitality. We are grateful to the Board of Supervisors and our County and community partners for this project, and continue to explore how LA County’s creative sector can offer a fresh point of view on social and civic issues across sectors.

We are proud to be part of the solution.

— Kristin Sakoda, Executive Director, Los Angeles County Arts Commission
Accessory Dwelling Units

Call them in-law units, granny flats, or backyard cottages, Accessory Dwelling Units (ADUs) are secondary units built on single-family lots. While ADUs have been a small part of our neighborhoods for decades, they have the capacity to be so much more.

In 2017, new state laws went into effect that encourage accessory unit construction. Los Angeles County has updated its ADU Ordinance towards the same goal. In a place like Los Angeles County, which faces a housing shortage and rising costs for renting and owning a home, the ADU offers a tangible solution to the County’s precarious housing conditions.

Affordable to build because of their modest size and the elimination of additional land cost, ADUs hold the potential to catalyze into a new building typology and change the way we think about our urban fabric. Imagine neighborhoods enriched with housing and new architecture replacing garden gnomes in backyards. It’s an image of a denser city, for sure, but one that awaits a future Los Angeles that ensures greater equity for all residents, homeowners and renters alike.

The Part of the Solution: Yes to ADU design competition asked LA’s creative community to envision freestanding ADUs across four standard sites in Los Angeles County. Participants were asked to follow the guidelines of the County’s Accessory Dwelling Unit Interim Policy Summary. Each proposed unit also had to accommodate two or more occupants, include a kitchen, a bathroom, and sleeping and living areas. Other requirements ensured that the ADU would be compatible with single-family neighborhoods; these included a 25-foot height limit, setbacks around the property, and separations between new and existing buildings.

A jury of architects, policy makers, educators and arts professionals gathered to review competition entries and debate the wide range of issues that ADUs provoke: from livability and sustainability to design aesthetics and urban impact.

With inspired approaches that include graphically-charged modular construction, barcode-like indoor-outdoor living, and sustainable backyard urbanism, the project boards you will see in the following pages not only represent the best of the submissions, they also suggest exciting new ways that this building type will have long-lasting impact on Angeleno families, communities, and civic spaces.

Design competition participants range from students to young professionals to mid-career practitioners. Congratulations to all who contributed submissions, in particular to the following awardees:

**First Place:**
Liliana Castro, Alan Guillen, Cheuk Nam Chapman Yu

**Second Place:**
Esther Ho

**Second Place:**
Simon Storey

**Honorable Mention:**
Jones, Partners: Architecture

**Honorable Mention:**
Bureau Spectacular

**Design Competition Jury:**

Dana Cuff, Director, CityLab, UCLA Department of Architecture and Urban Design

Milton Curry, Dean, USC School of Architecture

Renee Dake Wilson, Principal, Dake Wilson Architects; VP, City of Los Angeles Planning Commission

Hsinming Fung, Principal, Hodgetts + Fung; Director of International Programs, SCI-Arc

Bettina Korek, Founder, ForYourArt; Arts Commissioner

Christoph Korner, Cofounder GRAFT; Chair Interior Architecture, Woodbury University

Brenda Levin, Principal, Levin & Associates Architects

Jon Sanabria, Deputy Director, LA County Department of Regional Planning

Geoffrey Siebens, Assistant Director, LA County Community Development Commission
Introduction

Re-Imagine Living in Los Angeles

Designing a community in which we can help alleviate the housing crisis would mean a paradigm shift as we know single-family living today.

Our proposal is aimed at maximizing single family plots to allow for ADUs to successfully integrate into the existing city grid.

Concept

A Shared and Sustainable Community

Single-family living as we know it today is one house per plot. We propose to break down this barrier and create openness to a communal block. Most of these sites have fences surrounding the single-family lot, resulting in isolation of properties among owners and their neighbors.

Our idea is rooted in creating a borderless community which can be achieved by the elimination of border fences and/or walls, in such a way that openness of shared land and space form the foundation for a sustainable community hub. ADUs can integrate into the existing city grid, resulting in a more diverse and unified block.

Design

Our ADUs have been designed using a modular system. With this modular system, we are able to prefabricate the units instead of building on-site, keeping labor and material costs low. Once the units have been prefabricated, we are able to deploy rapidly and customize the units with art and technology paneling systems to increase energy efficiencies and the user experience throughout Los Angeles.

Shown below are two ADUs built on borderless lots. The openness and shared land system allows for a new community to form and grow.

Existing Scenario 1:
Single-family lots back-to-back

Existing Scenario 2:
Single-family lots with Alley

New proposed Scenario 1:
Back-to-back single-family lots without borders/walls

New proposed Scenario 2:
Single-family lots with an alley way access without borders/walls
The prototypes we have developed to start with base units, able to accommodate families of 2 people in 524 sq. ft. The base unit can be quickly expanded to accommodate families of 3 to 4 people by adding modules as needed.

Part of the Solution: YES to ADU
Our Users

Homelessness looks different today than a few years ago. It is no longer the stereotype of a homeless person on the street pushing a street cart. It looks like a professional losing their job, at-risk youth living in a car, a mom getting injured and going on disability, losing a loved one and not being able to pay the mortgage.

Our mission is to work with policy makers, county officials and/or any other architects and designers required by the County to help our county thrive. We hope these benefits and incentives can be a start to a sustainable Los Angeles for years to come.

The Home Owner

We hope our initiative will provide owners a passive income by renting the ADU and help prevent homelessness by financially aiding those who are faced with foreclosure and need the additional income. The homeowner could be entitled to certain property tax breaks and be allowed to participate in a cleaner energy program, which the ADUs help facilitate with their smart panels and artistic capabilities.

The Individual or Couple

ADUs can be made to accommodate 1-2 people in 524sq.ft.

These inhabitants can range from artists to students, at-risk youth to homeless men and women. Each unit is equipped with essentials of living a healthy lifestyle in Los Angeles. By providing the ADUs, we hope to free-up other resources that may be available for those who do not qualify for ADUs.

Families and Seniors

Our ADUs have been designed with the International Building Code and ADA in mind. By adding additional modules to the base unit, we can deploy a 700sq.ft. unit, up to 1,000sq.ft. By deploying these ADUs, we can help prevent seniors within the community who cannot afford their homes any longer to have an affordable housing option.

The Metropolis

Los Angeles is experiencing an increase of inhabitants over the last few years, with very low housing availability. Our proposal integrates into the existing grid system, with possibilities to relieve the strain on existing resources and promote clean energy. With a modification to city blocks to go borderless, we hope to build a communal and more unified city.

A Smart Community

Our prototypes integrate both art and technology to enhance the Los Angeles County. With our technology and art wall paneling systems, the ADUs form hubs for art walks and cultural exchange, crafts and design, meanwhile providing a unique neighborhood identity.

With neighborhood blocks that have alleys, the ADUs could showcase monthly exhibits for a local neighborhood and community exchange.

With neighborhood blocks with back to back lots, the ADUs can create pockets of greenery, art, and clean energy within the existing city grid.
Part of the Solution: YES to ADU

COLLABORATIVE VOCABULARY

COMMUNITY
church
school
diversity
market
library
laundromat
restaurant
housing
parks
green

HOUSE
walls
backyard
furniture
kitchen
garage
energy
roof
driveway
restroom
storage
garden

HOME
love
safety
garden
cooking
entertainment
comfort
friends
privacy
dog
birdhouse
pets
art

COLLABORATIVE POEM

House is home and comfort. House is walls & roof.

Home is cooking and comfort. The roof above, makes me feel warm and loved.
The love is the foundation of a home, Just like the wall of the house.

Gardens grow food, just as housing builds communities. Transport to our favorite parks and restaurants is safe and easy.

The comfort of friends going from the kitchen to the roof – family and friends enjoying an evening under the stars in the backyard, enjoying your neighbors of multicultural backgrounds.

Dogs used fencing, but cats don’t; this Makes for good safety. Fences aren’t walls, you can see and connect through them.

You can decorate them with plants and flowers, like passion fruit and jasmine.

Watch the fruits and plants grow, With the family and community that you know. With growth comes opportunity, the children grow, in time, through the community our trees flourish, just fine, like families in unity all for seasons, our community reflects inclusivity.

YES to ADU:
Talleres Públicos and Exhibition

FACILITATED BY BIG CITY FORUM
A. C. BILBREW LIBRARY, ATHENS, LOS ANGELES

After the Department of Regional Planning summarized the Accessory Dwelling Units Ordinance, the community development financial institution (CDFI) Genesis LA introduced non-traditional financing through direct loans and investments to households and businesses that struggle to access traditional lending sources. Since 2002, Genesis LA has deployed over $250 million across nearly 90 projects, creating 1,200 housing units and serving 46,000 clients.

A participatory event, facilitated by Big City Forum, an art project which explores design-based creative disciplines within the context of public space, featured workshops with Jessica Ceballos y Campbell’s storytelling and poetry and Maria del Carmen LaMadrid’s collaborative design methods. Ceballos and LaMadrid each led participants to actively reimagine neighborhoods with Accessory Dwelling Units.

Looking towards Preservation and Sustainability: communication + unity = poetry (community)

As a way to invite participants to arrive at their true notion of home, Ceballos introduced the theory of Maslow’s hierarchy of needs, which begins with the primary needs for food and shelter and progresses into the desire for belonging and community. She then invited participants to share words and phrases that describe their personal ideas of home in the classic game of exquisite corpse, which assembled the descriptions into a community poem.

Ceballos asks: what makes a community, what makes a house, what makes a home, and how do we sustain these things?

Green Space Builds Community

Based on the needs identified in Ceballos’ workshop, LaMadrid led a discussion about what someone new to the community would need to feel at home in a neighborhood. Using the site plan based on the YES to ADU First Place design competition submission, which featured backyards activated by ADUs, participants drew in social amenities that they would like to see foster community.
BARCODE HOUSE

Barcode House is an ADU prototype for modular and adaptable live-work environments. This project proposes a strategy for programmatic flexibility that is easily adaptable to different live-work scenarios. It consists of a series of prefabricated base modules necessary for living and working. These modules can be arranged in any manner that is best suited for a particular use, and are connected by courtyard-garden spaces. Like a binary barcode containing bars and spaces of two different widths, the base modules can be arranged in many different ways to reflect a particular user’s needs, including live-work spaces for small businesses or creative industries to a dormitory for students studying a particular art. In the latter scenario, and in the scenario depicted, a piano teacher lives in the existing house while two of her students live in the ADU.

The base modules are fabricated off-site using a simple steel tube framework with a wooden platform frame infill, creating opportunity for varied openings which layer the space visually and physically. Slides of natural light are admitted either from clerestory windows or from the garden zones between the base modules. The ADU achieves spatial variety that is both introverted and extroverted, providing privacy, and at the same time, connects interior volumes with outdoor garden spaces.
SECOND PLACE | Esther Ho

Part of the Solution: YES to ADU

UNIT MODULES
- 96 SQ FT
- 60 SQ FT
- 48 SQ FT
- 24 SQ FT
- 12 SQ FT

ADU FLOOR PLAN 315 SQ FT

SCENARIO 1: MAIL STUDIO
1/4th-1/2

SCENARIO 2: DORM/STUDY CENTRE
1/4th-1/2

SCENARIO 3: DANCE STUDIO

- 129 SF
- 60 SF
- 48 SF
- 24 SF
- 12 SF
The basic unit of space is the massing module. These are conceptual building blocks which are tailored to individual needs with the addition of accessories.

**CATALOG OF ACCESSORIES**

Accessories are selected according to individual needs and wishes. They give personality and usefulness to the basic modules.

**BUILDING BLOCKS**

Accessories are picked according to individual tastes and needs. They give personality and usefulness to the basic modules.

**EXAMPLE COMBINATIONS**

There are an infinite variety of combinations. Here are just twelve possibilities out of a possible 320 trillion ways to combine accessories, and make a unique statement.

**OCCUPANTS**

With little information given about the type of occupant, it became important to design a system instead of design a dwelling—a system whereby any occupant can be accommodated according to their own unique needs and wishes.

So, we start with a basic building block and then add accessories. Accessories according to individual needs and lifestyle, instead of sacrificing one’s own lifestyle to fit into the pre-existing parameters of a fully-designed unit.

The combination of basic building blocks and accessories can produce a building that is useful to a diverse range of people and their interests. From bird watchers to the energy conscious—or both.

**ELEVATED UP**

The facade material is 100% recycled plastic packaging from Smile Plastics and comes in a handful of colors and textures. We are showing this material in blue and black color options.

On the interior, the structural, insulation and finish materials are combined into one system which works similar to a Structural Insulated Panel. These panels can be factory assembled and then erected and attached on-site.
Temporarily Attached Space

When extra space is needed for a short time, why not attach a Limpet for as long as you need it?

The Limpet attaches to the outside of the building and has enough space for changing or sitting hanging out. It can be accessed by simply stepping out of the window into the Limpet and directly into the room or from the roof.

The Limpet is a very simple shell of FRP (fiberglass) that is lightweight and tough. Since it is a mobile unit (the only mobile accessory) it needs to be easy to transport.
HONORABLE MENTION | Jones, Partners: Architecture

1. AVANTI FFBM102DOW
   10.2 CU. FT. REFRIGERATOR

2. POLYISO/CURATIVE
   INSULATION AND SPRAY POLYURETHANE
   FOAM IN CORR. FLUTES, TYP

3. HOTPOINT RA720KWH
   2.4 CU. FT. 20” ELECTRIC RANGE, MICROWAVE OVEN

4. PRE-FINISHED
   3/4” PLYWOOD ALL INTERIOR SURFACES ON MIN. 2X FRAMING

5. AMERICAN STANDARD
   CADET TOILET

6. AMERICAN STANDARD
   DROP IN LAVATORY

7. RUBBER TILES 1/8"

8. HSS4X MOMENT FRAME,
   ATTACH TO CONTAINER AT CORNER FITTINGS W/ PROPRIETARY WASHER/Lock

9. GRAVEL FILL TO FITTINGS

10. ARCADIA 5520 SERIES SLIDERS

11. MCNICHOLS 1.5” GALV. SWAGE LOCKED BAR GRATING OVER
    L4X4 FRAME

12. ARCADIA 2080 SERIES SLIDERS

13. VCT FLOORING OVER (E) CONTAINER FLOOR

14. AQUATIC EVERYDAY
    BATH/SHOWER

15. LATERAL REINFORCING:
    WELDED HSS2X2 BRACE AT UPPER CORNERS OF (E) OPG

16. SWAN COMPOSITE DROP IN KITCHEN SINK

17. CLADDING: 6ML ARCH SHT VINYL OVER PLYWD OVER 2X FRAMING

18. 1/8” RUBBER TREADS W/ INTEGRAL NOSING

ADU ISO20
“Homelessness” is only superficially a problem of shelter. When Architecture takes this challenge on, however, it can sometimes result in well-intentioned but misguided flights of personal expression. The issue of homelessness goes far beyond the problem that it names and architecture should be uniquely situated—both pragmatically and expressively—to access not only the myriad problems of the homeless individuals themselves, but also the larger perceptual and ideological problems that have confounded society’s response to date.

Still, architecture is stymied because the homeless problem confounds contemporary “go-to” strategies of critique and celebration. In this context, the critical attitude’s inherent censure is socially insensitive, and its negativity is regressive, and celebration doesn’t work if there are neither heroes to praise nor exemplars to promote.

What remains for architecture are cleverness and economy, and the disciplinary trust built up over millennia that these are enough and worthy.
The container’s simple form and noble proportions are the natural end product of years of refinement in the harshest physical and economic environments. They ask only for thoughtful arrangement, according to their own modular logic (relying only on minimal internal modification and corner fittings for connection and anchoring, for example), to guarantee a dignified and respectful result.

By avoiding extensive modification and sticking with the natural dimensions, systems and fittings already established for the container and its extensive infrastructural support system, the design takes maximum advantage of the container’s inherent economy, strength and durability.

Needless to say, this is crucial to the ADUs ability to successfully address the homeless problem, considering the unique challenge this population presents. Furthermore, the design’s architectural “neutrality” makes it more likely to be able to “fit in” to the greatest variety of neighborhood settings, from the expected urban infill scenario to the more surprising suburban scenario, with its likely NIMBY reactions.

Finally, the container’s modular logic, extensive infrastructure support system (transportation and procurement), and minimal costs make it ideal for quick deployment in this ongoing crisis.
By encouraging neighbors to share resources generated by their ADUs, we begin the process of blurring the notions of hard property lines. In a sociopolitical way, the infrastructural ADUs will begin to suggest new implied boundaries.

Somewhere between an urban plan of a small city, or an oversized superblock full of rooms, this proposal is more than just a housing solution—it sets the stage for a semi-public landscape.
HONORABLE MENTION | Bureau Spectacular
Each Accessory Dwelling Unit would perform its own distinct infrastructural role to support the entire neighborhood, giving the architecture some extra character both formally and functionally.

The modular system allows for floor plans to differ in size, shape, and function depending on the demands or needs of plot owners. The repeatability of this modular system will make the project budgets very manageable, allowing for extra infrastructural components to be simply clipped onto the existing grid system.
In 1945, when Arts and Architecture magazine launched the famous Case Study House program, Los Angeles, like now, was facing a housing shortage and in need of efficient, affordable homes that integrated modern ways of living and new building technologies. But in the more than seven decades since LA’s postwar expansion, the dream of single-family housing has not only changed, but increasingly moved out of reach for many Southern California residents. **ADUs represent an opportunity to recapture the optimism of those early architectural experiments and reconsider how we live in a 21st century metropolis** that is increasingly crowded, and whose population is more richly diverse than ever before.

ADUs ask us to redefine the traditional American Dream’s promise of a nuclear family, single-family house, and grassy backyard. Architecture needs to adapt to and reflect changing lifestyles at all phases of life. **Examples of ADUs have a communal feeling:** empty nesters renting out an ADU; adult children returning home to care for aging-in-place parents; extended, multigenerational families; non-traditional tribes of friends and partners; or simply folks looking for an affordable place to call home. At a moment when topics of gentrification and displacement are at the fore, **ADUs may even help preserve neighborhoods,** since existing homeowners could remain in their communities and receive rental income from a small unit.

**These new situations suggest rebuilding our social boundaries and adjusting privacy needs.** ADU designs might respond by repurposing the backyard into common areas for group meals or in-between outdoor spaces to buffer the proximity to an existing structure. The business of so-called “share economy”—AirBnB, WeWork, or Uber—has primed us for this new normal. Our cars and spare rooms are now public, our workspaces collaborative.

While this shared American Dream might seem contemporary, it is actually a return to older ways of habitation that challenge conventional ownership and land use. In pre-suburban working class neighborhoods, an individual’s property was used for many things in addition to housing, including work and agriculture. Pre-settlement, the place now known as Los Angeles was home to indigenous peoples who lived communally and shared the land. As modest additions to single-family lots, ADUs tie us to our past, even as they predict a more collective future for Los Angeles dreamers.

**Urban Living in the New California**

These posters are taken from the design competition submission by Bunch Design, Colleen Corcoran, and Jason Neville, illustrating design rules for ADUs:

1. Welcome residents home with an entry pathway
2. Expand the boundary with a side yard
3. Borrow the view with high windows
The “starter home” movement originated in post-World War II America, responding to returning veterans and a sharp rise in young families looking for affordable homes as an avenue to realizing the American Dream. Around four million housing units, both single and multi-family, were built in Southern California in the four decades following the end of the War. At an annual rate, this breaks down to roughly 100,000 units per year. The California Accessory Dwelling Unit Ordinance has facilitated the approval of secondary dwelling units and has, coincidently, made available the option of utilizing back yard space of existing housing stock.

The RE: Starter HOME is designed for homeowners Monica & Trevor in Alhambra. They own a 1940’s style Rustic Ranch “starter home”. The proposed RE: Starter HOME uses the characteristic Mansard roof to relate to their existing dwelling. Monica & Trevor have housed the two bedrooms to Travis & Caroline. Travis is a handicapped Iraqi war veteran and Caroline has just moved in following a successful 6 months in transitional housing.

**SITE 01 (Proposed)**

- **“starter home” Type:** Rustic Ranch
- **Typical Year Built:** 1940’s
- **Roof Type:** Mansard
- **Site Adaptability:** Due to constrained site conditions, the RE: Starter HOME allows for a shared courtyard between tenant and homeowner. Pitch of COMMON space relates to how shaped roof of Existing House and Garage.

**SITE 02**

- **“starter home” Type:** Ranch
- **Typical Year Built:** 1950’s
- **Roof Type:** Gable
- **Site Adaptability:** The COMMON space shifts to allow for a shared courtyard between tenant and homeowner. Pitch of COMMON space relates to shaped roof of Existing House and Garage.

**SITE 03**

- **“starter home” Type:** Contemporary
- **Typical Year Built:** 1950’s
- **Roof Type:** Flat
- **Site Adaptability:** Orientation of RE Starter HOME allows for a shared courtyard between tenant and homeowner. Flat roof on COMMON space relates to how shaped roof of Existing House and Garage.

**SITE 04**

- **“starter home” Type:** G.I. House
- **Typical Year Built:** 1940’s
- **Roof Type:** Gable
- **Site Adaptability:** COMMON space shifts to allow for a shared courtyard between tenant and homeowner plus a private courtyard for tenant. Pitch of COMMON space relates to Gable roof of typical G.I. House.

**BASE RE:Starter HOME**

- **Service/Private Core**
  - Consistent on every Site
  - ADA Accessible
  - Utilities Embedded
  - Service/Privacy Core

- **Common Space**
  - Flexible to Site Conditions
  - ADA Accessible
  - Flexible Space Arrangement
  - Cladding to match Existing House

- **Program Organization**
  - The RE:Starter HOME is designed for homeowners, Monica & Trevor in Alhambra. It is a starter home plus a private Adaptive Reuse of COMMON space also wraps around SERVICE/PRIVATE core to create covered carport over tenant’s parking spot.

**MATERIALS & CONSTRUCTION**

1. Concrete stemwall with poured concrete footings
2. Partially concealed block foundation wall
3. Metal roof assembly
4. Structural Insulated Panels (SIP) which are prefabricated off-site and easily assembled on-site
5. Typical floor construction
6. Roof Type: Gable
7. Site Adaptability: COMMON space shifts to allow for a shared courtyard between tenant and homeowner plus a private courtyard for tenant. Pitch of COMMON space relates to shaped roof of Existing House and Garage.

**SHARING THE AMERICAN DREAM | Christopher Locke, Jonathan Shar, Alan Kawahara**
**PERFORMANCE & SUSTAINABILITY**

1. Roof assembly relies on building integrated photovoltaics (BIPV) to supply energy to the Re:Starter HOME.

2. Thin films of PV become an effect. Fresh air enters the Re:Starter HOME through the stack minimal piping.

3. All utilities requiring the Re:Starter HOME can efficiently be calculated in the SERVICE/PRIVATE core. The main plumbing risers pass through the core of the Re:Starter HOME, supplying the core with necessary piping.

4. Essential features, storage, and cabinets are embedded in the SERVICE/PRIVATE core of the Re:Starter HOME, eliminating the need to buy furniture.

- Included: beds, storage, kitchen casework & utilities, pantry, washer/dryer, bathroom fixtures.
As the cost of housing skyrockets throughout Los Angeles forcing multiple generations to live under the same roof, there is an extreme need for more living space on the typical lot. These multi-generational or multi-family housing scenarios happen for many reasons: prohibitive senior/child care costs, unemployed family members, or simply young adults saving for a future home.

+ONE caters to the modern “plus one household” living situations, targeting simple construction techniques with a site layout to emphasize both communal and private gathering space. The single slope roof, open plan layout, and standard construction highlight the concept that ADUs can belong anywhere, built by anyone. The exterior focuses on cost-effective, readily available materials: corrugated metal roof, large fiber cement sheets, standard wood lumber, and concrete block for the exterior fireplace. The goal was to create a design that is tasteful, yet constructible by the common person for any +ONE household.
SHARING THE AMERICAN DREAM  |  Mackenzie Leifeste

1. SEPARATE SFD
2. SEPARATE ADU
3. CREATE OPEN SPACE
4. SEPARATE OPEN SPACE
5. TWO HOMES / ONE SITE

G ADU

SFD
SFD
SFD
SFD
SFD
The Gamboge House is an all new, ground-up, detached and elevated studio apartment behind an existing single-family residence in Hollywood, California. It is proposed as one model for how accessory dwelling units (ADUs) might be added to single-family residential lots throughout the Southern California region. Elevating the unit enables the project to provide covered off-street parking, while preserving the type’s often large rear gardens. Ground floor parking area will be covered with an inexpensive stabilized gravel allowing for storm water to percolate into the ground (meeting Low-Impact Development best practices), and doubling, when not parked, as a covered outdoor living room. In this instance the existing, now shared, garden includes several large fruit trees including a persimmon, of which the owners are very fond.

The gamboge fruit of southeast Asia, a nod to one of the owners’ family origin, inspires a strong yellow and green color palette that accents the prefab painted aluminum storefront glazing, the vivid ceramic tile exterior and the prefab painted steel guardrails. Bi-fold doors provide an easy indoor/outdoor transition to the porch, featuring additional privacy by opening and closing rotating louver panels. Ribbed glass and mesh panels fill in the guardrail assembly for a breezy feel. Exposed structural steel with concealed grade beams provide lateral rigidity. Wood stud framing and rough catface stucco underscore the strong forms of the exterior. Graphic porcelain tile floors in several sizes and vibrant green kitchenette casework with exposed shelving finish out an interior space that is both relaxed and whimsical.

The front home is typical of the neighborhood, a 1922 two-bedroom, one-bath bungalow type. The proposed ADU is scale-appropriate and by being elevated, it takes advantage of its large garden and views towards the Hollywood center.

**GAMBOGE HOUSE**
**An Elevated ADU**

The Gamboge House is an all new, ground-up, detached and elevated studio apartment behind an existing single-family residence in Hollywood, California. It is proposed as one model for how accessory dwelling units (ADUs) might be added to single-family residential lots throughout the Southern California region. Elevating the unit enables the project to provide covered off-street parking, while preserving the type’s often large rear gardens. Ground floor parking area will be covered with an inexpensive stabilized gravel allowing for storm water to percolate into the ground (meeting Low-Impact Development best practices), and doubling, when not parked, as a covered outdoor living room. In this instance the existing, now shared, garden includes several large fruit trees including a persimmon, of which the owners are very fond.

The gamboge fruit of southeast Asia, a nod to one of the owners’ family origin, inspires a strong yellow and green color palette that acccents the prefab painted aluminum storefront glazing, the vivid ceramic tile exterior and the prefab painted steel guardrails. Bi-fold doors provide an easy indoor/outdoor transition to the porch, featuring additional privacy by opening and closing rotating louver panels. Ribbed glass and mesh panels fill in the guardrail assembly for a breezy feel. Exposed structural steel with concealed grade beams provide lateral rigidity. Wood stud framing and rough catface stucco underscore the strong forms of the exterior. Graphic porcelain tile floors in several sizes and vibrant green kitchenette casework with exposed shelving finish out an interior space that is both relaxed and whimsical.
### TOTAL SQUARE FOOTAGE

<table>
<thead>
<tr>
<th>Exterior</th>
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<tbody>
<tr>
<td>Covered Garage/</td>
<td>340 SF</td>
</tr>
<tr>
<td>Outdoor Living Room</td>
<td>115 SF</td>
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<tr>
<td>Porch</td>
<td></td>
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<td><strong>TOTAL</strong></td>
<td>332 SF</td>
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<table>
<thead>
<tr>
<th>Interior</th>
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<tbody>
<tr>
<td>Bath</td>
<td>37 SF</td>
</tr>
<tr>
<td>Kitchenette</td>
<td>48 SF</td>
</tr>
<tr>
<td>Closet</td>
<td>10 SF</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>882 SF</td>
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**Los Angeles County Arts Commission**

SHARING THE AMERICAN DREAM | Rachel Allen, Carina Contreras
**ENCARPMENT**

Los Angeles has seen an increase of homeless encampments over the past several years. Rise in housing costs has forced many lower income individuals in the city to seek shelter within tents and vehicles. These makeshift encampments fill the void spaces of the city. Freeway overpasses and open parking lots have now become the new neighborhoods where homeless individuals reside.

In response to the proposal to use Accessory Dwelling Units as a means to mitigate the rise in homelessness, ENCARPMENT pulls influence from these two typical dwelling types associated with the homeless community. By providing a temporary and modulated structure, users can customize each unit’s location, allowing the dwelling to conform to multiple sites and conditions. This flexibility in placement mirrors the conditions this community is familiar with, allowing each user a sense of ownership. These more substantial structures provide the user stability by improving living conditions and providing basic amenities.

ENCARPMENT uses common materials associated with temporary facilities. Weatherproof canvas, filled with thick insulation makes up most of the dwelling’s skin. For the entry and window elements, thick translucent vinyl is used, allowing for maximum openings at both ends of the unit. Formed steel tubes allow the canvas to vault similar to that of a camping tent. The modulated base, set on the proportions of a single individual, is an elevated steel platform allowing utilities to run underneath.

**MODULAR ADAPTABILITY**

The modularity of the living pods allows the structure to conform to the different sites throughout Los Angeles, allowing for multiple occupants.

**THE INTERIOR SPACE OF THE POD IS SET UP IN TWO SECTIONS: FIRST SECTION IS THE LIVING SPACE, THE SECOND IS THE SLEEPING SPACE. BOTH SECTIONS ARE ACCESSIBLE TO THE EXTERIOR LANDSCAPE.**

1. Dining Area 100 sf.
2. Living Area 50 sf.
3. Restroom 50 sf.
YES to ADU: Panel Discussion and Exhibition

INNOVATIVE SOLUTIONS TO BUILDING AN ADU FACILITATED BY THE LA FORUM FOR ARCHITECTURE AND URBAN DESIGN INSTITUTE FOR CONTEMPORARY ART, LOS ANGELES

A diverse panel of specialists in the field of architecture, urban planning, and construction discussed Accessory Dwelling Units and their role in increasing affordable housing in Los Angeles County. In collaboration with the Arts Commission, the Los Angeles Forum for Architecture and Urban Design, an independent organization which instigates dialogues on design and the built environment, facilitated topics including: emerging themes in ADU design that address the provision of affordable high-quality living environments; innovative approaches and opportunities in engineering ADUs; and early design considerations to optimize efficiency and economy of construction.

FACILITATORS:

Iris Anna Regn,
LA County Arts Commission

Aaron Vaden Youmans,
LA Forum for Architecture and Urban Design

PANELISTS:

Elizabeth Timme,
Cofounder, LA-Mas,
ADU Consultant for Community Development Commission

John Sanabria,
Deputy Director, Los Angeles County Department of Regional Planning

Roger Sherman,
Design Director, Gensler Los Angeles

Liz Mahlow,
Principal, NOUS Engineering

Derek Leavitt,
Cofounder, Modative Design Build

ADUs in Unincorporated Los Angeles County

An ADU is a dwelling unit with a kitchen and bathroom, which is an accessory use to a single family residence. The ADU can be rented, but cannot be sold separately from the primary single family residence.

How to apply for an ADU building permit?

An Accessory Dwelling Unit shall be permitted with a site plan review if:

- The zoning of the property is R-A, R-1, R-2, R-3, R-4, A-1 or A-2 (or any other zone that allows single-family residences)
- One single family residence (legal) exists on site
- The ADU complies with the development standards of the provided summary.
- In addition to submitting a site plan application to the Department of Regional Planning, you will need to submit the following additional documentation:
  - Copies of Building Description Blank/Slip from LA County Assessor’s office
  - Copies of building permits from LA County Building & Safety office

To learn more about ADU requirements in the unincorporated areas of Los Angeles County, please visit www.planning.lacounty.gov/adu or call (213) 974-6411.

To learn about specific ADU requirements in your city, please contact your local planning or building department.

YES to ADU traveling exhibition is comprised of sixty display boards, which can be reconfigured for different events.
The New Greenfields

“We believe in ADUs because we believe in Los Angeles. That this region—its kinetic energy, its diversity, its entrepreneurial spirit—is its people. And to call this place home, those Angelenos, both old and new, first need homes.

How will Los Angeles County absorb the estimated increase of 1,750,000 residents by 2030? Denser development along corridors and near rail stations is essential but expensive, and the barrier to entry is high for builders.

With over a million single family zoned lots in the County, ADUs provide the potential for new housing units built in existing open spaces of homeowners’ backyards. Adding ADUs to these ‘greenfields’ is environmentally sustainable because it adds housing within the existing infrastructure of the County. And it is unique among housing typologies because its economic benefits accrue to everyday homeowners, a powerful tool for equity-building among homeowners of all income levels.”

The New Greenfields illustration and text taken from the design competition submission Urban Living in the New California, by Bunch Design, Colleen Corcoran, and Jason Neville.

By 2030, Los Angeles County will have an estimated increase of 1.75 million residents

Source: SCAG

Double Down Density

While ADUs offer new ways for us to envision our backyards as spaces for new construction, they also provide an important reevaluation of Los Angeles’ urban fabric. At over 4,000 square miles with more than 10 million inhabitants, Los Angeles County is the most populated county in the United States. While the population continues to grow, the amount of undeveloped land is limited. The cliché of LA as a sprawling nightmare is at odds with the reality that it is a dense—and increasingly denser—place.

With few blank sites for construction, we must pursue infill development in existing neighborhoods. ADUs harness the excess capacity of LA’s backyards. There are some 500,000 lots in the city of Los Angeles that meet the requirements for ADU construction and some 1.4 million single family lots Countywide. These figures tell us that we are primed to double down on density—we are ready to take on the stereotypes of endless sprawl. If ADUs are built within one-half mile of transit, such as a bus stop or rail line, they are exempt from requiring an extra parking place.

Several of the Part of the Solution: YES to ADU design competition entries give clues to how a denser city might evolve. One entry suggests that by placing secondary units in backyards along alleyways, a network of green walk streets could replace asphalt and trashcans in existing neighborhoods. Another submission illustrates a speculative condition in which living units are raised up one story, leaving the ground free for shared resources and amenities like pools, parks, and patios.

These projects embrace different scaled infrastructures as new ecologies. Urbanism is seen as a holistic system, with ADUs part of that system. It’s an ideal much needed in a place looking towards our resilient and sustainable future.
DOUBLE DOWN DENSITY | Mira Henry

GOOD COMPANY UNIT (GCU)

Good Company Unit offers a friendly address to the residential lot. We appreciate the personal and highly specific nature of each property. Critical aspects, such as the function of the site, the size of the lot, the sensitivity of the owner, and the context of the neighborhood will always vary, and will always matter. The design of the GCU provides a catalogue of specific variations which give homeowners throughout the city ways to imagine new questions and uses for their backyards. Fundamental to the GCU catalogue is a set of four guiding principles, all of which value specificity and familiarity over ease-generality. Like a set of plans, the project believes that a little building could add to the good company.

Principle 1: Scale matters. Our design privileges a tight footprint and a compact volume. We use demarcations on a common big road as being down the overall size of the units.

Principle 2: Shape matters. A couple fold in plan makes a small interior pocket of space. We call this the “garden entry.” Depending on the orientation of the site, this entry may serve to a green space or a communal outdoor living space shared by the ADU and the main house.

Principle 3: Height matters. Increasing density as residential lots means more elements are fighting for space. Light and air and privacy. Key windows are picked up and placed on roof flares in order to catch views and breezes. The calibrated height of windows, along with deep roof eaves, produce a natural privacy from the surrounding context.

Principle 4: Character matters. GCU explores the use of custom printed corrugated metal. Based on the wildly diverse landscape of Los Angeles. Each Good Company Unit is dipped in corrugated imagery, giving in character and a quality of delight.

Fig. 4 Depending on the orientation of the site, the ADU may be a private space for the ADU or shared under the living space in the entry to the ADU or the main house.

Fig. 5 Exposed eaves extend beyond the face of the unit. A box opening creates a screen when light and weather are not your friends.

Fig. 6 The corner site condition is typical for the city’s urban context. The catalogue of Good Company Units offers flexibility to homeowners looking for the right fit for their particular lot. Each unit privileges a tight footprint to optimize the use of the site and can be oriented to fit the privacy needs of the dwelling. Site plan alternatives are shown here at 1/320 scale.
Part of the Solution: YES to ADU

DOUBLE DOWN DENSITY | Victoria Coaloa, Eduardo Green

core module (160 sf)
stand-alone micro-module
flexible living/sleeping area
kitchen/bathroom
sleeps 3 people

companion module (160 sf)
flexible living/sleeping area
kitchen/bathroom
sleeps 4 people

I configuration (320 sf)
1 core module + 1 companion module
flexible living/sleeping area
kitchen/bathroom
1 bedroom
sleeps 4 people

II - I configuration (320 sf)
1 core module + 1 companion module
flexible living/sleeping area
kitchen/bathroom
1 bedroom
sleeps 4 people

U configuration
1 core module + 2 companion modules
flexible living/sleeping area
kitchen/bathroom
2 bedroom
sleeps 6 people

inner composite panel
thermal barrier
sound barrier
interior panel/interior aesthetic
(steel/cement/plywood/drywall)

ISO container
structural core mobile/modular unit
weather proof

outer rain screen
sun shading
equipment screening
finish material/interior aesthetic
(wood/composite/perforated metal)

single core module - day time use
exploded isometric

site 1
1 double + 1 single (3 modules)
sleeps 6 people
480 sf enclosed space
160 sf semi-enclosed space

site 2
linear (2 modules)
sleeps 4 people
320 sf

site 3
1 U (3 modules)
sleeps 6 people
480 sf enclosed space
160 sf semi-enclosed space
DOUBLE DOWN DENSITY

Victoria Coaloa, Eduardo Green

L-configuration - plan iso
(core module + 1 companion module)

- sleeps 4 people
- 320 sf
  a. living area (70 sf)
  b. dining area / kitchen (60 sf)
  c. bedroom (160 sf)
  d. bathroom (30 sf)
  e. semi-enclosed outdoor area (320 sf)

Single configuration
(1 core module) night time use

- sleeps 3 people
- 160 sf
  a. living area (day time) / bedroom night time (70 sf)
  b. dining area / kitchen (60 sf)
  c. bathroom (30 sf)
  d. semi-enclosed outdoor area (320 sf)

Linear configuration - plan iso
(1 core module + 1 companion module)

- sleeps 4 people
- 320 sf
  a. living area (70 sf)
  b. dining area / kitchen (110 sf)
  c. bedroom (110 sf)
  d. bathroom (30 sf)
  e. semi-enclosed outdoor area (320 sf)

module connections
isometric plan

site 4
1 single + 1 single (2 modules)
- sleeps 4 people
- 320 sf enclosed space
- 160 sf semi-enclosed space

site 1
L-shape (2 modules)
- sleeps 4 people
- 320 sf enclosed space
- 160 sf semi-enclosed space
Better Together

Designed for single mothers and their children, Better Together is a dwelling that postulates the future of domestic living as a series of thermal episodes. The coupling of program and thermal considerations frames the home as distinct ‘pixels,’ forming a gradation of spaces that respond to the rhythms of daily living and the climate of Los Angeles.

As a long-term residence, Better Together serves two constituents: first-time homeowners looking for alternative financing methods, and expectant mothers participating in Harvest Home, an LA-based non-profit program serving homeless pregnant women. The pixels’ organization allows for a variety of configurations adaptable to LA’s varied single family lots to provide a network of spaces for Harvest Home mothers to nurture and raise a child over a prolonged period of time.

Different atmospheres are created by varying each pixel’s wall section. These atmospheres are conveyed using varying light temperatures, showcasing the difference between local weather data and thermal sensor readings from each pixel. The integration of real-time information via addressable LED lights creates a feedback loop to inform mothers and their children of their surrounding environment, enabling them to script their own experiences at home while rethinking the binary relationship between inside and outside.

The walls consist of wood studs, polycarbonate panels, and galvanized steel wire, providing spaces with differing light and airflow conditions through varying degrees of opacity. The construction schedule and cost are optimized by applying locally available, lightweight finish materials to conventional framing, and by locating all the plumbing fixture to low-wet walls and flooring on a 4’ x 8’ plywood sheet, making it feasible for off-site fabrication and two-person installation. Microcontrollers connected to thermal sensors and OpenWeatherMap calculate the difference between interior and exterior temperature and drive addressable LED lights to communicate relative temperature readings to the occupants.
DOUBLE DOWN DENSITY | Nate Imai & Rachel Lee

Wall Type 1 Assembly for bedroom pixel:
- 20mm polycarbonate panel at interior
- 2x4 stud framing
- Translucent weather proofing membrane
- 20mm polycarbonate panel at exterior

Wall Type 2 Assembly for wet pixel:
- 2x4 stud framing
- Translucent weather proofing membrane
- 20mm polycarbonate panel at exterior

Wall Type 3 Assembly for dining/fixing pixel:
- 2x4 stud framing
- Galvanized steel mesh screen

Wall Type 2 Assembly:
- 2x10 TJI framing
- Clear polycarbonate panel
- Galvanized steel mesh screen

Cross Section
Scale: 1/2" = 1'-0"

Typical Upper Floor Assembly:
- 2x10 TJI framing
- Modular radiant flooring system
- Cork flooring finish

Typical Ground Floor Assembly:
- Concrete slab-on-grade
- Modular radiant flooring system
- Cork flooring finish

Los Angeles County Arts Commission
Accessory Dwelling Units (ADUs) should undertake the affordable housing and homelessness crisis in Los Angeles by acknowledging that every individual has unique considerations in their life and their home—a reality that current affordable housing solutions fail to address. We focused on designing an ADU that is not only attractive to tenants and homeowners, but also offers the flexibility to appeal to the community at large.

The proposed ADU is a framework of “pods” spacious square living units filled with customizable elements to form kitchens, living rooms, bathrooms, and bedrooms that, when composited together, make up the ADU. Each ADU contextually responds to the site, the needs of the owner, and the needs of the tenant. Within each pod, various configurations of modular furniture, fixtures, and other equipment were explored to showcase how they can be further maximized to match the lifestyle of various user groups. This flexible and modular system is designed to fit the needs of the user by expanding, shrinking, or swapping pod configurations as needed. This system is more efficient and flexible than a unit in an affordable housing apartment complex, more customizable than a mobile home, and easier to permit and construct than a custom house.

The adaptable framework accommodates budgets, available lot space, and personalization. Options include custom-designed dwelling units to increase housing supply at market value, prefabricated units that are focused on elderly family members, to more economical units that leveraged by the modularity of the design—provide a large variety of price points at which to construct new housing. This ADU begins to address affordable, efficient, and sustainable housing in the short-term and furthermore, offers a glimpse into potential long-term solutions for the myriad of disadvantaged persons in need of a place to call home.

**Foundations for Successful ADU Designs**

- **Customizable Pods**: 10’ x 10’ pods tailored that respond to the site, user, and flexibility of the design.

- **Reconfigurable Space**: Flexibility in kitchen, communal space, and tenant.

- **Community Space**: The ADU is a shared space between homeowner and tenant.

**Part of the Solution: YES to ADU**

**YES TO ADU**

**Double Down Density**

Open Architecture Collaborative—Los Angeles
**CUSTOMIZABLE**

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<th>B</th>
<th>C</th>
<th>D</th>
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<tbody>
<tr>
<td>LIVING</td>
<td>KITCHEN</td>
<td>BEDROOM</td>
<td>BATH</td>
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</table>

**SUSTAINABILITY**

- **CALIFORNIA LIVING**
- **VEGETABLE HARVESTING**
- **SUNNY WEATHER**
- **COOL GREENS**
- **MITIGATION**
- **AVALON ALLEY GREEN NETWORK PROJECT**

**INTERIOR ELEMENTS**

- **ENTRY**
- **WALKWAY**
- **WALKS OF LIFE**
- **INTERIOR MILLWORK/FURNITURE**
- **EXTERIOR WALL ASSEMBLY**
- **FOUNDATION**
- **LANDSCAPING**
- **ROOFING (FRAMING + MEMBRANE)**
- **UTILITIES**
- **EXTERIOR MILLWORK**

**COST ESTIMATE**

- SITEWORK: $3,000
- FOUNDATION: $20,000
- $2,000 per pod

**OUTDOOR SPACE PROMOTES SOCIAL INTERACTION**

- Semiprivate outdoor space
- Bridge between the two homes
- Communal community and belonging for the tenant
- This is a garden

**CONSTRUCTION COST - SINGLE POD**

- DOUBLE DOWN DENSITY
- SUPPORTS THE IDEA THAT THE TENANT AND THE HOMEOWNERS ARE NEIGHBORS AND EQUALS IN A WELCOMING ENVIRONMENT. IT ALSO PROVIDES SUPPORT FOR COMMUNITY ENGAGEMENT, COMBINED WITH AN ACUTE AWARENESS OF HOMEOWNERS PREFERENCE AND BUDGET. THROUGH PERSONALIZATION, SUCH AS PLANTING PLANTS IN THE USE OF SHARED OUTDOOR SPACE PROMOTES SOCIAL INTERACTION, IT IS IMPERATIVE TO PROVIDE A SENSE OF COMMUNITY AND BELONGING FOR THE TENANT. THIS IS A GARDEN.

**FLOOR PLAN**

- Scale: 1/4"=1'-0"

**SOUTH ELEVATION**

- Scale: 1/2"=1'-0"

**SECTION A-A / INTERIOR ELEVATION**

- Scale: 1/2"=1'-0"
**PHASE 1: DESIGN COMPETITION**  
June 23 – 25, 2017  
Competition Announcement at Dwell on Design, Los Angeles Convention Center

**July 14, 2017**  
YES to ADU presentation at Design for Dignity Conference, AIA LA at McCarty Memorial Christian Church, West Adams, Los Angeles

**Fall 2017-18**  
Three undergraduate architecture studios incorporated the design competition into their curricula at East Los Angeles College, University of Southern California, and Woodbury University

**September 10, 2017**  
YES to ADU presentation at AWA+D (Association for Women in Architecture and Design) at Judson Studios, Highland Park, Los Angeles

**September 18, 2017**  
Launch of Call for Entries on competition at www.bustler.com

**November 2017**  
Launch of SCI-Arc (Southern California Institute of Architecture) Channel video promoting design competition

**Dec 14, 2017**  
YES to ADU Design Competition Round Table for Prospective Applicants facilitated in collaboration with the Community Development Commission and SCANPH (Southern California Association of Non-Profit Housing)

**September 18, 2018**  
Design Competition submissions deadline

**January 17, 2018**  
Convening of Jury

**PHASE 2: EVENTS AND EXHIBITION**

**February 21–24, 2018**  
Panel Presentation at College Art Association (CAA) annual conference at the Los Angeles Convention Center

**April 27, 2018**  
Awards Event and Exhibition at East Los Angeles College in collaboration with Homeless Initiative and the East Los Angeles College Architecture Department

**May 13, 2018**  
YES to ADU presentation at Open Engagement Conference at Queens Museum in New York City

**May 5, 2018**  
YES to ADU: Talleres Publicos and Exhibition at A.C. Biltewr Library, facilitated by community partner Big City Forum.

**May 24, 2018**  
YES to ADU: Panel Discussion and Exhibition, facilitated in collaboration with Los Angeles forum for Architecture and Urban Design at Institute for Contemporary Art, Los Angeles

**PHASE 3: PUBLICATION**

**October 19, 2018**  
YES to ADU exhibition and announcement of publication at Inner City Law Center Weekend to End Homelessness, Bassett Park, La Puente

**October 26, 2018**  
Announcement of publication at IDEC (Interior Design Educators Council) Regional Conference Homeless Panel, Woodbury University, Los Angeles

**Nov 8, 2018**  
YES to ADU presentation and announcement of publication at Utah Housing Coalition Housing Matters Conference, Salt Lake City, Utah

**Winter, 2018-19**  
YES to ADU: Publication Launch Event and Exhibition

**PROJECT HIGHLIGHTS**

**REFERENCES**

Los Angeles County Arts Commission:  
www.lacountyarts.org/ADU

Homeless Initiative Approved Strategies to Combat Homelessness:  

Department of Regional Planning:  
www.planning.lacounty.gov/adu

Guidebook to Accessory Dwelling Units in the City of Los Angeles:  

Genesis LA for Non-Traditional Loans:  
www.genesisla.org

SCI-Arc Channel YES to ADU:  
www.youtube.com/watch?v=5mn8TlnlUGc

Winners of LA County’s Accessory Dwelling Units Competition Propose Creative Approaches to Affordable Housing:  

A Portrait of Los Angeles County:  
www.measureofamerica.org/los-angeles-county/

People in Los Angeles Are Offering to Shelter the Homeless in Tiny Backyard Homes:  
WITH THE CREATION OF THE LOS ANGELES COUNTY HOMELESS INITIATIVE and the passage by voters of the landmark Measure H sales tax, we are accelerating the County’s strategies to combat and prevent homelessness. Our community has made a strong statement. It has affirmed that we care about our neighbors, and that we are willing to invest in an effort aimed at building a sustainable future that will improve the lives of thousands of men, women, and children experiencing homelessness.

The Part of the Solution: YES to ADU architectural design competition and our robust partnership with the Los Angeles County Arts Commission, Department of Regional Planning and the Los Angeles County Community Development Commission is an exemplary example of cross-sector collaboration in confronting our pressing civic challenge of homelessness. The arts and design community bring new perspectives on what is possible and achievable when we harness our collective, creative vision to become a part of the solution.

Through the Homeless Initiative, an unprecedented countywide movement, thousands of individuals and families have already been helped through a major expansion of outreach, emergency shelter, rapid rehousing and supportive housing, as well as benefits advocacy for homeless disabled adults—in all parts of the County. While the numbers of those directly served are encouraging, a humanitarian crisis of such complexity requires sustained focus and collaboration.

This is a community-wide undertaking made possible only with the support of dedicated service providers, County departments, civic leaders, cities, business, labor, faith-based institutions and community coalitions—and a galvanized public—who share the mission to prevent and combat homelessness in LA County. Passion, partnership and innovation will ensure we have a profound impact on the lives of our most vulnerable.

There is a powerful sense of community and hope across Los Angeles. Together we can advance our efforts to help individuals and families move from homelessness to housing, and enable them to improve the quality of their lives.

— Phil Ansell, Director
Los Angeles County Homeless Initiative
Part of the Solution:

The Los Angeles County Arts Commission fosters excellence, diversity, vitality, understanding and accessibility of the arts in Los Angeles County, encompassing 88 municipalities and 137 unincorporated areas, and provides leadership in cultural services. The Arts Commission funds 364 nonprofit arts organizations through a two-year $9 million grant program, runs the largest arts internship program in the country, coordinates the LA County Arts Education Collective, manages the County’s civic art policy, and produces free community programs.

www.lacountyarts.org

The Arts Commission gratefully acknowledges the Los Angeles County Board of Supervisors and our Community Partners in their unwavering support of this project.

Board of Supervisors:
Hilda L. Solis / Mark Ridley-Thomas / Sheila Kuehl / Janice Hahn / Kathryn Barger

Community Partners:
AIA Los Angeles / Big City Forum / Bustler / East Los Angeles College / Institute of Contemporary Art, Los Angeles / Los Angeles Forum for Architecture and Urban Design / SCI-Arc / University of Southern California, School of Architecture / Woodbury University, School of Architecture

Publication Design:
Place and Page, Colleen Corcoran and Guanyan Wu

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