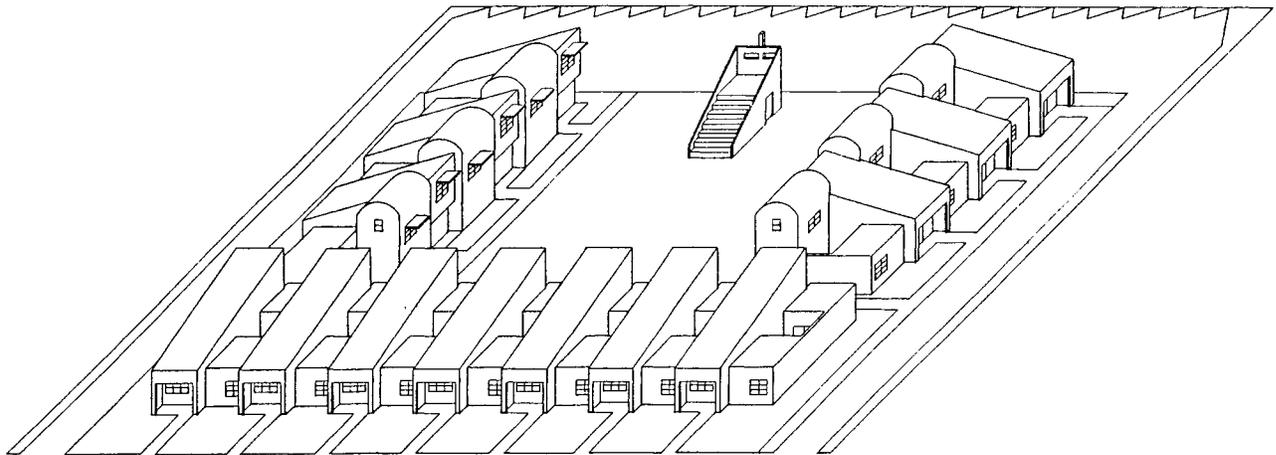


Sunrise Place and Daybreak Grove: Affordable Housing Developments in Escondido CA

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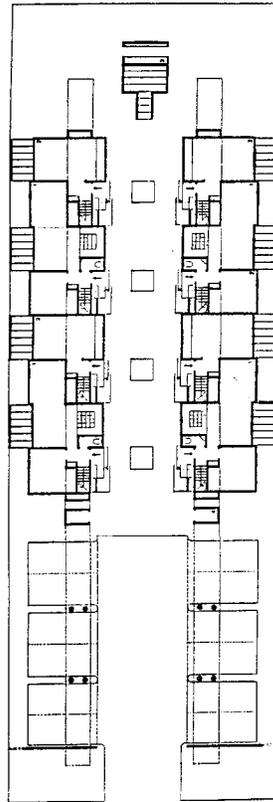
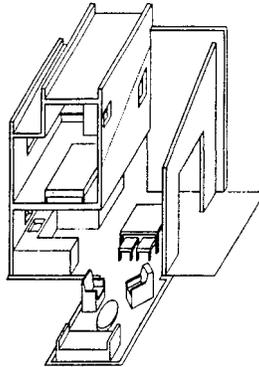
1. DAYBREAK GROVE



Daybreak Grove and Sunrise Place are affordable housing developments located in Escondido, California, a rapidly urbanizing agricultural community northeast of San Diego with a large Latino population. Both projects were commissioned by the North County Housing Foundation, a community-based non-profit developer. Although they are inhabited by low-income families, Daybreak Grove and Sunrise Place have much to offer as models of good housing and efficient land use for any group. The design of these projects is strongly influenced by the urban structure of traditional

Latin American cities in which urban plazas are the focus of community life, and by California bungalow courts, where a space enveloped by buildings is the primary organizing element. Daybreak Grove (13 units - 7 two-bedroom and 6 three-bedroom) and Sunrise Place (4 two-bedroom and 4 three-bedroom) are situated in desirable neighborhoods and incorporate many features of single-family housing. The sequence of sidewalk, front yard and front porch continues existing city rhythms and integrates with the surrounding neighborhood.

2. SUNRISE PLACE



Each unit has its own private entrance from the street or courtyard. Driveways and parking are kept well away from play areas. Exterior spaces are planned so that each unit has access to its own private outdoor areas. Compact units are complemented by a rich variety of outdoor spaces: a front yard and porch, a backyard and porch. Private patios in Daybreak Grove and staircases which act as wind chimneys in Sunrise Place ensure natural light and cross ventilation in every room. The orientation of kitchens to the courtyard in both schemes provides parents with the opportunity to

supervise their children while they go about domestic chores. In addition to a common courtyard and play spaces, each courtyard contains a laundromat/theatre, drought-tolerant shades trees, and plots for growing vegetables. As in successful neighborhoods everywhere, friendships are made as children play together and adults establish bonds of mutual support. Rather than the ethic and aesthetic of survival, Daybreak Grove and Sunrise Place provide unique and sustaining homes. Both projects were completed in the Summer of 1993.