

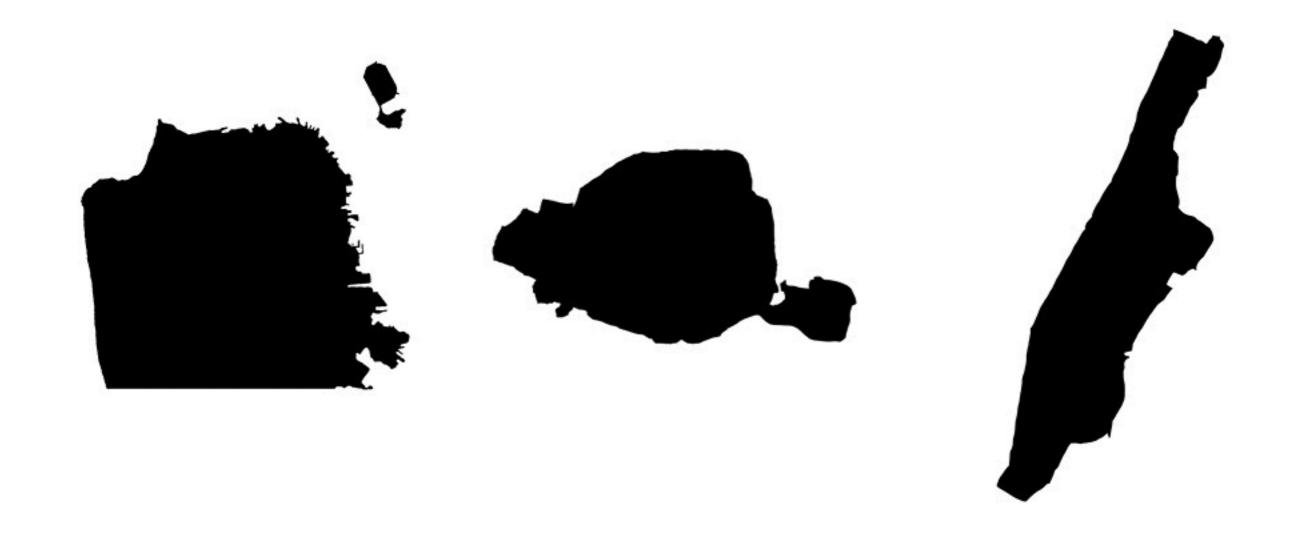
## David Baker + Amanda Loper

**David Baker Architects** 

# How do we house all these people!?!



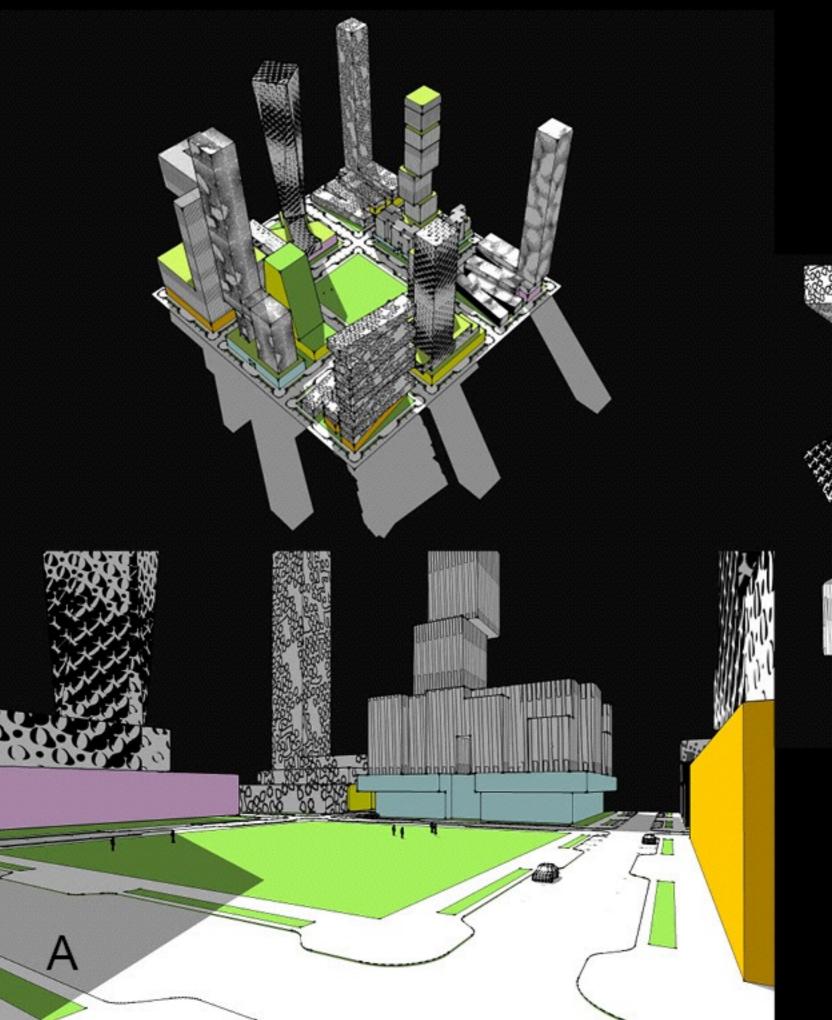
#### DENSITY!

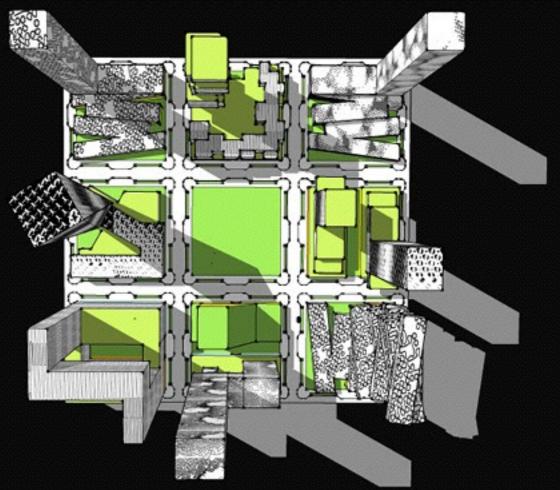


San Francisco 18,000 PPM Paris 55,000 PPM Manhattan 70,000 PPM

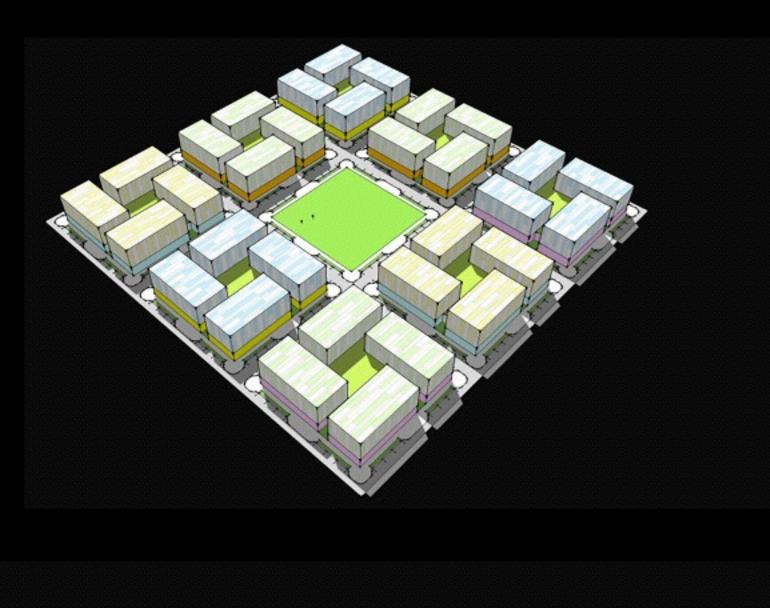
# Let's think about density differently

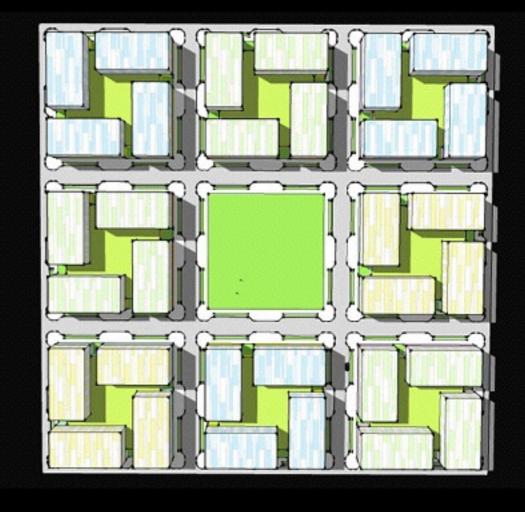
People per Square Mile

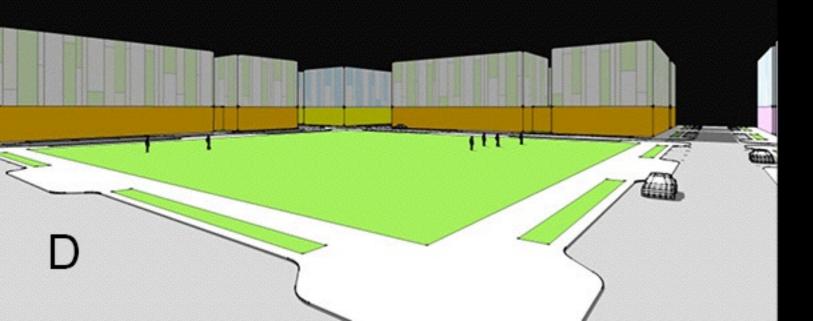




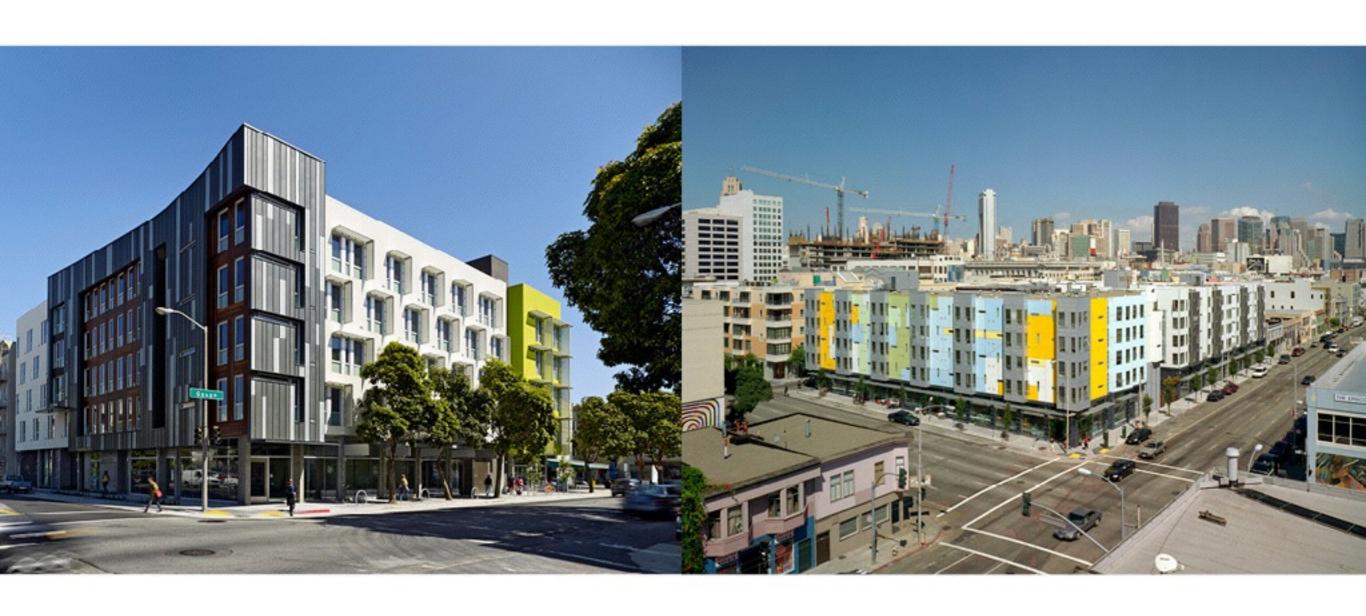
crazy dense 270,000 PPM

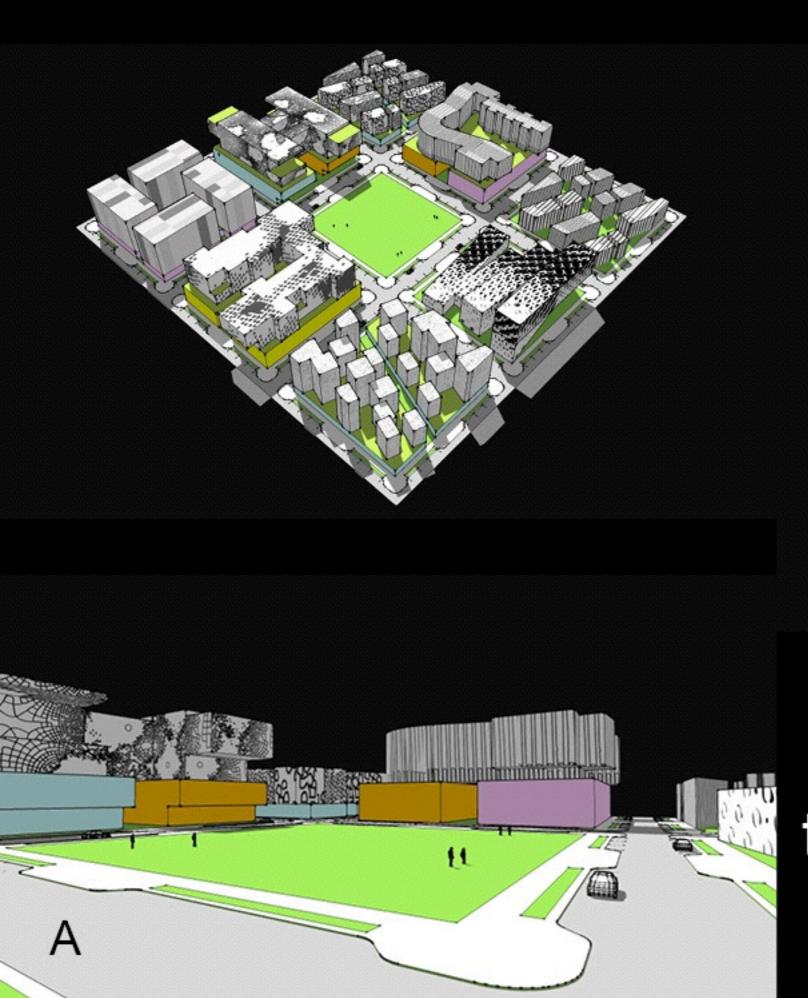


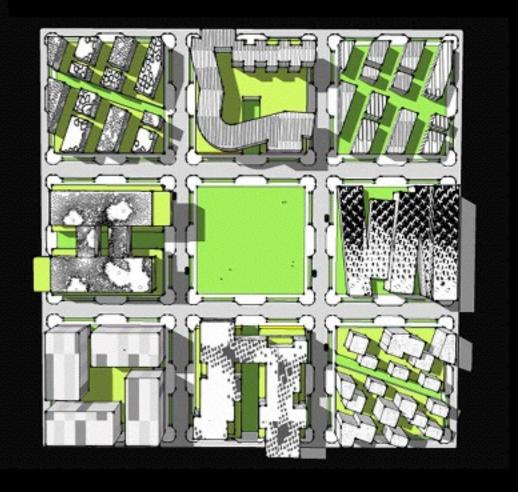




boring dense 100,000 PPM



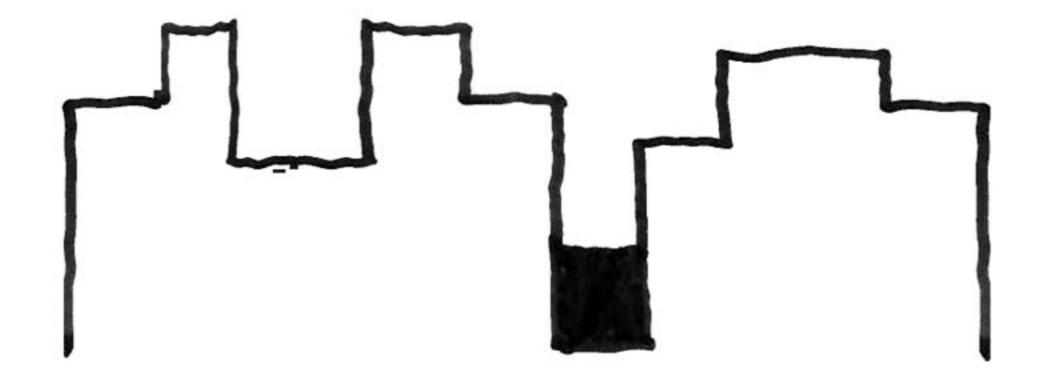


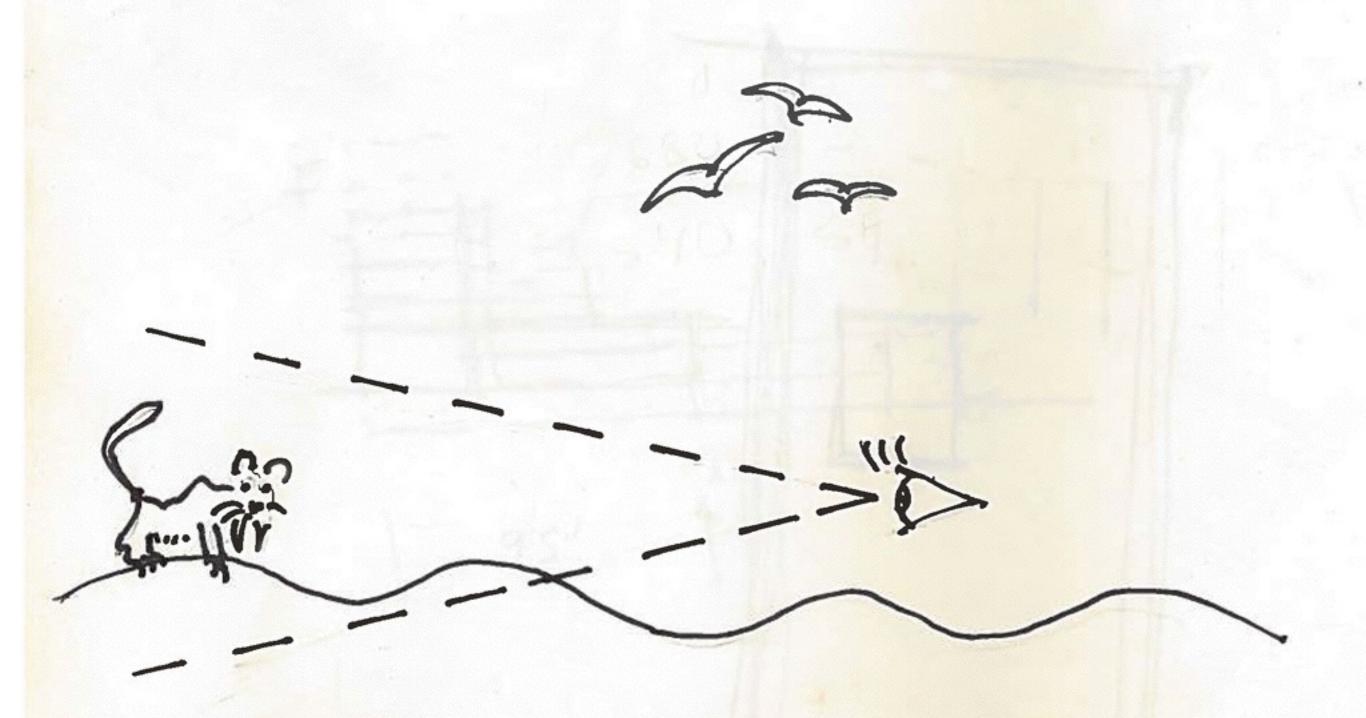


that's more like it! 100,000 PPM

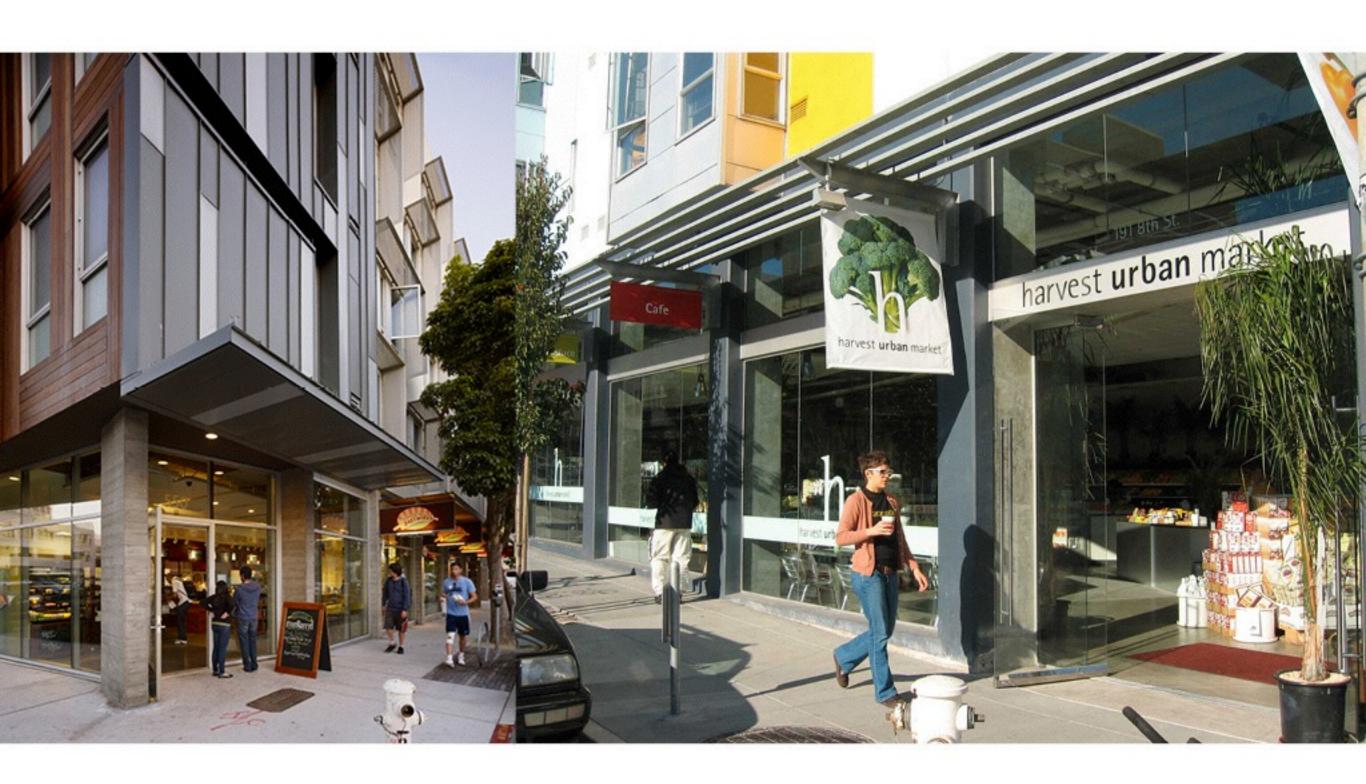


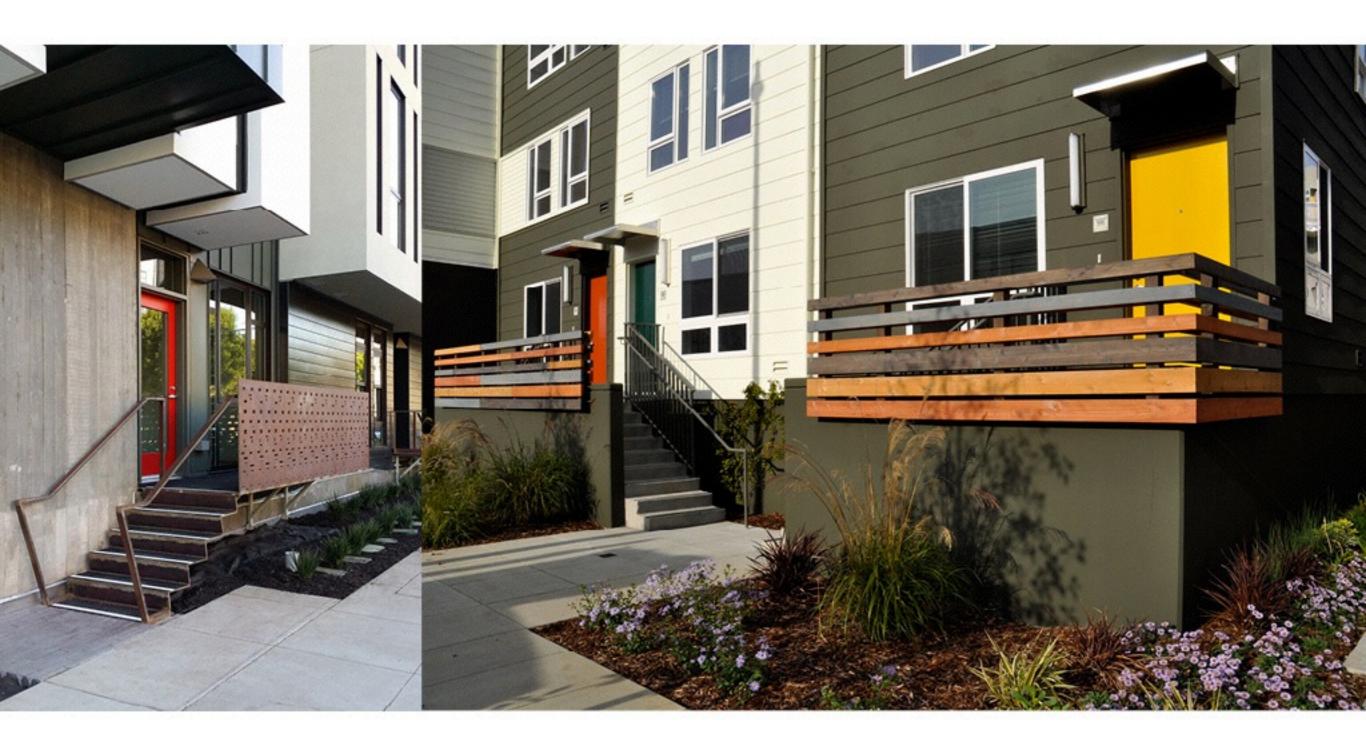


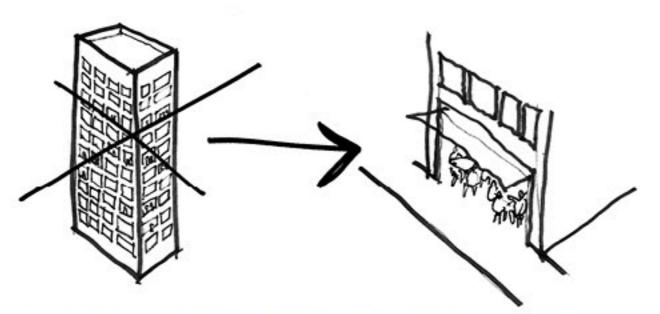




the urban savanna







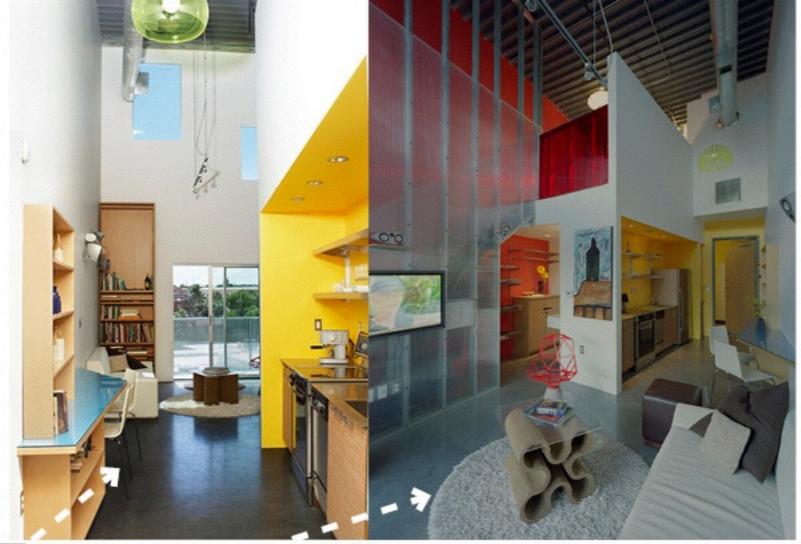






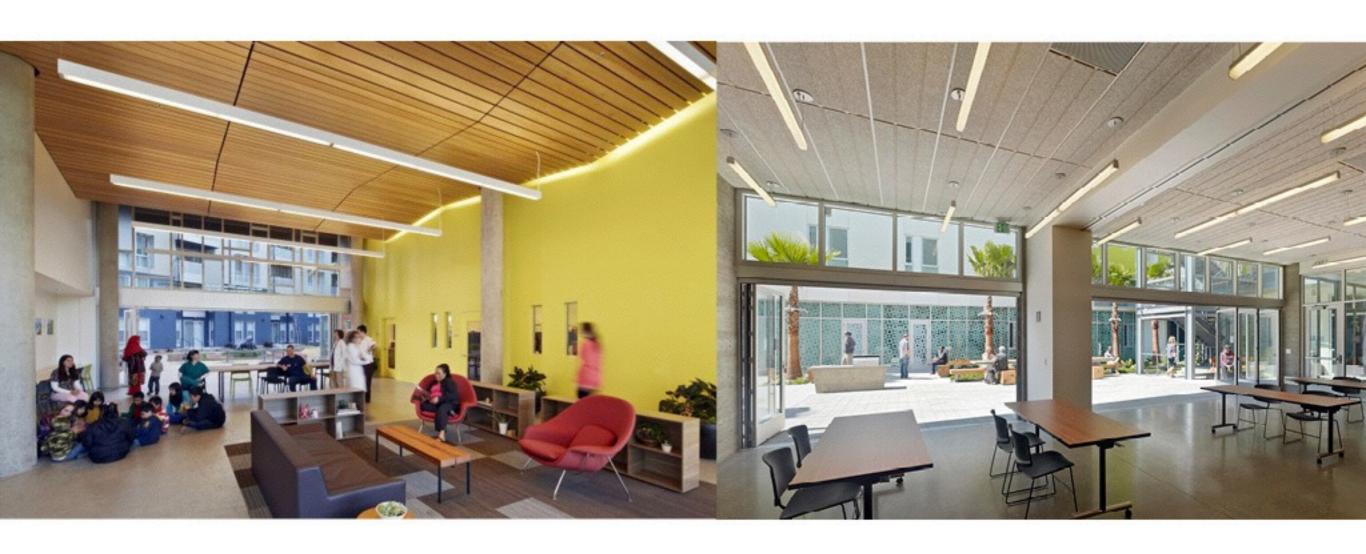
















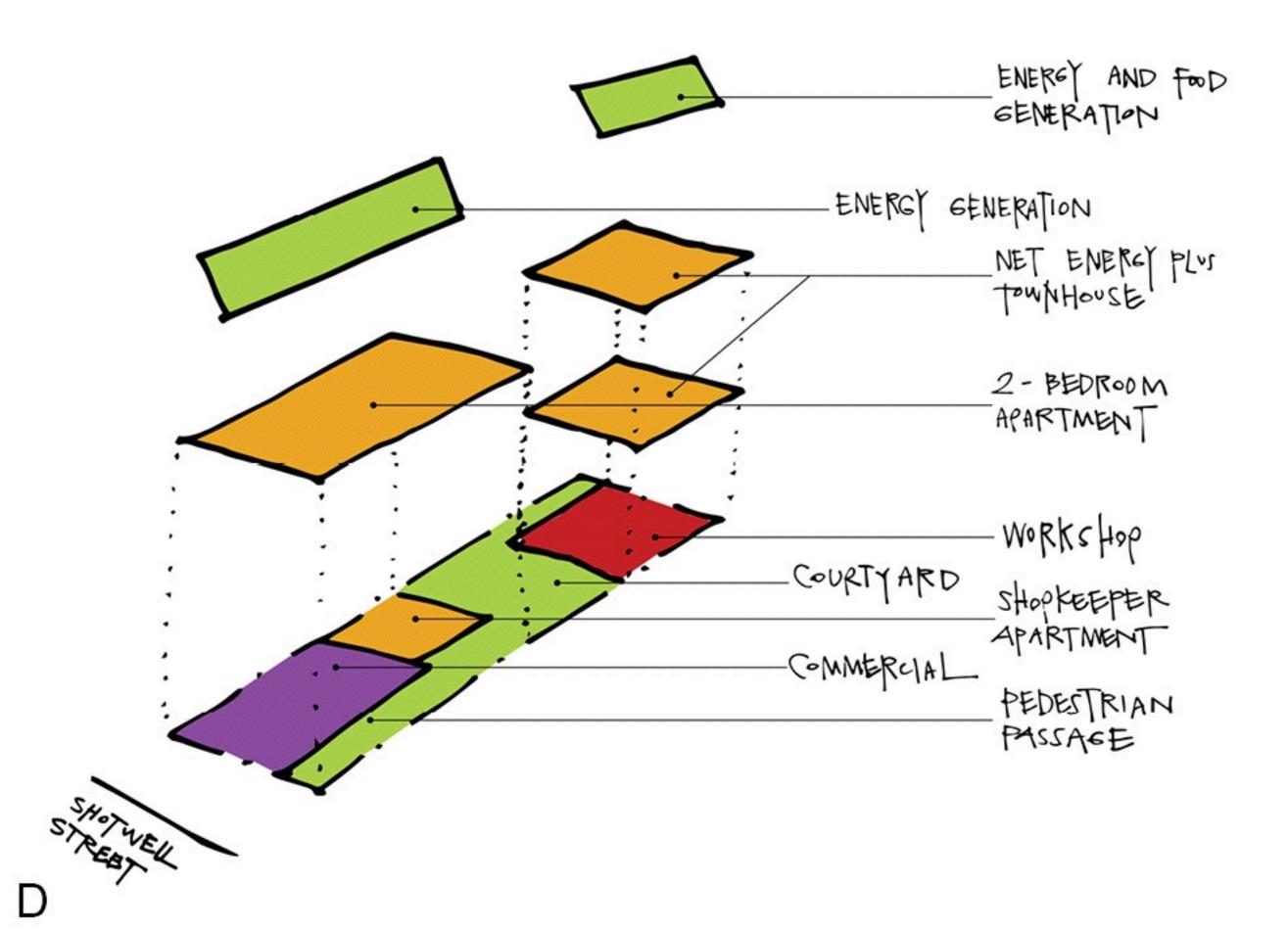












#### the city is your living room



### Tomiquia Moss

HOPE SF





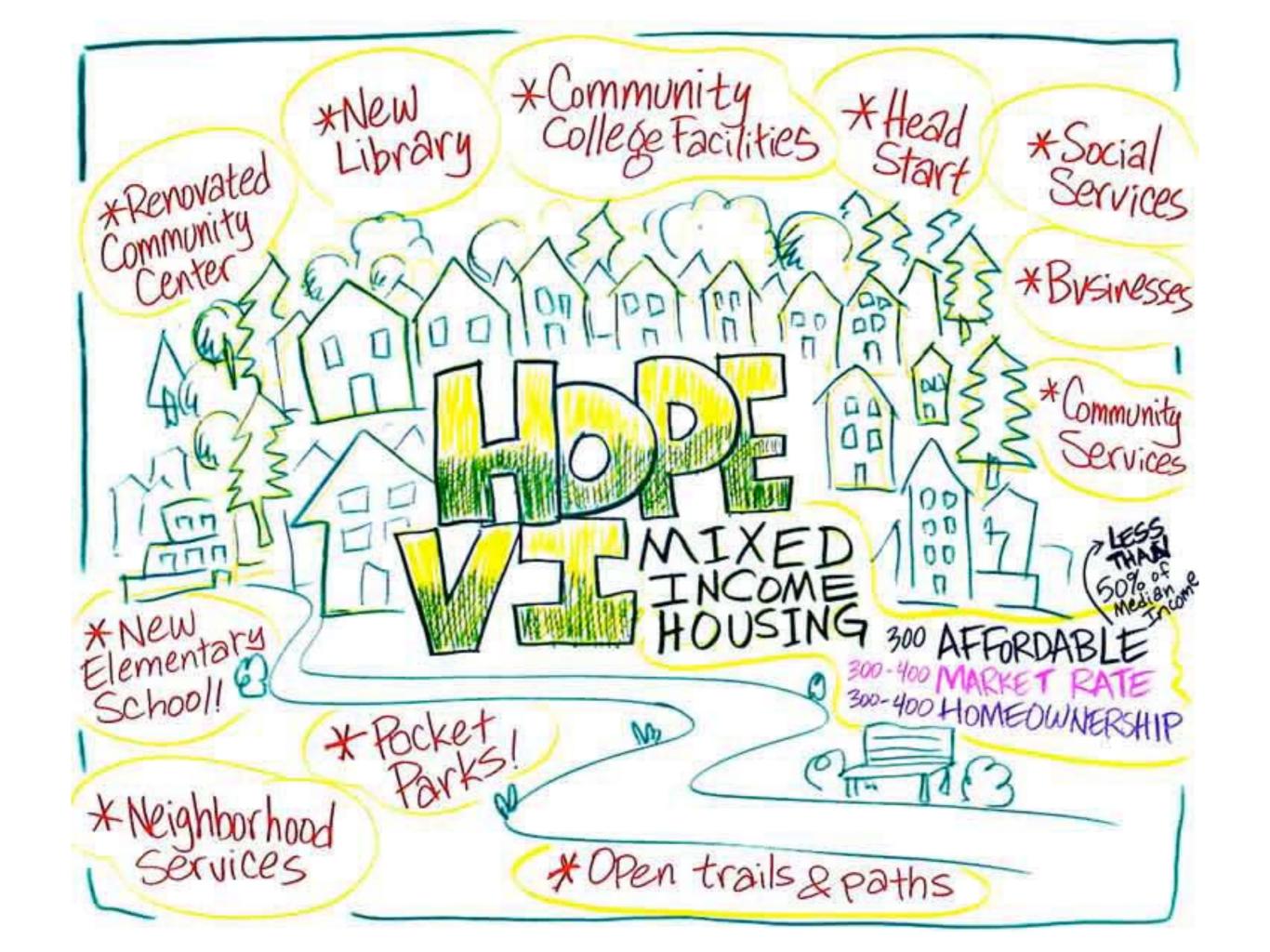


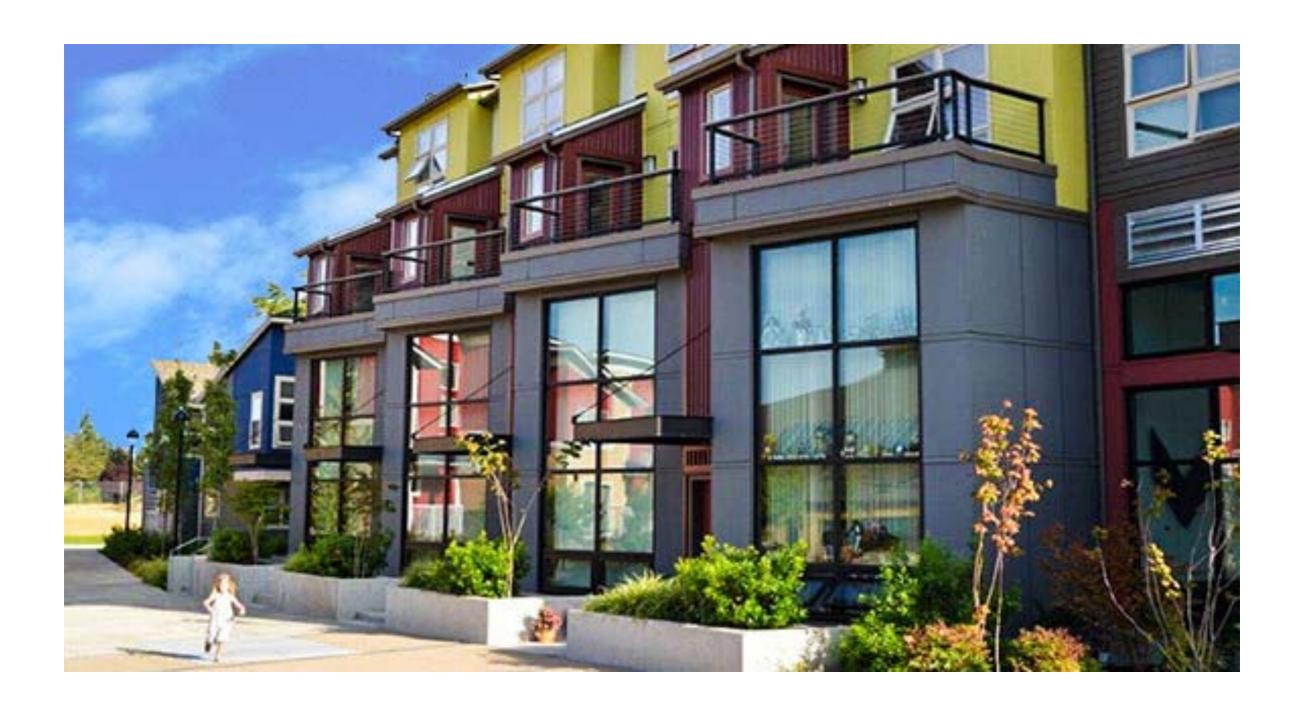










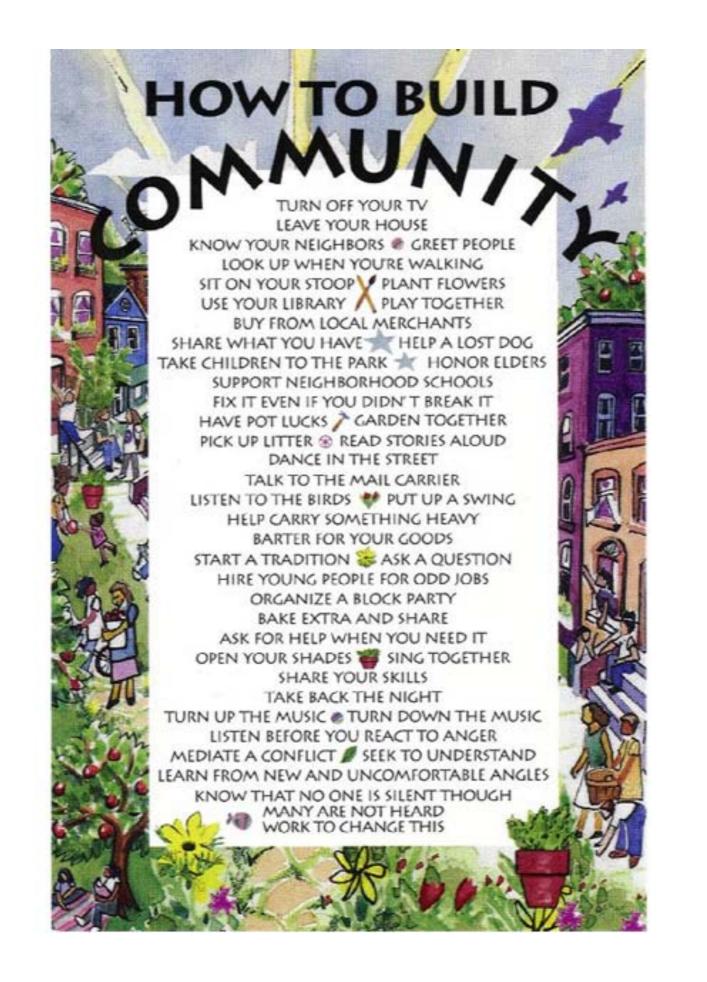








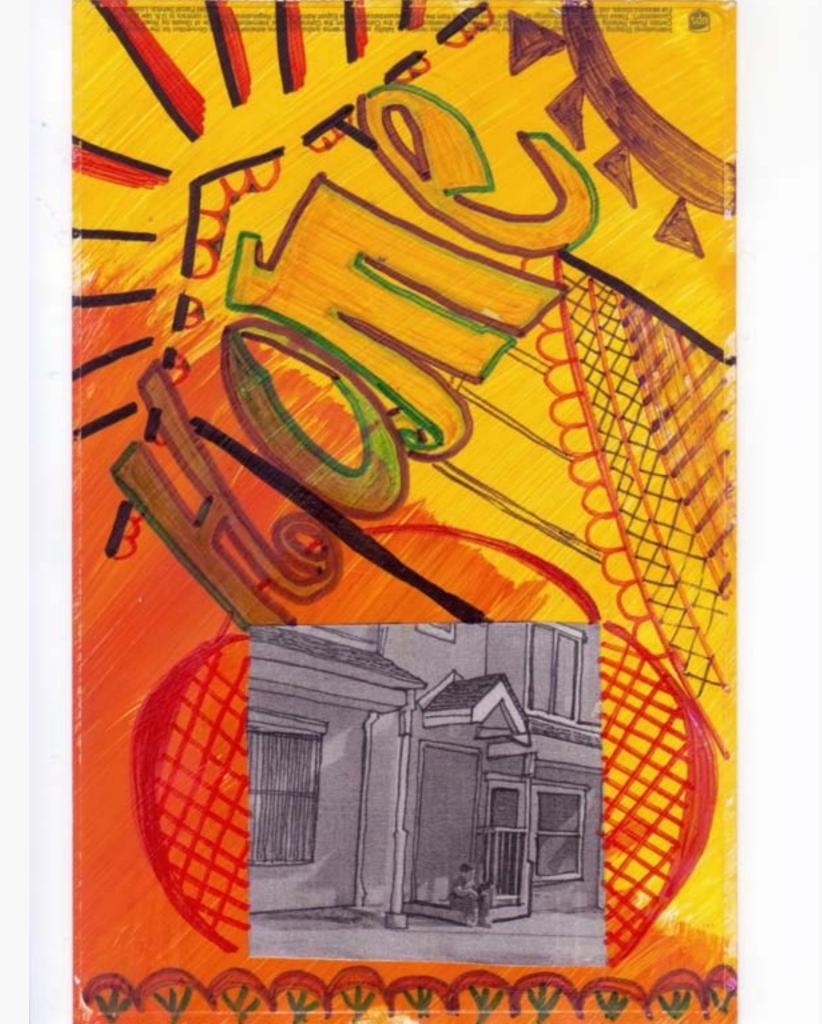


















## Fernando Marti

Council of Community Housing Organizations (CCHO)

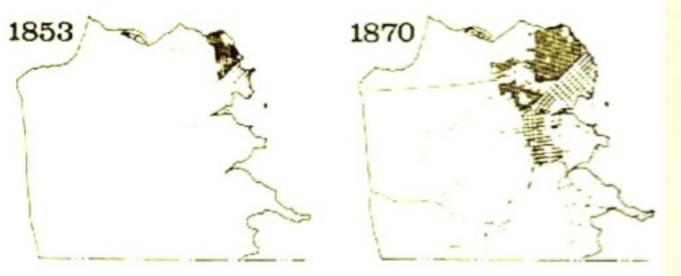


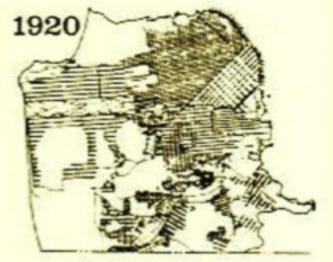
## ARCHITECTURE or REVOLUTION?

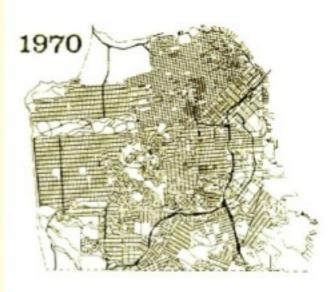






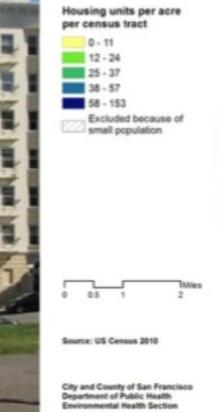




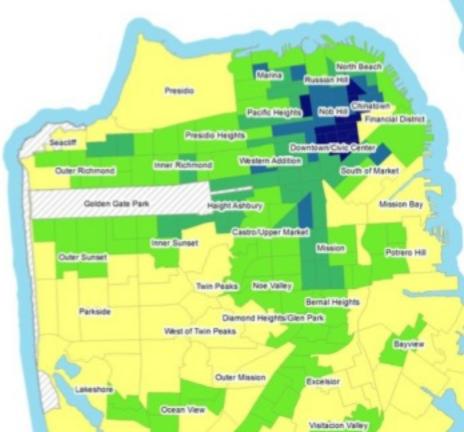


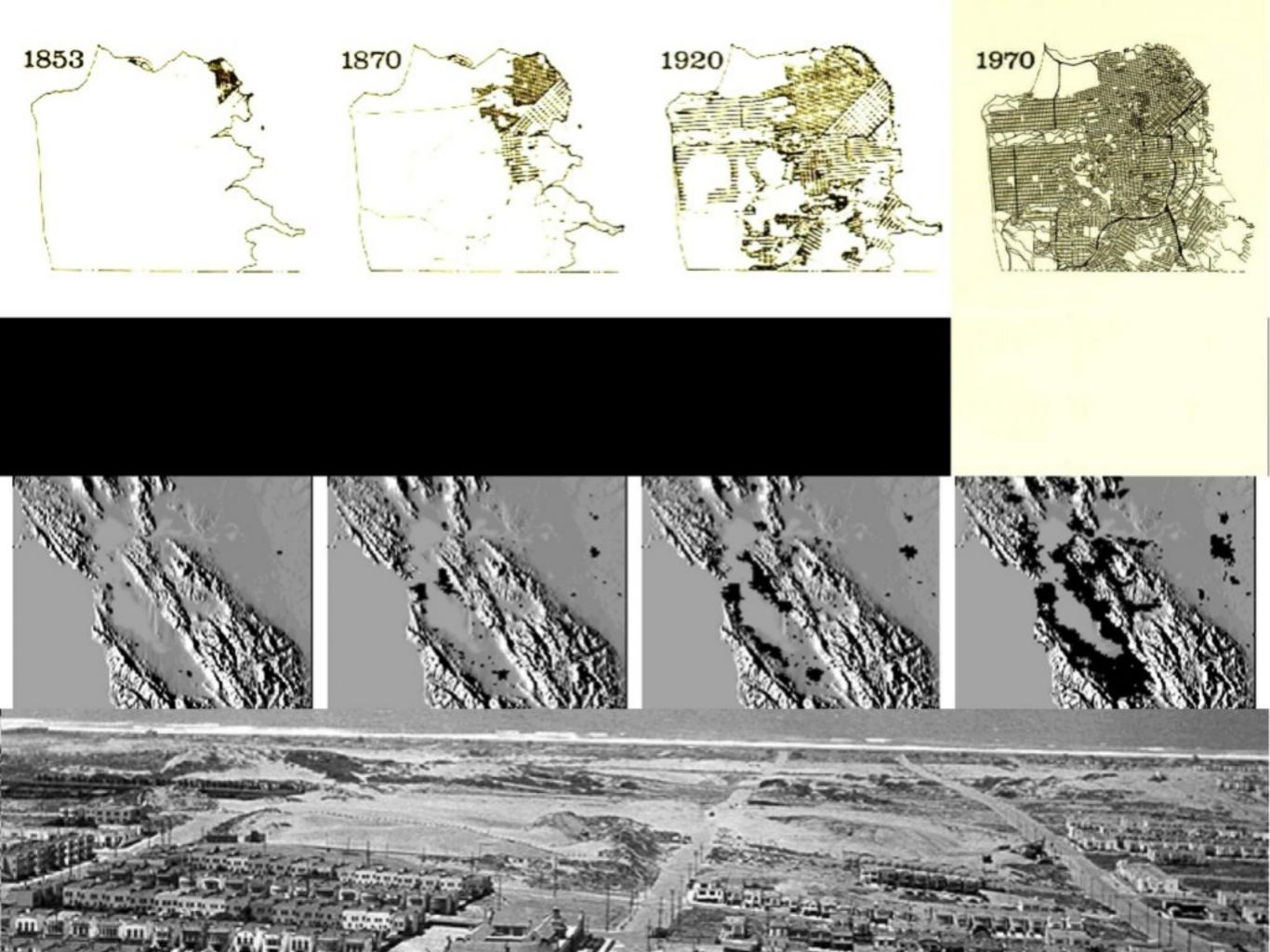


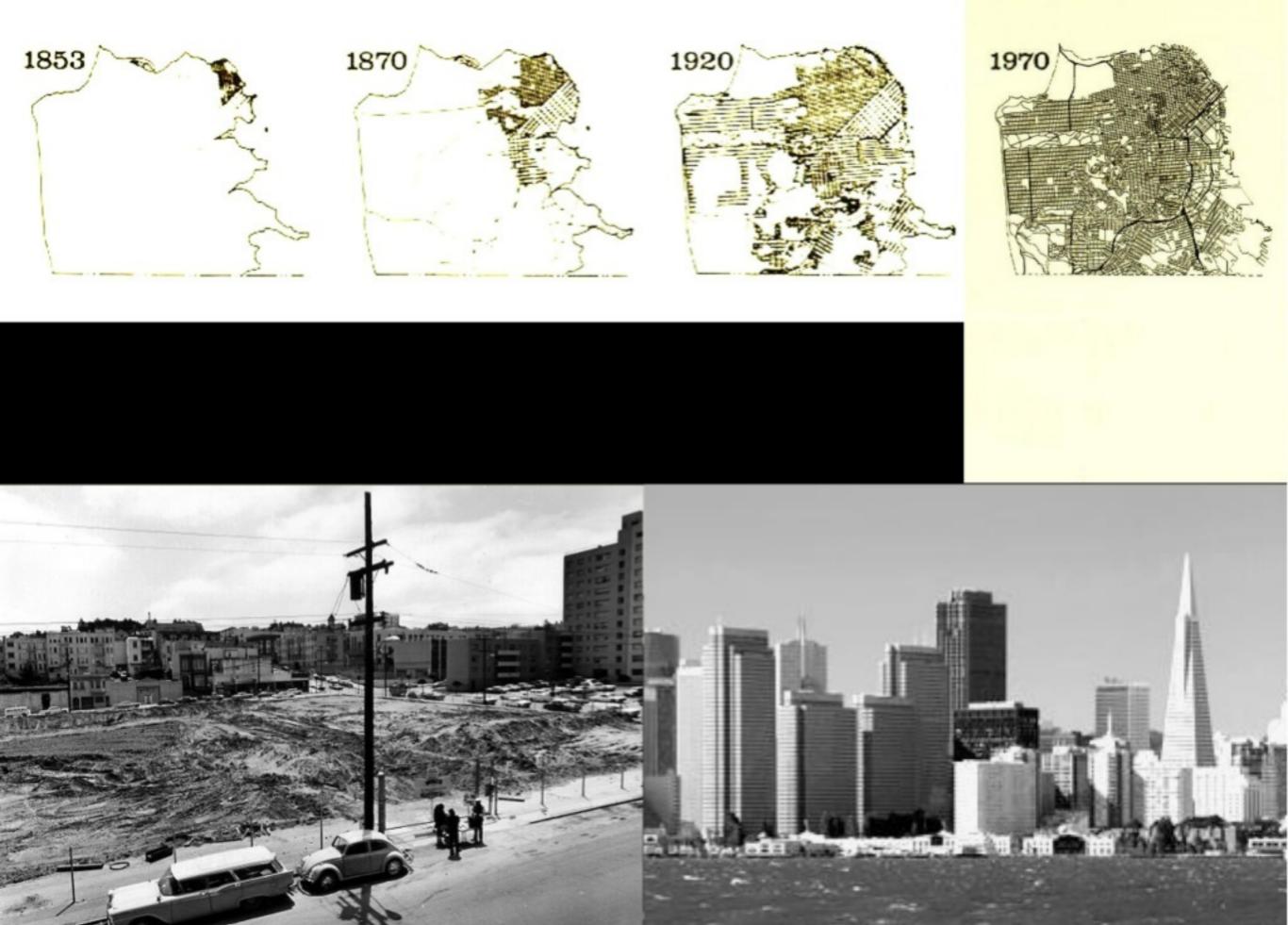
### Residential Housing Density



Available at www.thehdmt.org







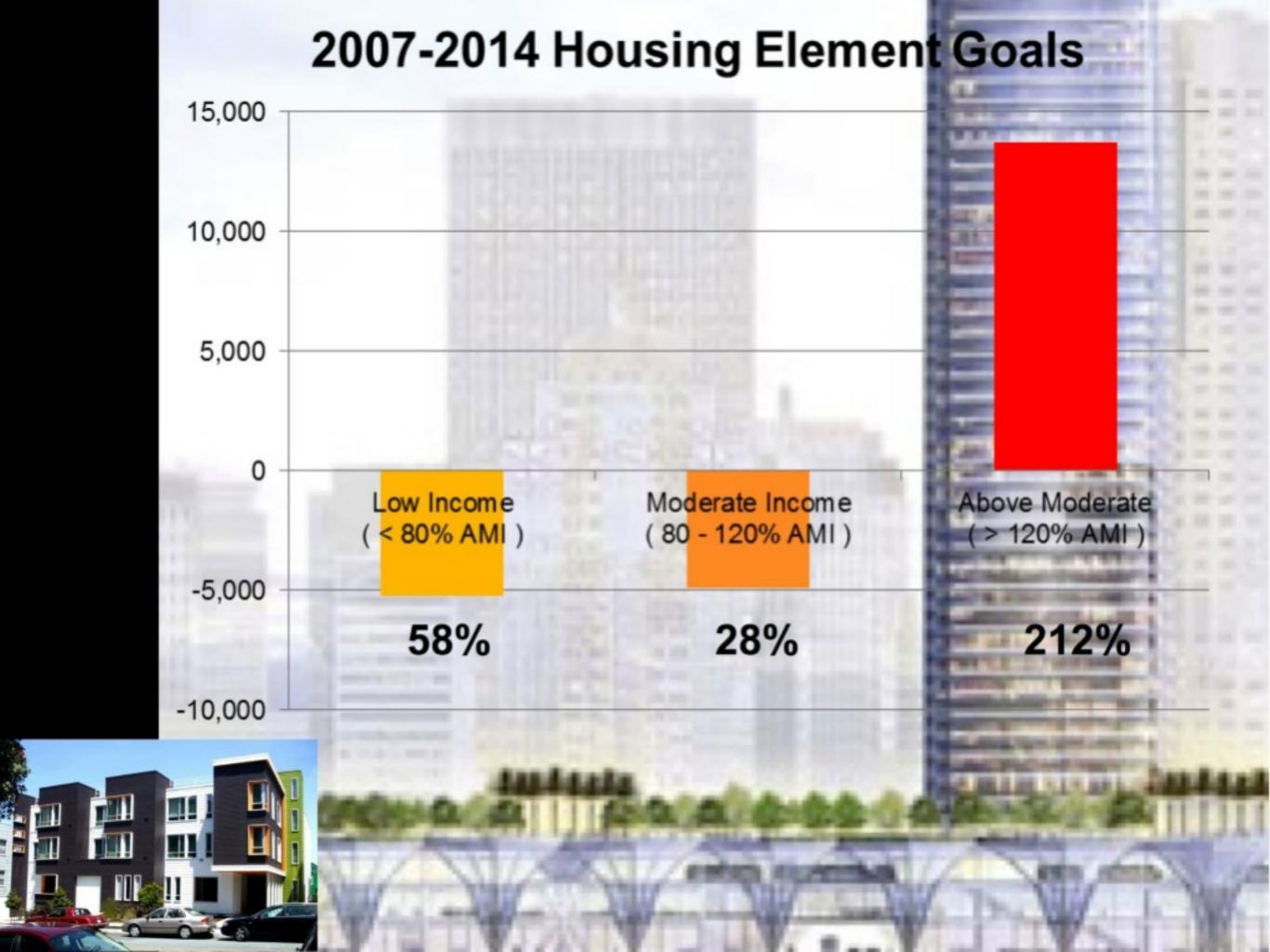




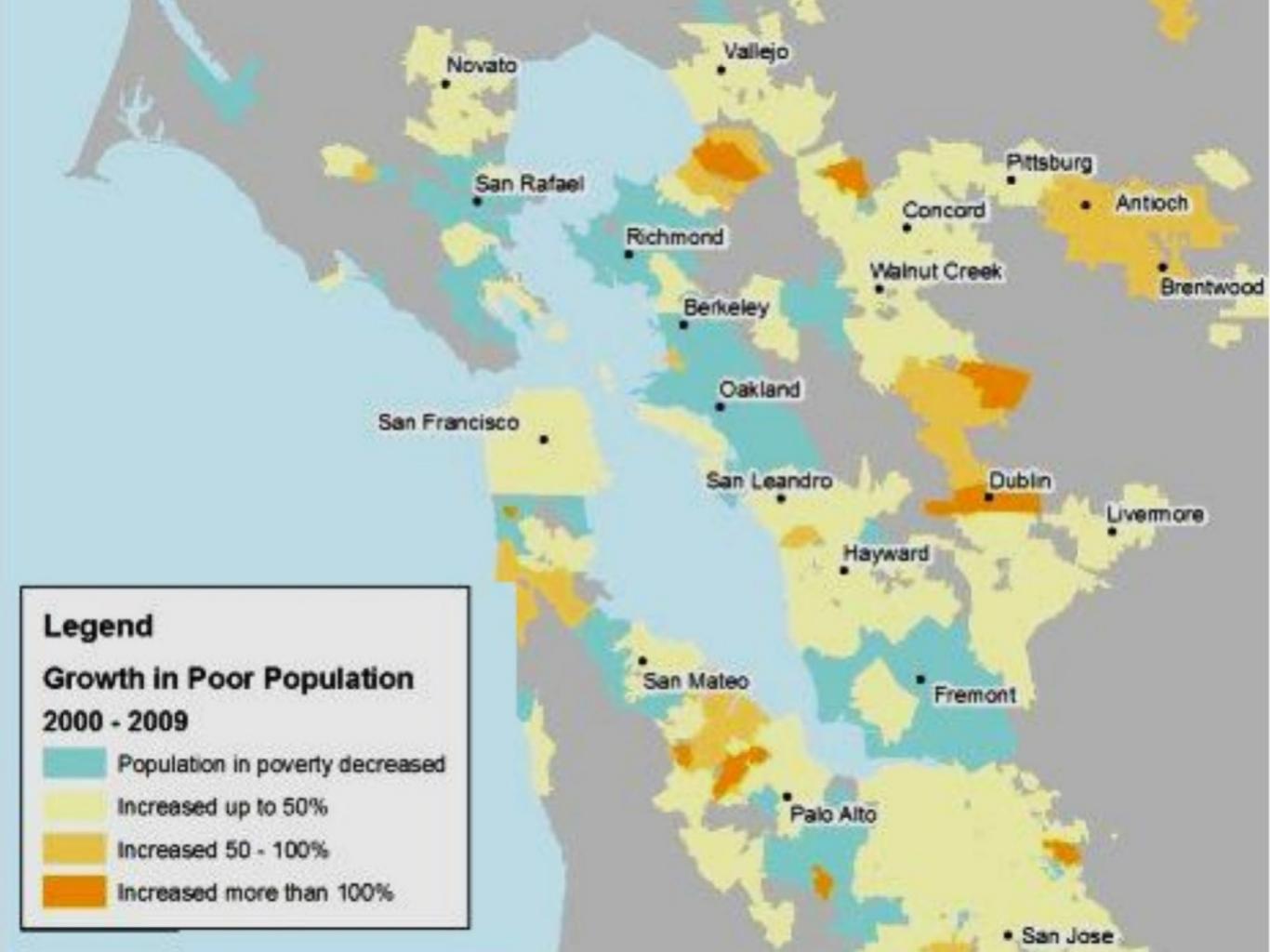








We have already built or entitled 212% of the need for "market-rate" housing based on Housing Element local jobs projections for 2007-2014, only 28% of need for moderate-income, and 58% of need for low-income units...





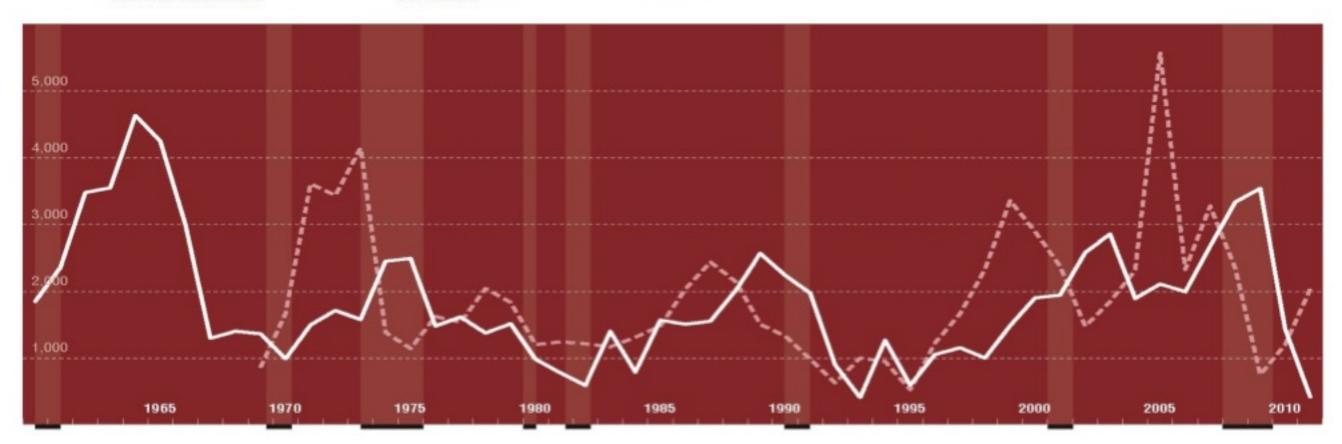


## Why doesn't supply-and-demand work?

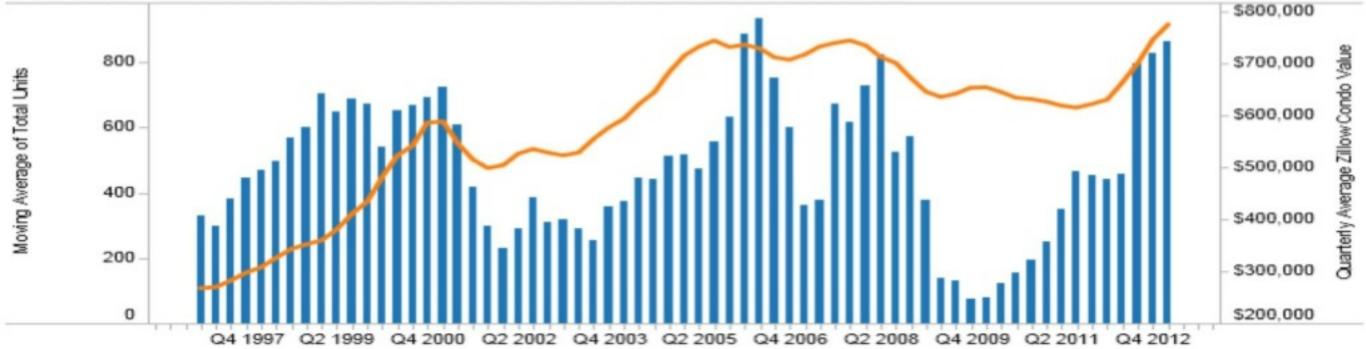
- The "market" provides affordable housing regionally: tract houses, garden apartments, and mobile homes in the urban periphery, with externalized environmental and social costs
- SF's land constraints means there does not exist a competitive development market
- High-rise, infill, and brownfield construction costs require high sales prices / rents

## Why doesn't supply-and-demand work?

- Demand is determined by SF's extreme incredible income inequality and global cash investors
- Global finance only invests when the market is hot, and freezes credit at first sign of downturn
- Price is set by the market: deregulation and "affordable-by-design" does not result in savings passed on to consumer



#### 12-Month Moving Average of Total Units in Buildings with New Permits



#### Indicator

Moving Average of Total Units...

Qtr Avg Zillow Condo Value

## WHAT IS TO BE DONE?

## First, local resources:

- Land reserve all surplus public sites for community use, including affordable housing
- Funding raise new revenue and dedicated local sources, for land-acquisition, environmental remediation, and development

## Second, market regulations to incentivize mixed-income / affordable developments

- Zone up (or down) for human-scaled woodframe construction: 65' heights, zero-parking, modest 15,000-20,000 sf sites
- 20% minimum inclusionary for all "upzonings," including "affordable by design" and other profit incentives
- 40% affordable within master-planned areas, achievable with a combination of 80/20 financing and set-aside affordable sites



# THE UNFETTERED MARKET or EQUITABLE DEVELOPMENT?





## Ben Provan

Open Door Development Group



We create modern, collaborative living spaces for the creative class







## Coliving

A modern form of housing where residents share living space and a set of interests, values, and/or intentions

## Coliving

centers of community and culture. radical resource sharing. collaborative, creative spaces

#### Historical Context



Why Coliving?





# Open Door development group





Jessy Schingler CoFounder



Jay Standish
CoFounder



Ben Provan CoFounder

#### Our Model





#### Existing Projects













#### **Existing Projects**









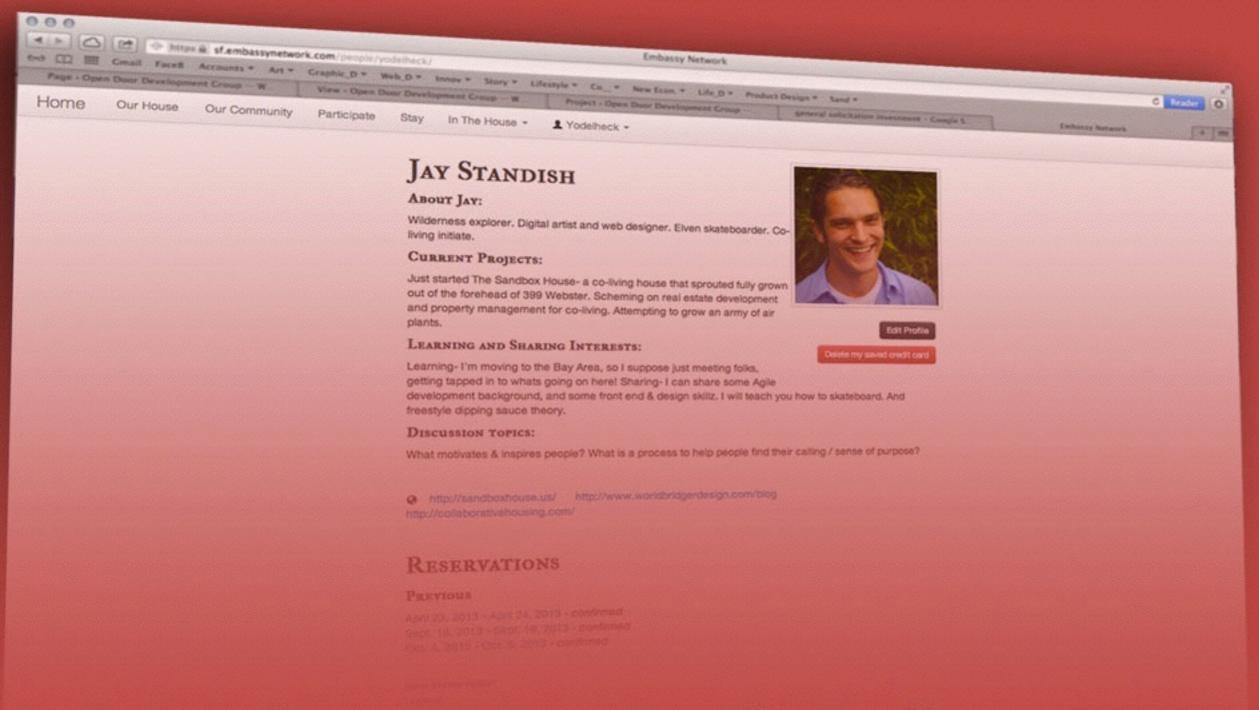
#### Existing Projects







# THE EMBASSY NETWORK IS A COMMUNITY OF OPEN, COLLABORATIVE LIVING SPACES AROUND THE WORLD.



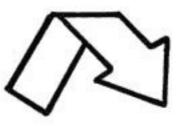
#### Modern Nomad Software

A coliving software platform designed to facilitated sharing and meaningful connections between residents and guests.



#### Vision for our Company

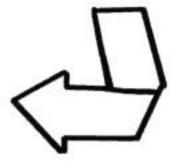
















# www.opendoor.io www.embassynetwork.com www.coliving.org