Summary
Date: 11-04-2014  Time: 1:00PM – 2:30PM PST

Participants: Assistant Vice Chancellor Clayton Halliday, Associate Dean Lenora Timm (Chair), Marilyn Derby (Project Manager), Brittany Derieg (Project Assistant), Professor Michael Rios, Chair of Graduate Student Association Erica Vonasek, Graduate Student Assistant to the Dean and Chancellor Angel Hinzo, Graduate Student Representatives Sara Petrosillo and Paul Johnson, and Undergraduate Student Representative Ryan Reynolds.

Presentation by Michael Rios: Facilities

When we begin designing a new housing project, it is important to consider both certain qualities from today that should be preserved (for example, trees, overall ambience) and from tomorrow. This requires looking ahead and gauging the expected demographics and lifestyles of the peoples who will be living there in both the near and far future.

Characteristics of well-designed community spaces:

- The complex should not feel institutionalized; each building should look different and have its own identity that the residents of that building can bond with, and take a sense of ownership over.
- Accessibility: the complex should be accessible through car, bike, and foot paths.
- It should easily identifiable community meeting spaces
  - Locating a park at a primary intersection provides a highly visible community feature that is easily accessible.
- Safety: The windows, balconies, etc, should all face a central space so that all residents can be aware of what is happening in their community. Children can play safely, with many families watching over them at once. There should be an intimate relationship between open space and units.
- There should not be “lost space,” or space that is not claimed, as this becomes where trash or neglect accumulates, and can pose a risk to safety. As a result, it is important when designing a facility to make clear what is public space and what is private space.
- Types of spaces in a community, from most private to least:
  - Balconies, stoops and porches
  - Courtyards, playgrounds, and pocket parks
  - Forms of circulation: Streets, Paths, Sidewalks, and Trails
  - Parks and Community Gardens

Housing Density
Housing Density is defined as dwelling units per acre. For example, assume we have a 50x100ft lot with 6 units. This gives a density of 15 units to the acre, which seems higher than it feels. The perception of density and the preferred design of the space is heavily affected by cultural factors. What a resident of one town perceives as dense may not be considered dense in a more urban setting, etc. Ultimately, however, perceived density can be reduced through good design, and there are no agreed upon standards of what constitutes “high,” “medium,” or “low” density housing. Higher density does not mean less open space.
Points to consider: Rather than having separate buildings for laundry and storage, taking up land, what would it look like to have these community amenities built into the first floors of the residence buildings, with units above them? A number of buildings would also have to have accessible first-floor units. How would this affect the ratio of green space to inside space? How much would having certain first floor areas be used for commercial use (cafes or bookstores, thus creating a mixed use space) lower rents?

History of Public Subsidized Housing
In the 1950s and 1960s, government funds (both federal and state) were provided to local governments to support public housing, but this funding was stopped during the financial crisis of the 1970s. The HOPE VI federal program began in 1992, with formal recognition by law in 1998. As of 2005, the program had distributed $5.8 billion through 446 federal block grants to cities for the developments. In 2009, HOPE VI received a $120 million budget; however, in 2010 no funds were budgeted for HOPE VI and a new Choice Neighborhoods program (President Obama’s proposed replacement of HOPE VI) had a budget of $250 million. Currently, most public housing complexes use the mixed-income and mixed-use methods to subsidize a portion of their units for low-income households.

Committee Timeline
The committee will be continuing forward in three phases. The first phase is fact finding in the areas of affordability, quality of life, and facilities. In November we hope to complete all of our focus group meetings, such as those with international students and the custodial and maintenance staff at the parks. Phase two would be goal setting, which would begin in December and end in February, and which would be punctuated by committee engagement opportunities (open forums and an online survey). The third and final phase would be report writing, which would bring us into direct meetings with administration and leadership, the community, and any other affected units. This is to ensure that the process is as collaborative as possible, and that at the end there are no surprises to any group.

Action Items
To address rumors surrounding the future of Orchard Park now that it has been fenced, signs will be drafted and posted which reassure the community that there are no construction plans—either to demolish or begin rebuilding Orchard Park—and that the future of the complex is currently being discussed by the Student Family Housing Redevelopment Committee, which is open to the community for input.

Current financial and social data for graduate students is currently being investigated using data from the CGPSA survey. This information can be used to support recommendations in the committee’s final report, as well as inform our preliminary discussions. The committee is encouraged to submit their questions regarding the analysis of this data to Graduate Student Representative Paul Johnson.