

2017-2018 Housing Design Education

Baltimore Housing Studio: A Restorative Learning Community
32706

Baltimore City is experiencing a persistent housing crisis, symptomatic of most shrinking cities, with affordable housing shortage and widespread vacancy and in the city's poorest and racially segregated communities. Meanwhile, luxury housing development in the central business and waterfront districts is booming but remains generally inaccessible to working and middle class families.

For the students at a minority serving, public research institution, housing equates to the lifeblood of a community. When introduced early in the architecture curriculum, it offers aspiring architects a fertile ground for reconstructing knowledge about place, identity and opportunity. It also provides a robust framework for empowering students with limited knowledge of the architecture field to engage public agencies and community constituents in vigorous discussions about restorative housing futures.

A city of row houses, designed for the now obsolete urban working class of the last two centuries, Baltimore is facing the challenge of adapting and reinterpreting this practical invention in order to address the multifaceted socio-economic needs of its residents. This Undergraduate Baltimore Housing Studio offers students a transition from fundamental design coursework to upper-level, socially engaged curriculum that challenges the traditional low-rise housing context of Baltimore neighborhoods. Row house prototypes are hybridized with higher density types through tactics that seek to enhance both the spatial utilization of site and the quality of life for the residents. Ranging from speculative and hypothetical to site-specific proposals, design activities challenge students to develop a critical position on the subject and engage in a collaborative design process while continuing to develop basic spatial and design communication competences. The studio serves as an annual platform for engagement between young designers, professionals, city officials and community organizations by investigating typological, financial and ethical aspects of urban housing.

Baltimore Housing Studio

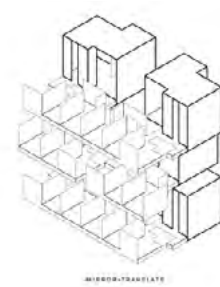
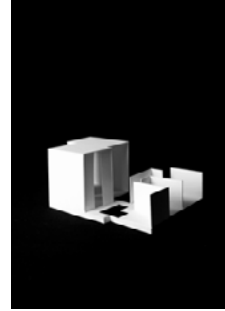
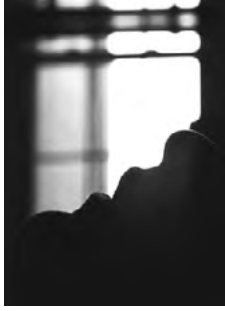
A Restorative Learning Community



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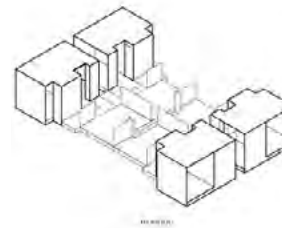
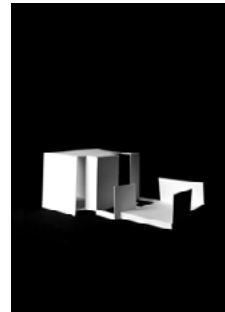
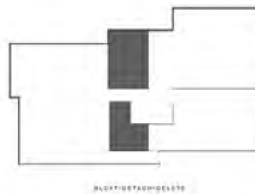
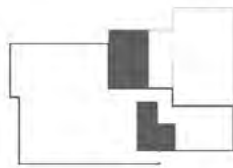
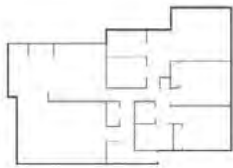
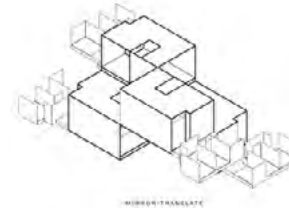
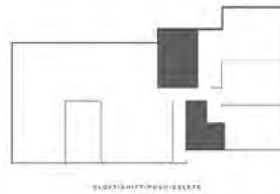
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- 1. KITCHEN
- 2. DINING ROOM
- 3. LIVING ROOM
- 4. BATHROOM
- 5. BEDROOM
- 6. CLIMATE

All I recall around that close to dawn
 The definition of 'home' never changed
 Because a house can't sleep or wake
 And all the memories are arranged
 To last like something from a long-ago
 The door, the kitchen, the attic
 No matter where in the world the feeling is remote
 At the end of the day or home are their paths
 What makes a house is not its location
 It is the people, your family that we share
 Who are present at the cooking station
 A gathering of us and laughter fills the air
 The idea of a home is not its floor plan,
 But the place where safety your heart finds.



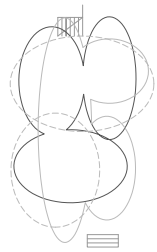
House & Home

Design process begins with exploring the duality of 'House and Home' using students' intimate experiences and speculative investigation of **spatial assemblage and aggregation** resulting in visions of housing futures on various scales. The design method involves interpreting the 'house' as an assemblage of living spaces that is modified through the of use **spatial operations** based on themes from a fourteen-verse sonnet composed to express one's perception of 'home'. Students work in triptychs to study the physical and emotional implications of a familiar domestic space and conceptualize the potential for unit aggregation using **iterative geometric transformations**.

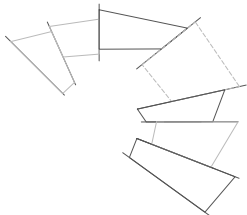
7 triptychs: house (1), home (2), assemblage (3&4), aggregation (5&6), actualities (7)

human perception and experience informs physical and phenomenological spatial possibilities

systematic aggregation of units provides a method of control and differentiation for emerging forms and spaces



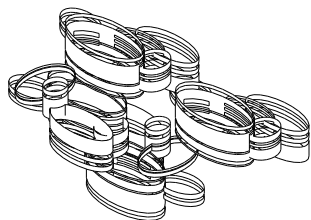
EDGE + MERGE



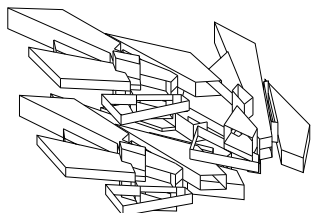
EXPLOSION + ROTATION



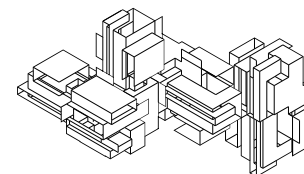
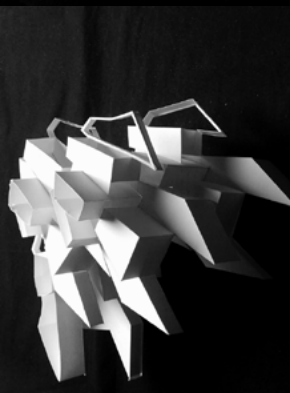
MERGE + SHIFT + EXTEND



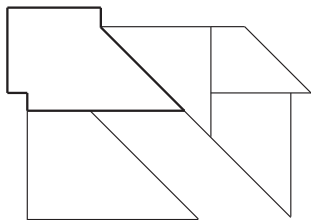
INTUITIVE TRANSLATION + INVERSION



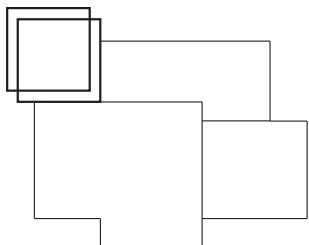
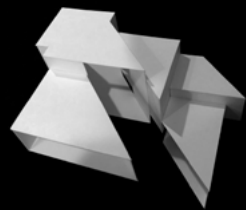
MIRROR + VERTICAL TRANSLATION



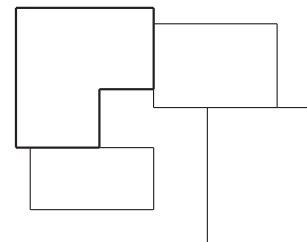
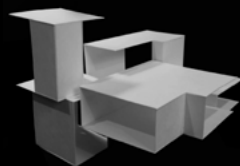
TRANSLATION + ROTATION



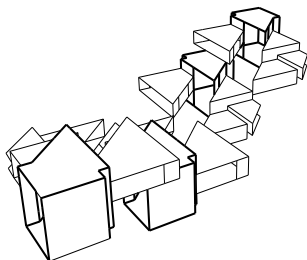
Push + Break



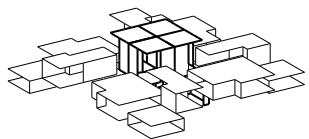
Detach + Stack



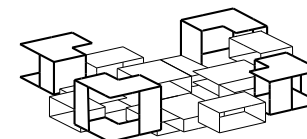
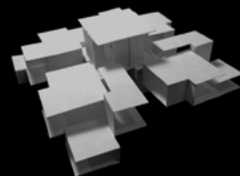
Push + Put



Rotation + Translation

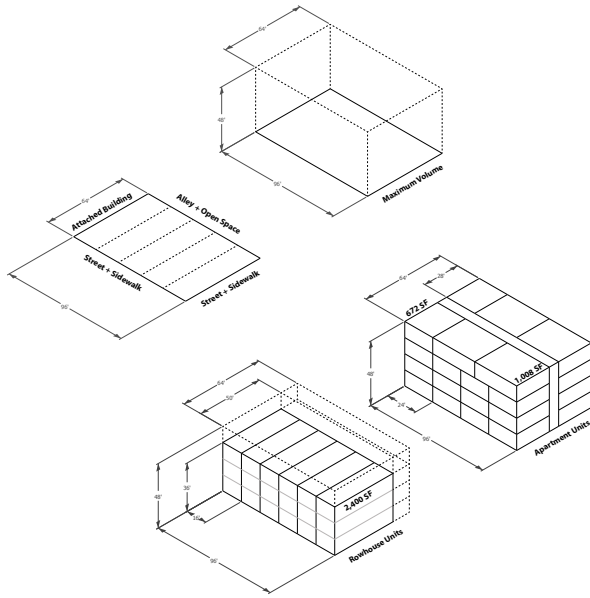


Rotation + Rotation

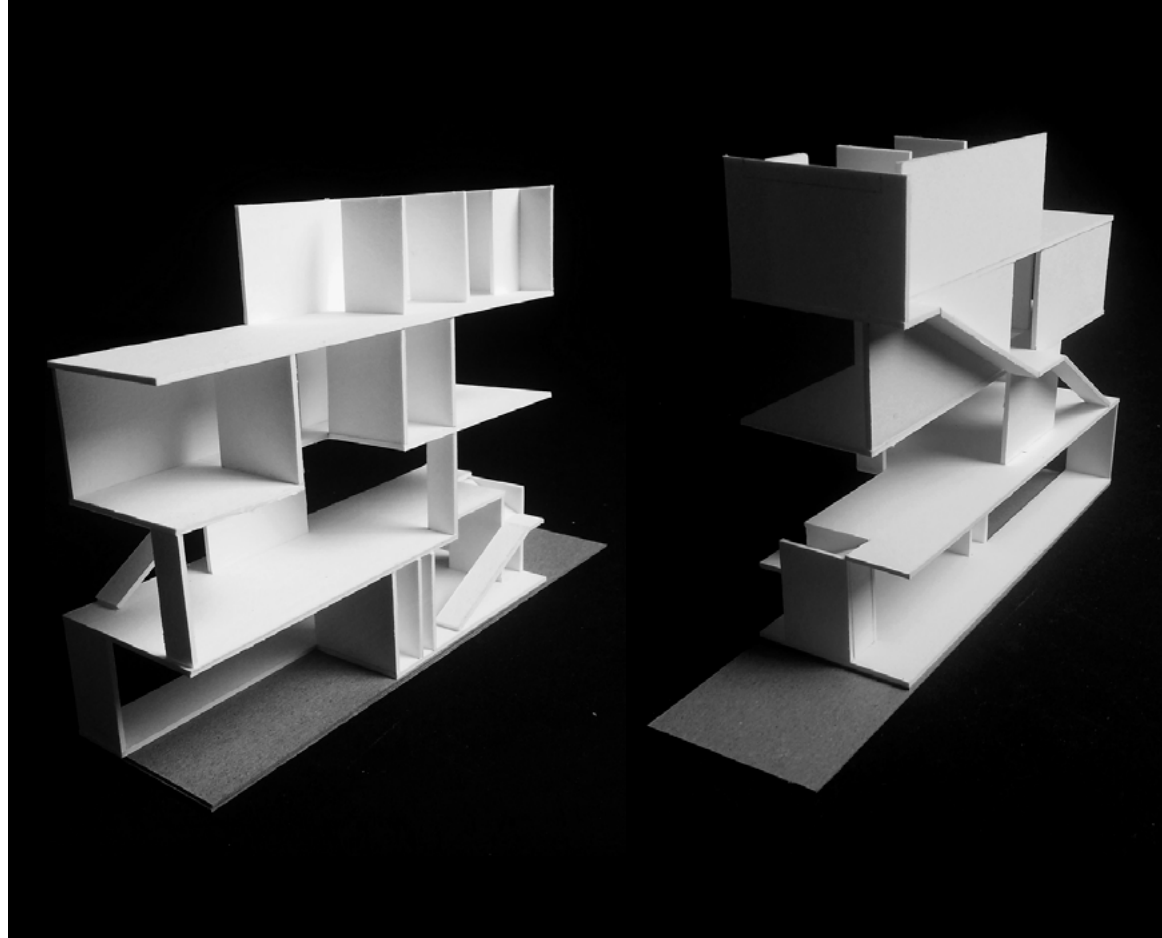


Rotation + Translation



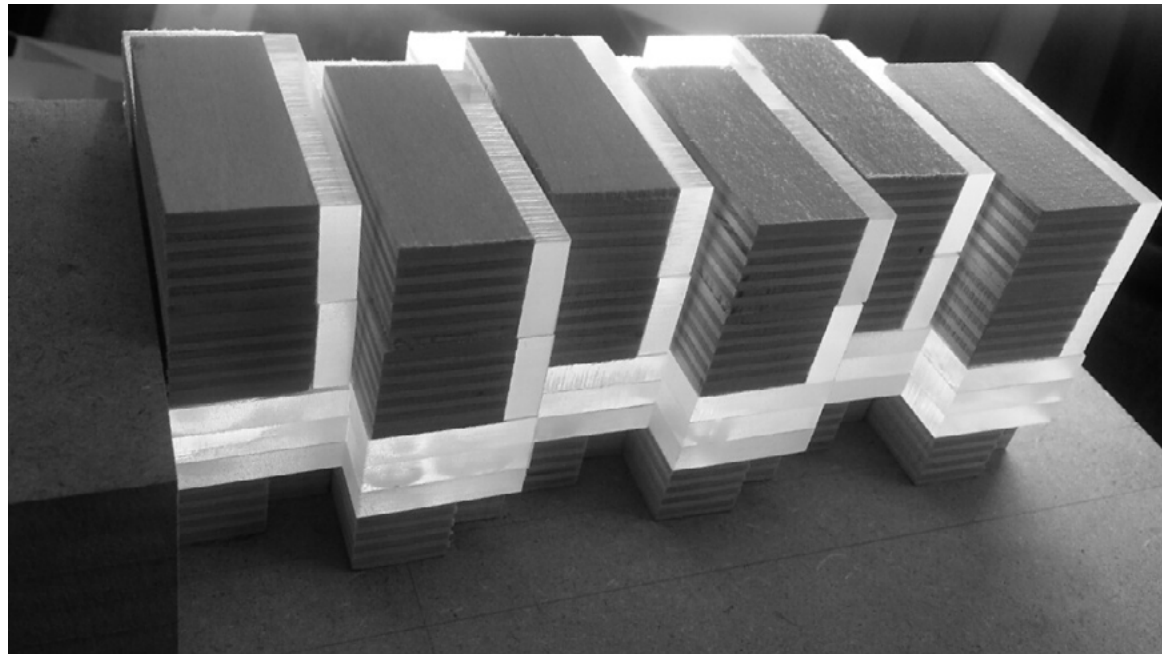


hypothetical project site with potential row house and apartment aggregation

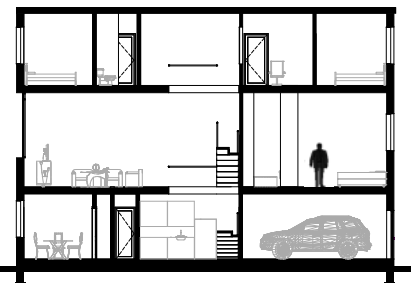
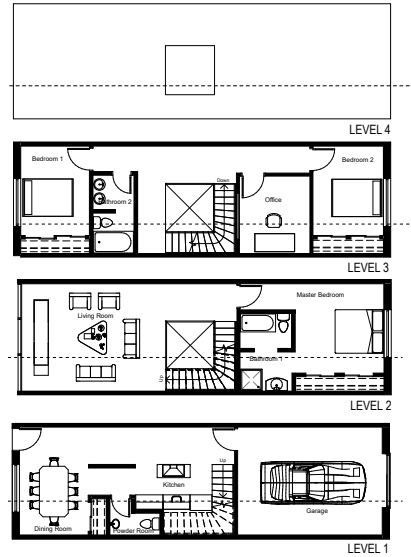


Density & Diversity

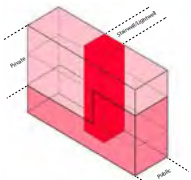
Prototypical row houses and apartments for a hypothetical site offer **comparative study of unit density and diversity**. Students begin by assembling living spaces of a generic functional program into a basic row house and apply spatial operations to develop a second prototype that accommodates a specific user type (family, live/work couple, etc.) The two prototypes are aggregated into a row of 6 houses and analyzed alongside the design of an 18-unit low-rise apartment building for the same site.



ROWHOUSE PROTOTYPE 1 ASSEMBLAGE



LONGITUDINAL SECTION

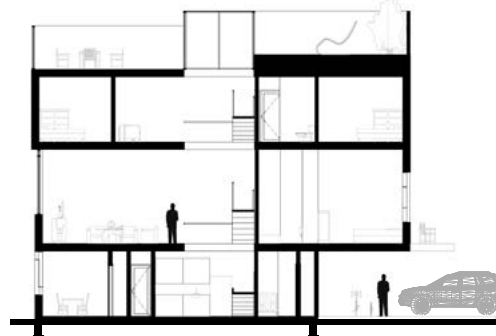
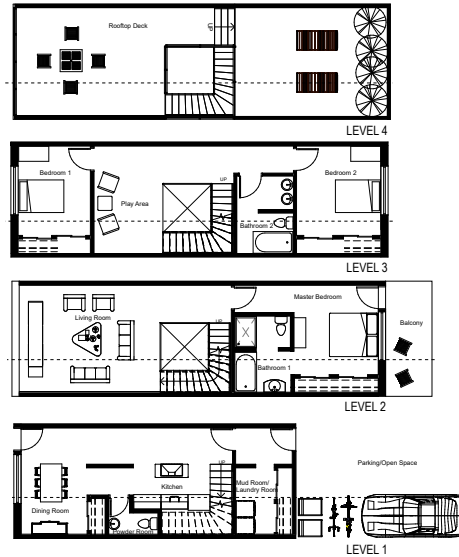


ORGANIZATION DIAGRAM

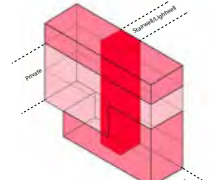


CIRCULATION DIAGRAM

ROWHOUSE PROTOTYPE 2 ASSEMBLAGE



LONGITUDINAL SECTION

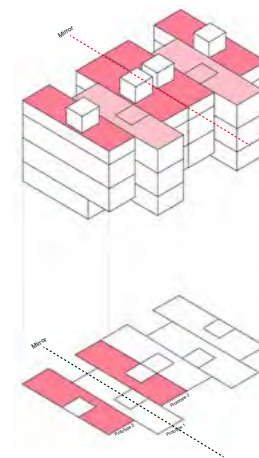


ORGANIZATION DIAGRAM

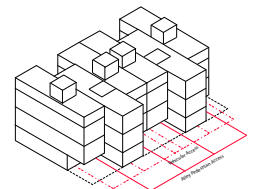


CIRCULATION DIAGRAM

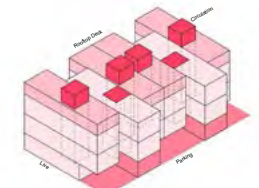
UNIT AGGREGATION



AGGREGATION DIAGRAM



VALLEY ACCESS DIAGRAM



BUILDING USAGE DIAGRAM

three-bedroom row house prototype 1 and family variation prototype 2 with potential site aggregation

ROWHOUSES

PROTOTYPE 1

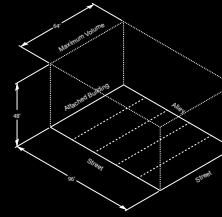
unit type: 3-bedroom, 2.5 bathroom rowhouse
 unit size: 1,950 SF (excluding garage/carport)
 unit # / density: 2 rowhouses / 14.3 units per acre
 user type: general
 design features: open living space, office, garage

PROTOTYPE 2

3-bedroom, 2.5 bathroom rowhouse
 2,070 SF (excluding garage/carport)
 4 rowhouses / 28.6 units per acre
 family with children
 spacious family room, playroom, rooftop garden

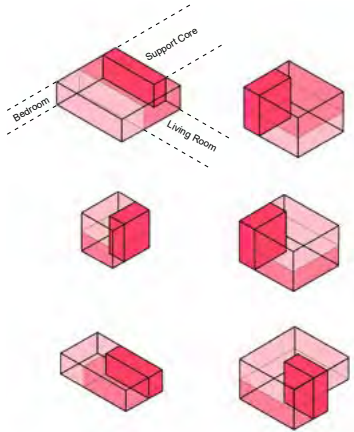
HOUSING TYPOLOGY: DENSITY VS DIVERSITY

AN ITERATIVE, INFORMAL DESIGN METHODOLOGY

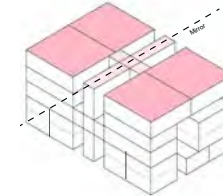


unit type: (4) 3-bedroom, (6) 2-bedroom, (8) 1-bedroom
 unit size: 1,100 SF, 800 SF, 600 SF
 unit # / density: 18 apartments / 128.6 units per acre
 unit variety: loft, loft w street access, apartment w balcony
 design features: interior common space, open courtyard

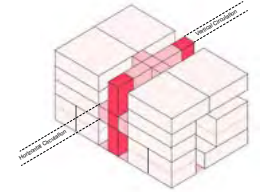
APARTMENTS



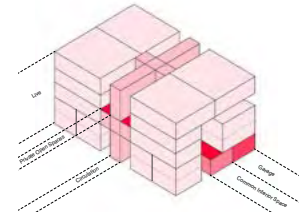
UNIT DIAGRAMS



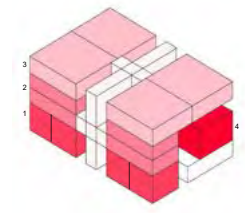
AGGREGATION DIAGRAM



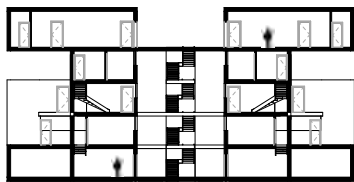
CIRCULATION DIAGRAM



BUILDING USAGE DIAGRAM

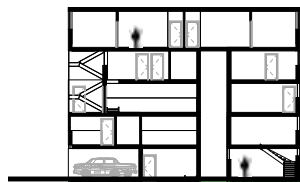


TYPOLGY DIAGRAM

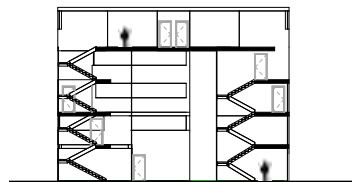


LONGITUDINAL SECTION

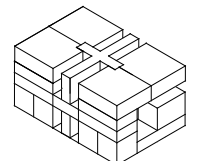
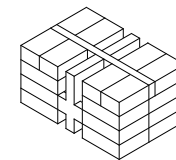
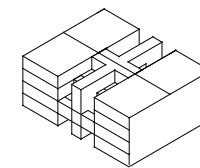
Alley



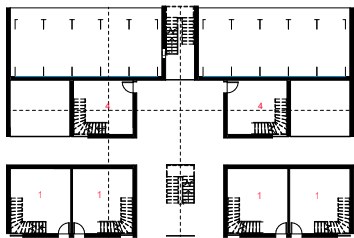
TRANSVERSE SECTION



TRANSVERSE CORE SECTION

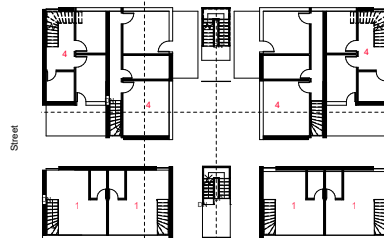


AGGREGATION ITERATION PROCESS

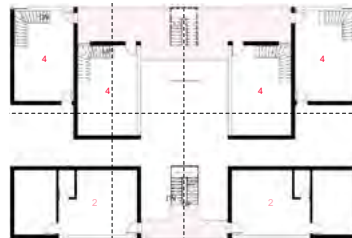


LEVEL 1

Street



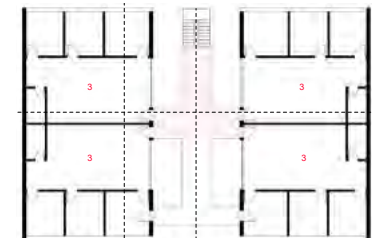
LEVEL 2



LEVEL 3



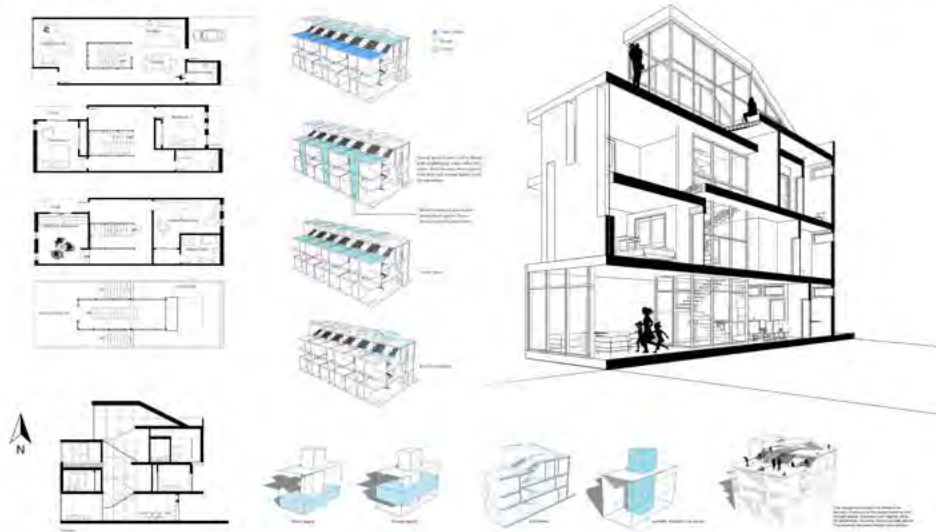
LEVEL 4



LEVEL 5

UNIT AGGREGATION

18-unit apartment aggregation with parking, interior and exterior common space



ROWHOUSES

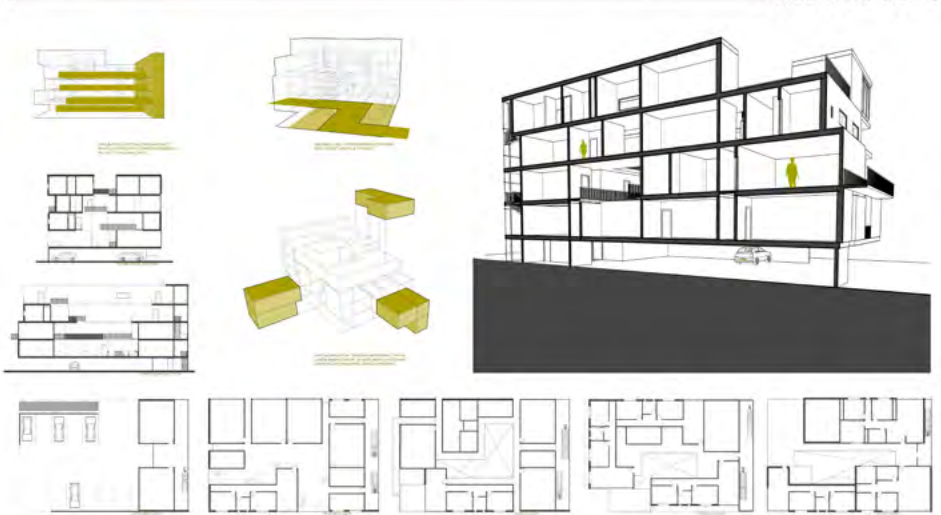
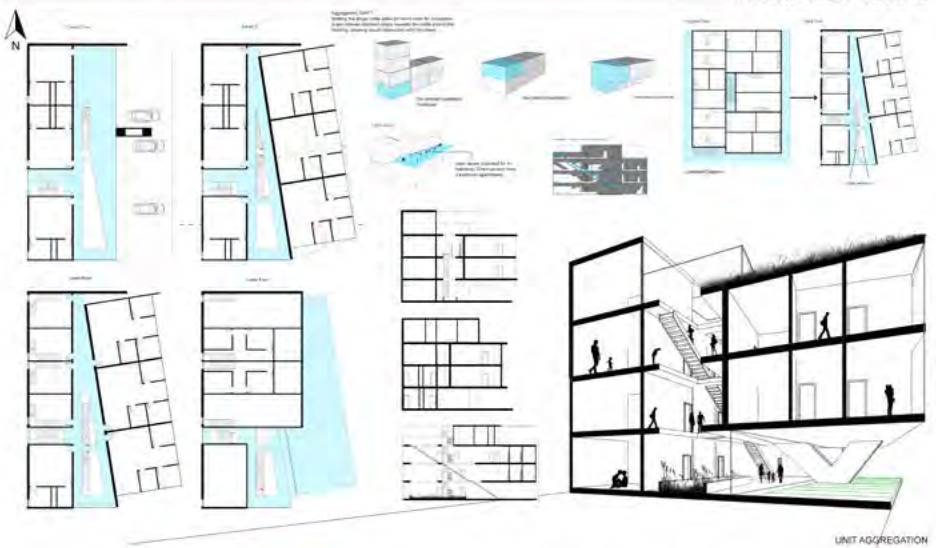
PROTOTYPE 1	PROTOTYPE 2	APARTMENTS
Unit Size: 1 Bedroom, 1.5 Bathrooms (bedroom)	Unit Size: 2 Bedrooms, 2.5 Bathrooms (bedroom)	Unit Size: 2 Bedrooms, 2.5 Bathrooms (bedroom)
Unit Area: 1,114 sq. ft. (including garage/porch)	Unit Area: 2,004 sq. ft. (including garage/porch)	Unit Area: 1,918 sq. ft. (including garage/porch)
Unit Density: 1.0 units per sq. ft.	Unit Density: 1.2 units per sq. ft.	Unit Density: 1.2 units per sq. ft.
Unit Type: general	Unit Type: family with children, working couple, shared resources, shared space (office, garage, etc.)	Unit Type: family with children, working couple, shared resources, shared space (office, garage, etc.)

HOUSING TYPOLOGY: DENSITY VS DIVERSITY
AN ITERATIVE, INFORMAL DESIGN METHODOLOGY

ROWHOUSES

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HOUSING TYPOLOGY: DENSITY VS DIVERSITY
AN ITERATIVE, INFORMAL DESIGN METHODOLOGY



comparative study of row house and apartment building types

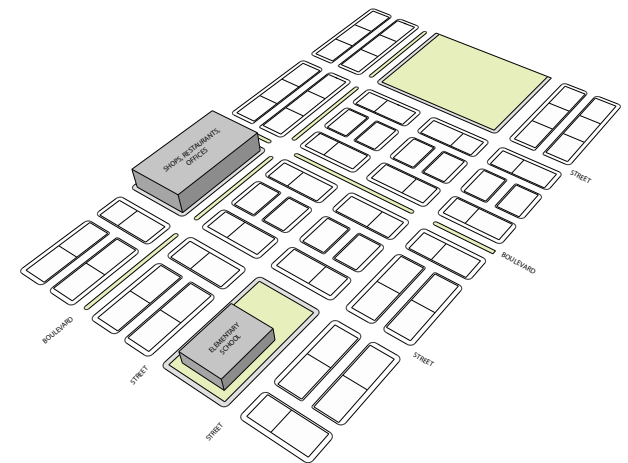
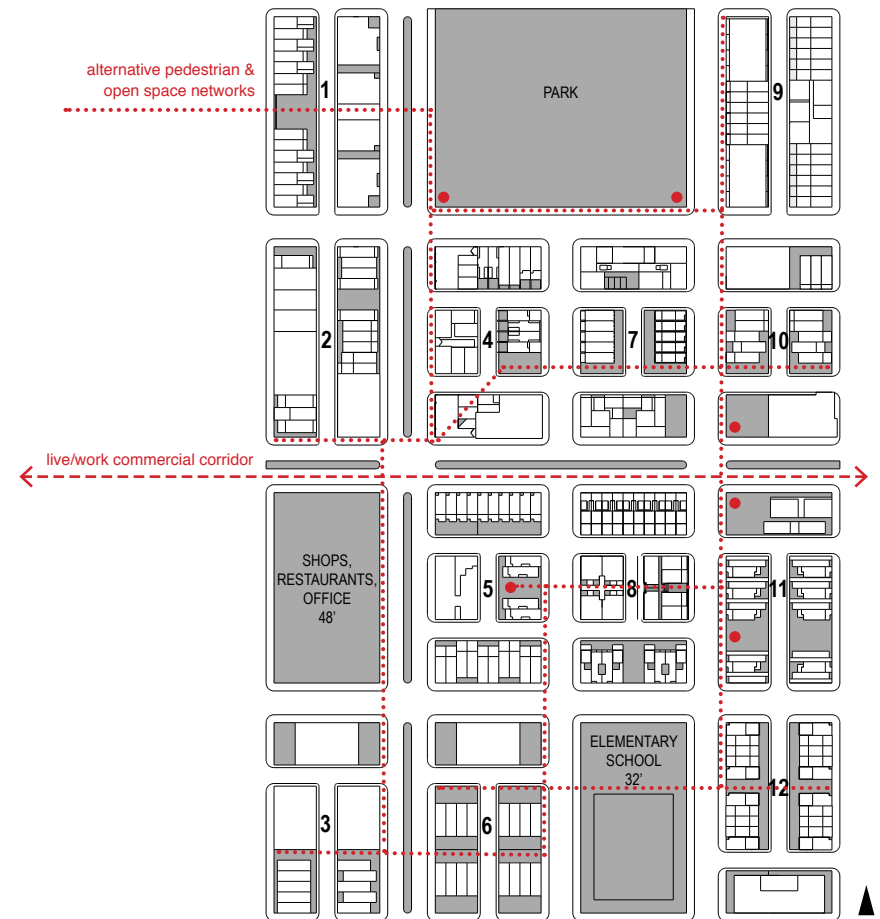
row houses rely on efficient vertical circulation and narrow space utilization but maintain high degree of privacy and spatial autonomy

apartment building configuration is predicated by horizontal and vertical access and spatial modularity with a variety of shared spaces and resources



Urban Housing Blocks

Students combine row houses and apartments from Density & Diversity study in small groups and compose a **complete urban housing block** that responds to the specific urban conditions of a hypothetical neighborhood. Exterior facades and outdoor spaces are adapted to corresponding **site orientation and adjacencies** and coordinated among all groups in order to present a coherent proposal for an **urban housing community**.



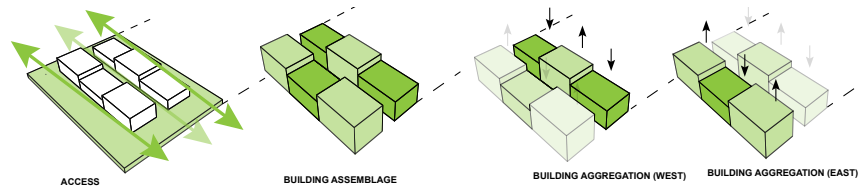
12 blocks, 2 boulevards, a park, a school and a store amidst local and collector street



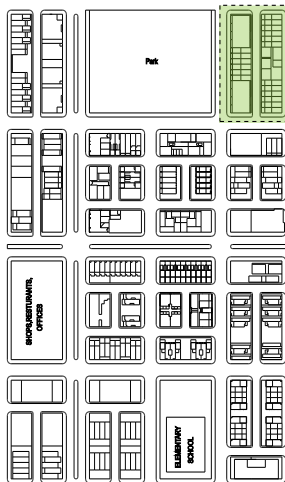
collaborative groups assemble individual block strategies into a coordinated approach for the neighborhood



BLOCK 9: PARKFRONT
 residences adjacent to large public spaces have the ability to extend the landscape beyond existing boundaries by integrating shared green space in adjacent surfaces



SITE VICINITY MAP

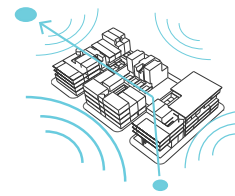




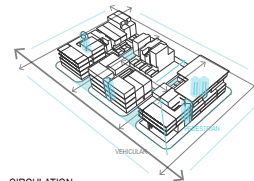
SITE VICINITY MAP



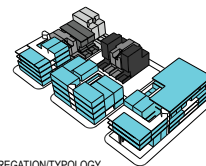
SITE AERIAL



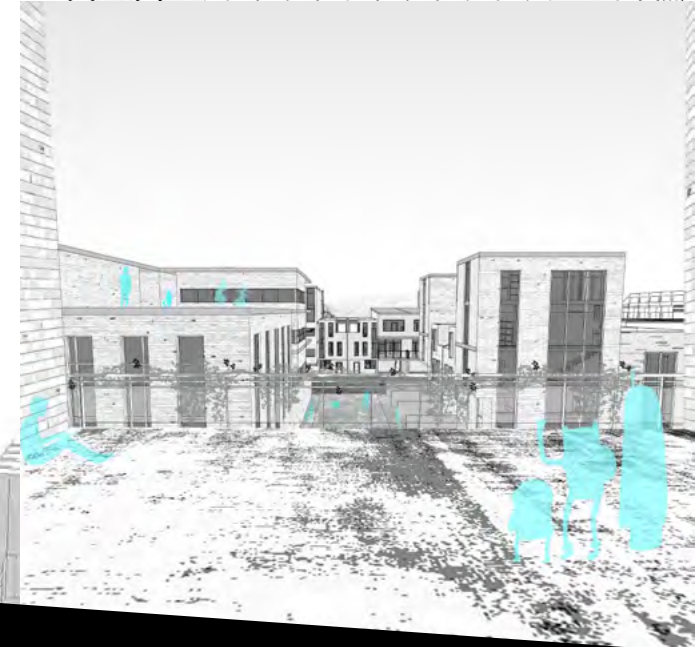
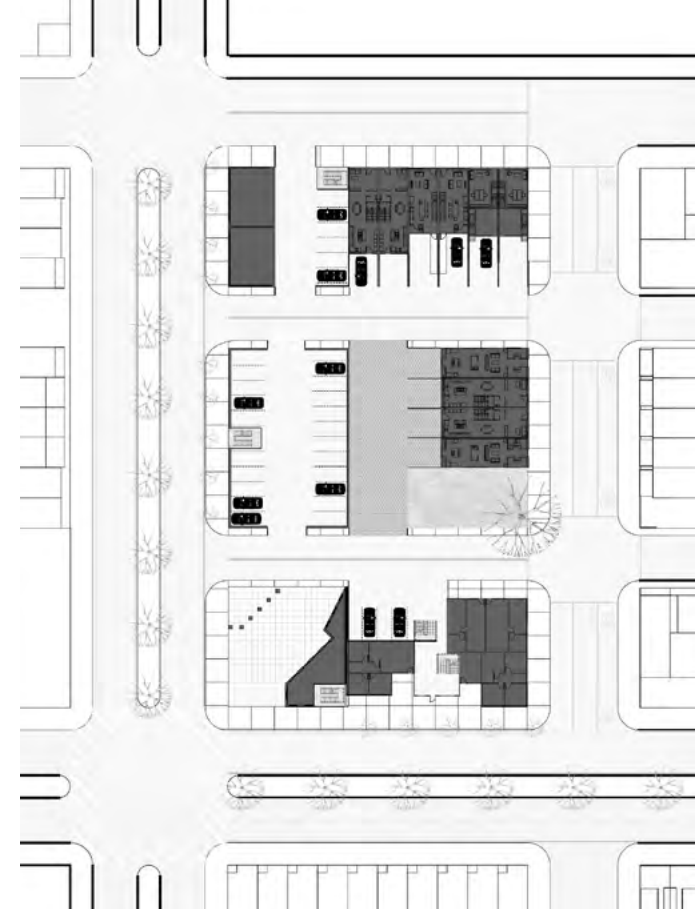
NOISE/CONNECT AXIS



CIRCULATION

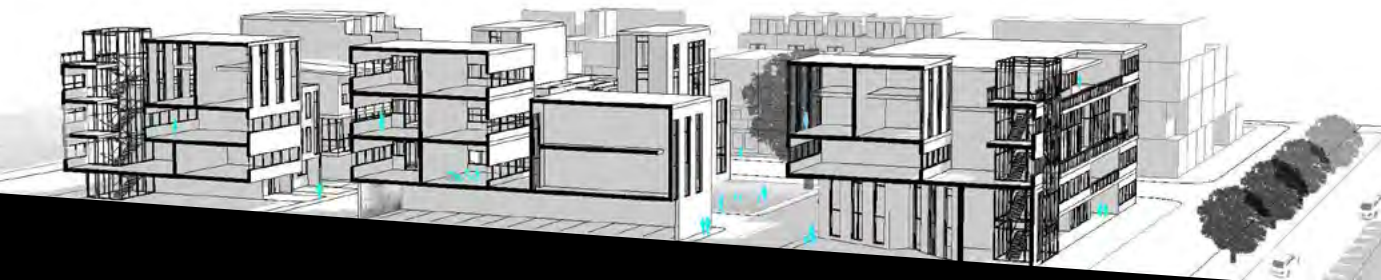


AGGREGATION/TYPOLOGY



BLOCK 4: CORNER PLAZA

lifting select portions of residential space above street level allows for public space to permeate the urban block and connect to other informal pedestrian networks



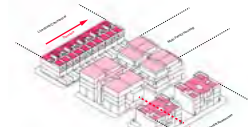
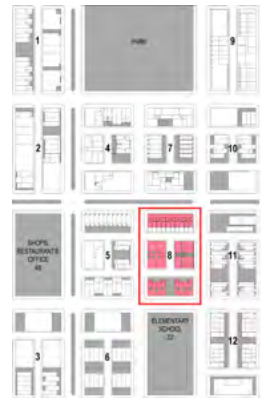


BLOCK 8: INNERSPACE

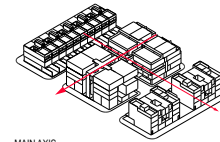
transitions in functional program intensity and unit density (live/work, multifamily, single family) help mediate contrasting urban edges (boulevard vs. school)



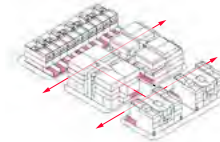
SITE VICINITY MAP



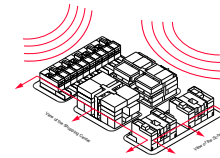
BUILDING TYPOLOGY/AGGREGATION



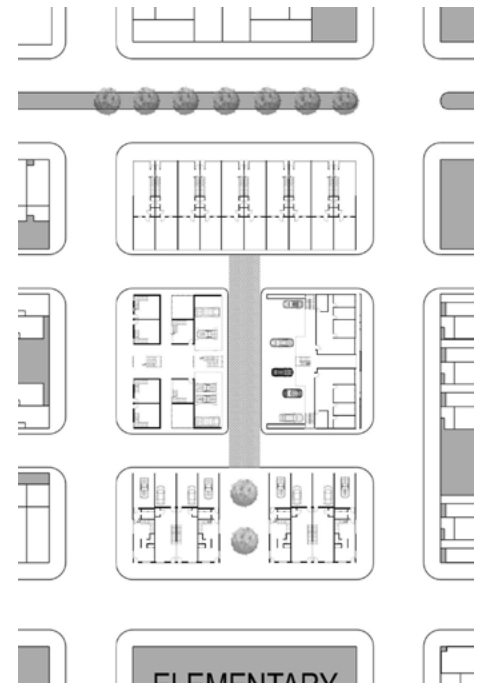
MAIN AXIS



VEHICULAR CIRCULATION / PARKING



SOUND POLLUTION / SIGHTLINES

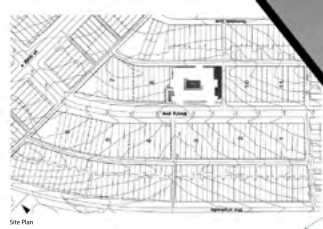




Hybrid Housing

Explorations in **low-rise hybrid housing** propose an **alternative typological approach** for the redevelopment of 80 parcels of row houses recently demolished as part of urban renewal efforts in the Tivoly community of the Coldstream Homestead Montebello Neighborhood in Baltimore City. Design strategy aims to **maintain pre-existing density** despite the pressure of surplus vacancy and focuses instead on the **reconfiguration of space** and introduction **diverse types of private and communal residential experiences** that utilize successful features developed during the comparative part of the design process.



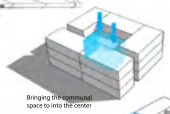


Site Plan

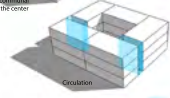
Safe Haven

Problem on site:

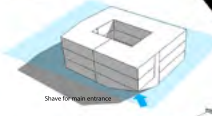
Children play in the streets. Despite the upside of a tightly knit community, the odds of safe play are slim to none. Due to the crime in the nearby vicinity and random nearby parks, the children are left to go indoors when night falls. The design intention is to create a private space for children to play during the time of day. All the apartment units are three bedrooms leaving the complex predominantly family oriented. The units surround a central courtyard that allows for private play. The courtyard is accompanied with a jungle gym that begins within the courtyard. It moves beyond the units and under the park, leaving a public jungle gym that just reaches beyond the boundary lines of site B. The jungle gym then wraps itself completely around the building, becoming the facade that seems a complete glass structure.



Bringing the courtyard space into the center



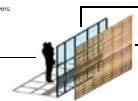
Courtyard



Share Entrance

Diagrams of Building Layers:

Within structure

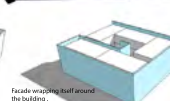


complete glass layer

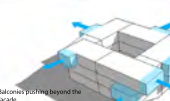
Wood screen panels surrounding glass layer



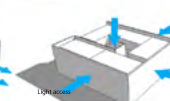
Facade begins to register as a jungle gym, then wraps around towards the neighboring park



Facade wrapping itself around the building



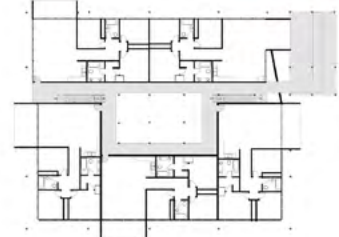
Balconies protruding beyond the facade



Light passes



Ground Floor



Level 2



Level 3



Section



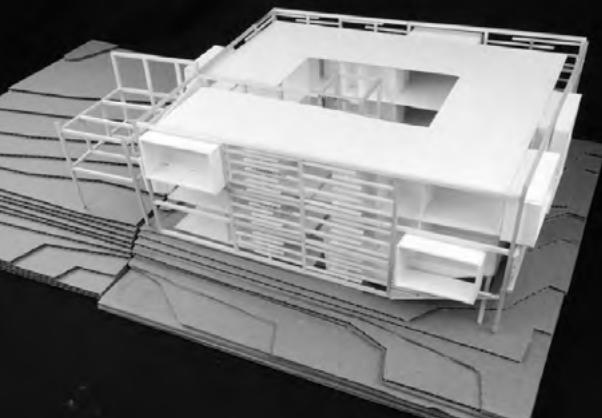
Perspectives



PUBLIC/PRIVATE CONNECTION

three-bedroom family units in a multifamily cluster are accessed through a protected inner courtyard that provides shared playspace

continuous interactive structure extends from the courtyard and wraps the exterior of the building to support continuous activity and common experience between public and private

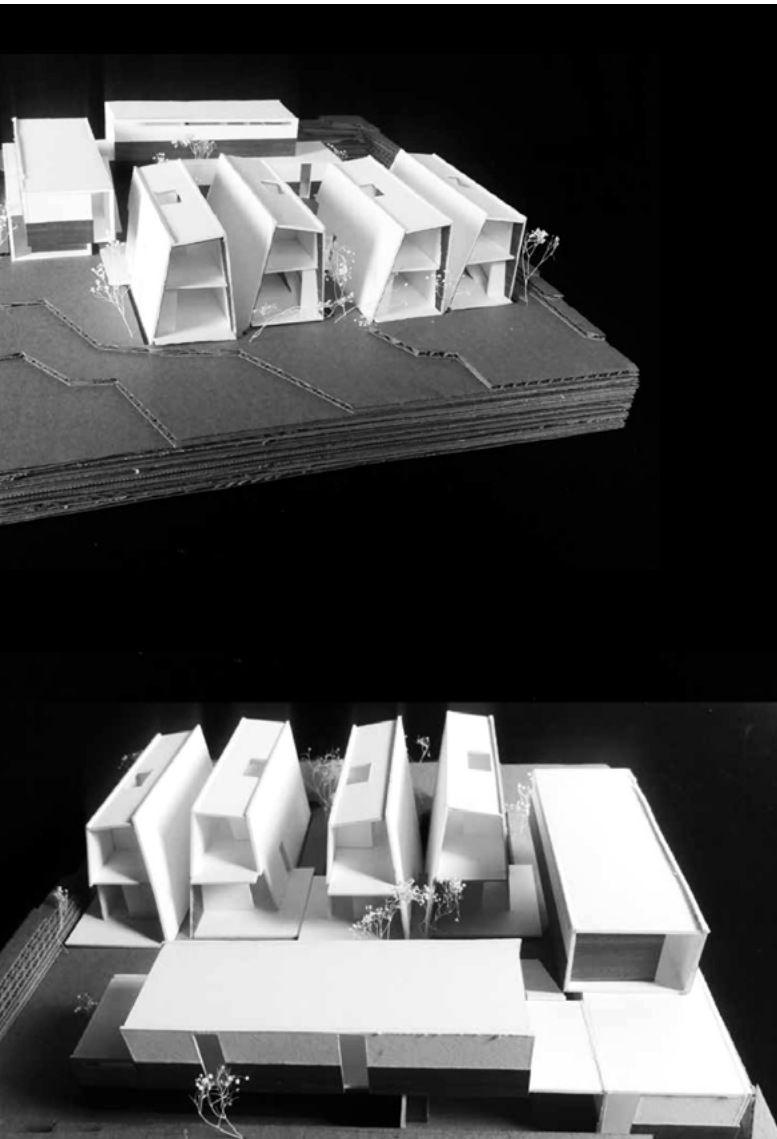


Exterior



FORMAL TRANSFORMATION

repurposed shipping containers provide a modular approach to a mixed unit-type compound that reinterprets the uniform streetscape into a series of undulating volumes that provide porosity to the street and lead to a shared semipublic outdoor space deep into the site



THE REVIVAL

ANDREW H. WOLFE

Total # units per block: 8
 Unit # density: 38 UNITS PER ACRE
 Ownership: OWN & RENT TO OWN
 Total # apartments: 4 | 700sqft
 Total # townhouses: 4 | 1400sqft

APARTMENT TYPE: APARTMENT HYBRID CONSTRUCTED FROM RECLAIMED SHIPPING CONTAINERS. EACH CONTAINER BECOMES A UNIT AND IS STACED TO MATCH THE HEIGHT OF THE UNITS ON THE BLOCK.
 THE REVIVAL AIMS TO BRING NEW LIFE TO TIVOLY AVENUE, A NEIGHBORHOOD WITH A BRIGHT PAST WITH A COMBINATION OF BOTH TOWNHOUSE AND APARTMENT TYPE PROVIDES TWO DISTINCT HOUSING EXPERIENCES. ADDING TO DIVERSITY THE ALLEY CONNECTION ON TIVOLY AVE. THE USE OF AIR IN THE CONNECTION OF THE APARTMENTS PROVIDES AN ALLEY CONNECTION FROM APARTMENT LEVELS TO THE STREET AND ASSEMBLY ON SITE. APARTMENTS ARE MODIFIED SHIPPING CONTAINERS WHICH ARE AFFORDABLE YET DURABLE LEADING TO LOW CONSTRUCTION COSTS & MAINTENANCE PROJECT.

Design Features:
 - COMMUNITY KIDS PLAYGROUND
 - SIGNATURE BRASS PANELS
 - SOLI PANELS - INSULATED WALLS OF THE ROOMS CREATED BY USE OF STRUCTURE INSULATED PANELS
 - APARTMENTS ARE RECLAIMED SHIPPING CONTAINERS.



PERMEABILITY

flow and movement permeate through the site of a village-like duplex housing configuration with individual entries and shared semipublic throughway



MISCELLANEOUS HOUSING

HOUSING TYPOLOGY: DENSITY VS DIVERSITY

AN ITERATIVE, INFORMAL DESIGN METHODOLOGY

total # units per block: 7
 unit # / density: 7 units per acre
 apartment type: (3) 2-bedroom, (4) 1-bedroom
 design features: Courtyard, roof terrace, touring center, etc.



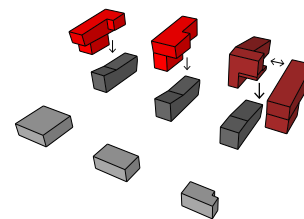
SITE AERIAL



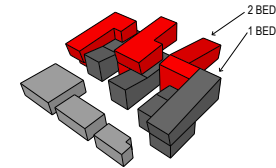
GROUND LEVEL SITE PLAN (1"=40')



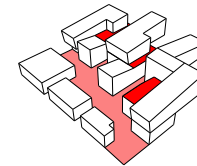
SECOND LEVEL PLAN (1"=40')



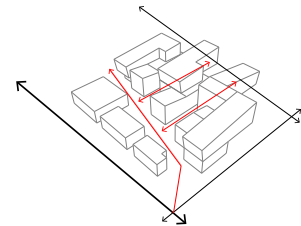
AGREGATION



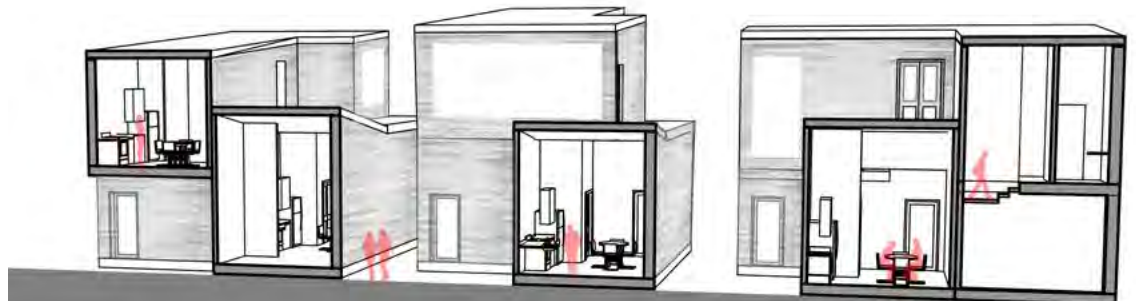
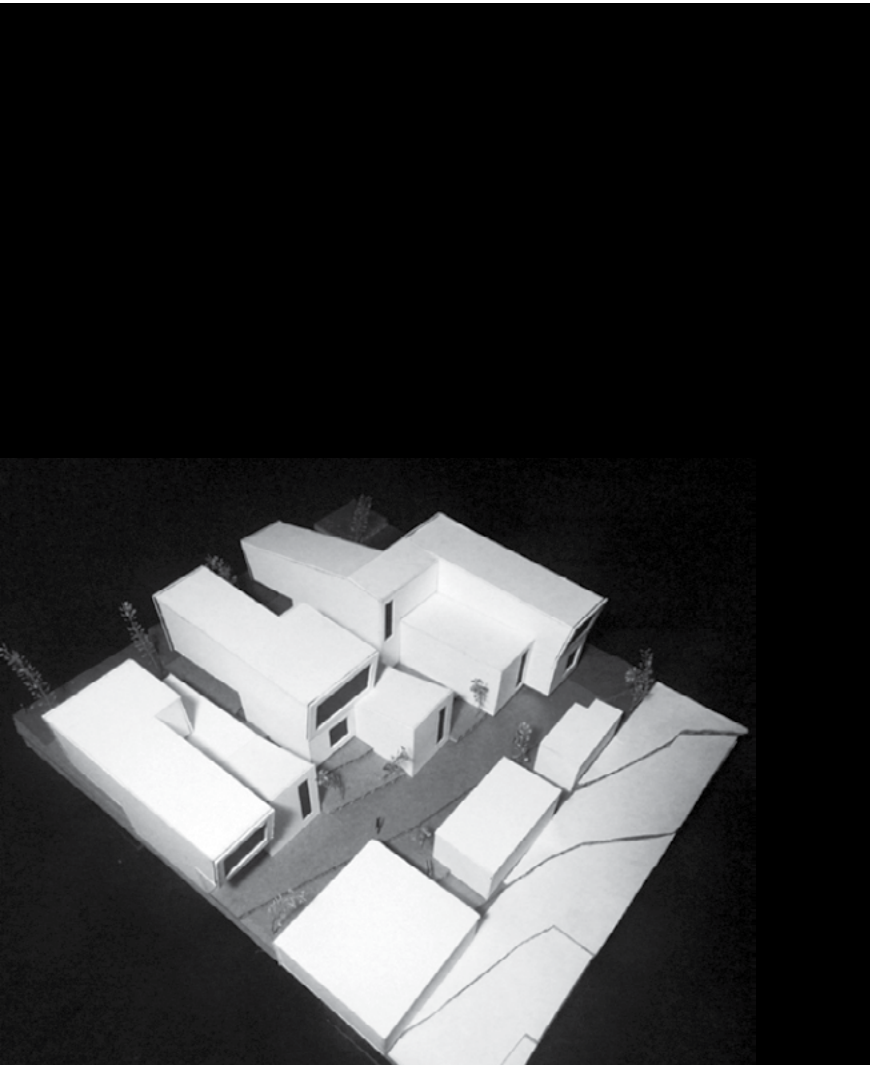
TYPOLGY

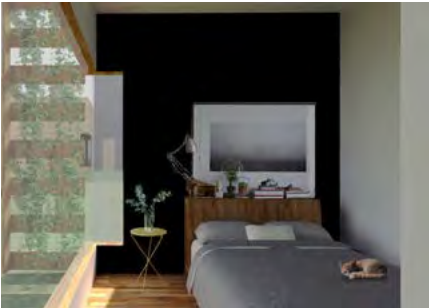


OPEN SPACE



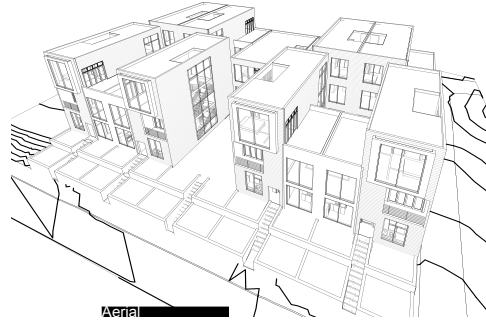
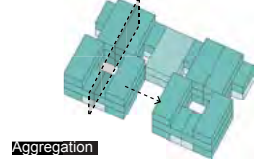
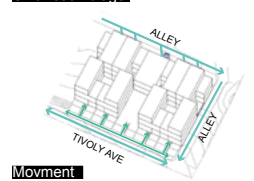
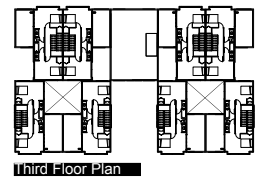
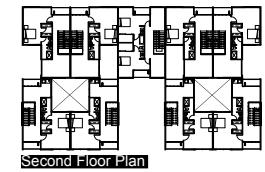
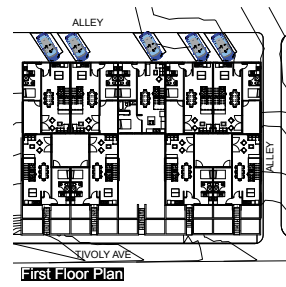
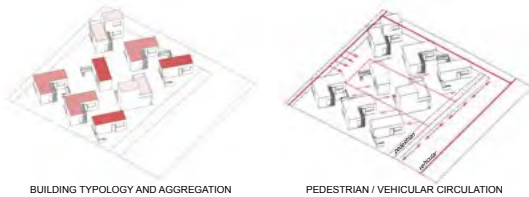
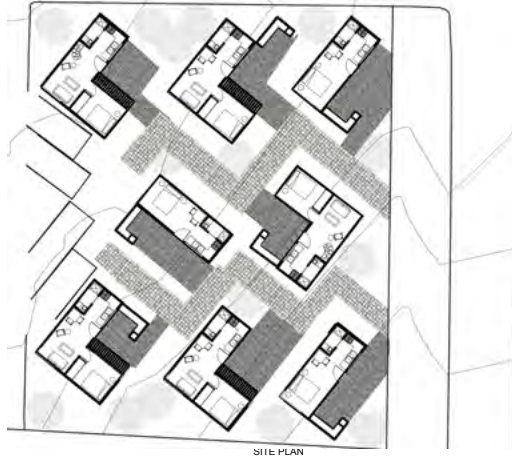
CIRCULATION





MODULAR MICRO DWELLINGS
URBAN HYBRIDS

LOT 3
number of units: 4
unit type:
(1) Studio Units
(2) Two Story / Live Work Units
with 11 x 12 ft
250 SF, 370 SF, 620 SF (respectively)



URBAN LANDSCAPE RECLAMATION

alternative reorganization of buildings allows for utilization of the entire site by bringing prominence to all edges and interstitial landscapes

BILLBOARD LOFTS

PROJECT DATA

Developer: [unreadable]
 Program: [unreadable]
 Design Team: [unreadable]
 Location: [unreadable]
 Year: [unreadable]
 Building Type: [unreadable]
 Building Size: [unreadable]

The Billboard Lofts features a new configuration of units designed by creating a 34-unit apartment and garage in a 4,800 square foot corner building in the University-City neighborhood. The building is a 12-story high-rise building with a modern design and a mix of unit types. The building is located in the University-City neighborhood, which is a vibrant and diverse community. The building is designed to be a landmark building in the neighborhood and to provide high-quality housing for the community.

PROJECT FEATURES

Main Organization
 The apartment building is designed to be a landmark building in the neighborhood and to provide high-quality housing for the community. The building is designed to be a landmark building in the neighborhood and to provide high-quality housing for the community.

Relation to Surroundings
 The building is designed to be a landmark building in the neighborhood and to provide high-quality housing for the community. The building is designed to be a landmark building in the neighborhood and to provide high-quality housing for the community.

Architectural Features
 The building is designed to be a landmark building in the neighborhood and to provide high-quality housing for the community. The building is designed to be a landmark building in the neighborhood and to provide high-quality housing for the community.

Interior Features
 The building is designed to be a landmark building in the neighborhood and to provide high-quality housing for the community. The building is designed to be a landmark building in the neighborhood and to provide high-quality housing for the community.

BILLBOARD LOFTS

PROJECT ANALYSIS

Aggregation

Massing

Building Typology

Unit and Site Aggregation

Building Usage

Public Spaces

ARCH 301: HOUSING STUDIO

SITE NO. 3

ROWHOUSE PROFORMA

LAND COST	\$	50	\$	614,400	\$	614,400
SITE AREA (SF)	12,298			SUBTOTAL		TOTAL
PROJECT AREA (SF)						24,000
ROWHOUSES - PREMIUM	2,400			12,000		
ROWHOUSES - STANDARD	2,400			12,000		
HARD COST				COST PER SF		\$ 3,120,000
CONSTRUCTION - PREMIUM				1,680,000		
CONSTRUCTION - STANDARD				1,440,000		
SOFT COST						655,200
PROFESSIONAL FEES				8%		249,600
FINANCING				10%		312,000
DEVELOPMENT EXPENSES				3%		93,600
TOTAL DEVELOPMENT COSTS				AVG COST PER SF		\$ 4,413,600
				153.90		
SALES				\$ PER SF		\$ 6,880,000
ROWHOUSES - PREMIUM				290		3,180,000
ROWHOUSES - STANDARD				255		2,700,000
MARKETING / SALES COMMISSION				6%		352,800
TOTAL REVENUE						\$ 5,627,200
PROFIT						\$ 1,113,600

APARTMENT PROFORMA

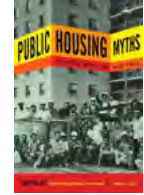
LAND COST	\$	50	\$	921,600	\$	921,600
SITE AREA (SF)	18,432			SUBTOTAL		TOTAL
PROJECT AREA (SF)						49,200
1 BEDROOM	700			18,800		
2 BEDROOM	1,000			18,000		
3 BEDROOM	1,200			14,400		
HALLWAYS + INTERIOR COMMON SPACES						8,974
PARKING + DECKS + PATIOS						8,100
HARD COST				COST PER SF		\$ 6,060,400
CONSTRUCTION - UNITS				100.00		4,920,000
CONSTRUCTION - HALLWAYS + INT. COMMON				100.00		397,400
CONSTRUCTION - PARKING / DECKS / PATIOS				30.00		243,000
SOFT COST						1,272,604
PROFESSIONAL FEES				8%		484,832
FINANCING				10%		600,040
DEVELOPMENT EXPENSES				3%		181,812
TOTAL DEVELOPMENT COSTS				AVG COST PER SF		\$ 8,320,958
				169.13		
RENT FOR 1 BEDROOM				RENTAL INCOME / MONTH		\$ 1,029,600
RENT FOR 2 BEDROOM				31,200		374,400
RENT FOR 3 BEDROOM				30,600		367,200
				24,000		288,000
BUILDING MANAGEMENT EXPENSES						
MARKETING / VACANCY COMMISSION				8%		82,368
MAINTENANCE / VACANCY				20%		205,920
FINANCING				6%		61,776
AVERAGE REVENUE / YEAR						\$ 679,536
TOTAL REVENUE				YEARS		\$ 8,933,968
PROFIT						\$ 613,010

Public Housing Myth

Myth Number 8: Public Housing is Only for Poor People: Chapter Summary

Up to now it is commonly presumed that public housing is built to shelter the underprivileged individuals of society; however, this has not been the case in or out of the United States. Foreign countries have shown that public housing can be used as a strategy to increase economic growth in nations that are becoming industrialized, meet needs not met by the private market, boost the construction industry and increase private savings. Singapore used the method of state-managed public housing to encourage homeownership, increase personal savings and gain significant positive and negative advantages of a higher living standard. They focused strictly on a flourishing public housing program and did not engage government insurance programs for private lenders or government-sponsored secondary mortgage market. Unlike the United States, the prime minister of Singapore, Lee Kuan Yew, strongly opposed hidden subsidy that would quietly back the private housing system. Lee developed a plan to mobilize private savings to be used to fund vast new public construction. Not unlike other countries, they used public housing as a temporary sanctuary that provided its users with the opportunity to upgrade their shelter when possible. The government aimed to increase homeownership by allowing Singaporeans to dedicate a portion of their savings to the purchase of a public housing flat as well as its ongoing functions as a health and retirement system. While providing shelter, public housing also bought unavoidable changes in lifestyle, family organization, labor distribution, and consumption. The state used the program to begin teaching former slum dwellers what household items they needed to purchase, how to properly locate households and how to live in a modern residence. Certain guidelines were set to define who could inhabit the units such as the maximum income for each family, what types of families were accepted into the units, and how many members could occupy the residence. All these factors not only helped increase the number of people inhabiting the public housing units but also caused changes in society such as releasing women from former home jobs and encouraging them to enter the workforce. This caused urbanization rates in Singapore to easily exceed those of its neighbors. The clearing of slums allowed for urban redevelopment and the construction of new public housing flats.

As a result, unemployment decreased and gross domestic product increased steadily. Over time the HBD created a variety of units with various prices that gave families the opportunity to upgrade their housing and open up their units for families with lower-income. By entering the semiprivate housing market, the HBD began making various deals and as a result providing housing that offered greater architectural variety. This encouraged homeowners to advance their housing scale as they became wealthier or even purchase units if they were not qualified to buy HDB units. By examining the use of public housing in Singapore, one can conclude that the United States needs to create a process that provides homebuyers with the opportunity to slowly and logically move up the housing ladder.



Source: Bloom, Nicholas Degen, Gregory Holcomb Limbani, Lawrence J. Vale, and Joseph Heathcott. "Myth 8: Public Housing is Only for Poor People." Public Housing Myths: Perception, Reality, and Social Policy. N.p., n.d. N. pag. Print.



supplemental activities:
CONTEMPORARY HOUSING EXAMPLES CASE STUDY & ANALYSIS
PHILADELPHIA LOW-RISE URBAN REDEVELOPMENT FIELD TRIP AND PROJECT TOURS
FINANCIAL PROFORMA ANALYSIS OF ROW HOUSE AND APARTMENT DEVELOPMENT
AFFORDABLE HOUSING READING AND DISCUSSION
DESIGN FORUMS WITH PROFESSIONALS, ACADEMICS, CITY OFFICIALS AND COMMUNITY MEMBERS

