

CARMELITOS MODERNIZATION

558 family housing units, HUD Long Beach, California

A rehab for the L.A. County Housing Authority included a master plan, reconfiguration of living/dining/kitchen areas, combining units to make a 4 bedroom unit, handicap accessible units, new plumbing, new electrical, new heating, new finishes, new cabinets, new fixtures, re-surfacing of parking areas, community building. The project involved extensive tenant participation in the design. Model units were constructed, reflecting tenant preferences. Additional tenant surveys of the model units refined the design. These preferences were incorporated into final construction documents. \$12,000,000 bid was 10% under cost estimates. The project was constructed in phases in 1982- 1984. Bruce Sternberg was the Project Architect for Kamnitzer Cotton & Vreeland, who were the architects of record.



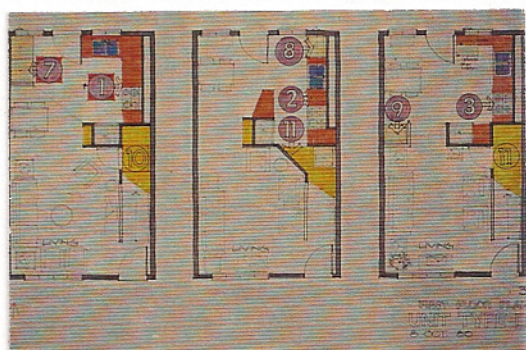
Existing



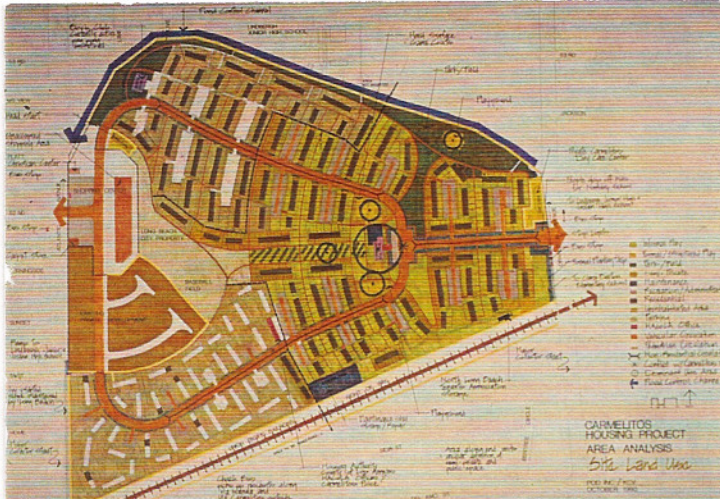
Tenant Participation



Model Unit



Alternative Designs



Master Plan



Completed Modernization