



Compact Living & Affordability

An aerial architectural rendering of a city waterfront. The scene shows a dense urban grid of grey buildings along a blue body of water. A large, thick orange question mark is superimposed on the left side of the image. The waterfront area features a mix of building heights, green spaces, and a marina with several boats. A bridge is visible in the upper right, crossing the water. The overall style is a clean, modern architectural visualization.

What is innovative housing?

Innovative housing is...

SMALL UNIT



COMMON SPACES

Affordable
Lives w/ roommates in Allston

Affordable
Lives in a tiny basement studio

Affordable
Lives w/ roommates in Somerville



BRIAN
Age: 25
IT Specialist



KAREN
Age: 27
Interior Designer



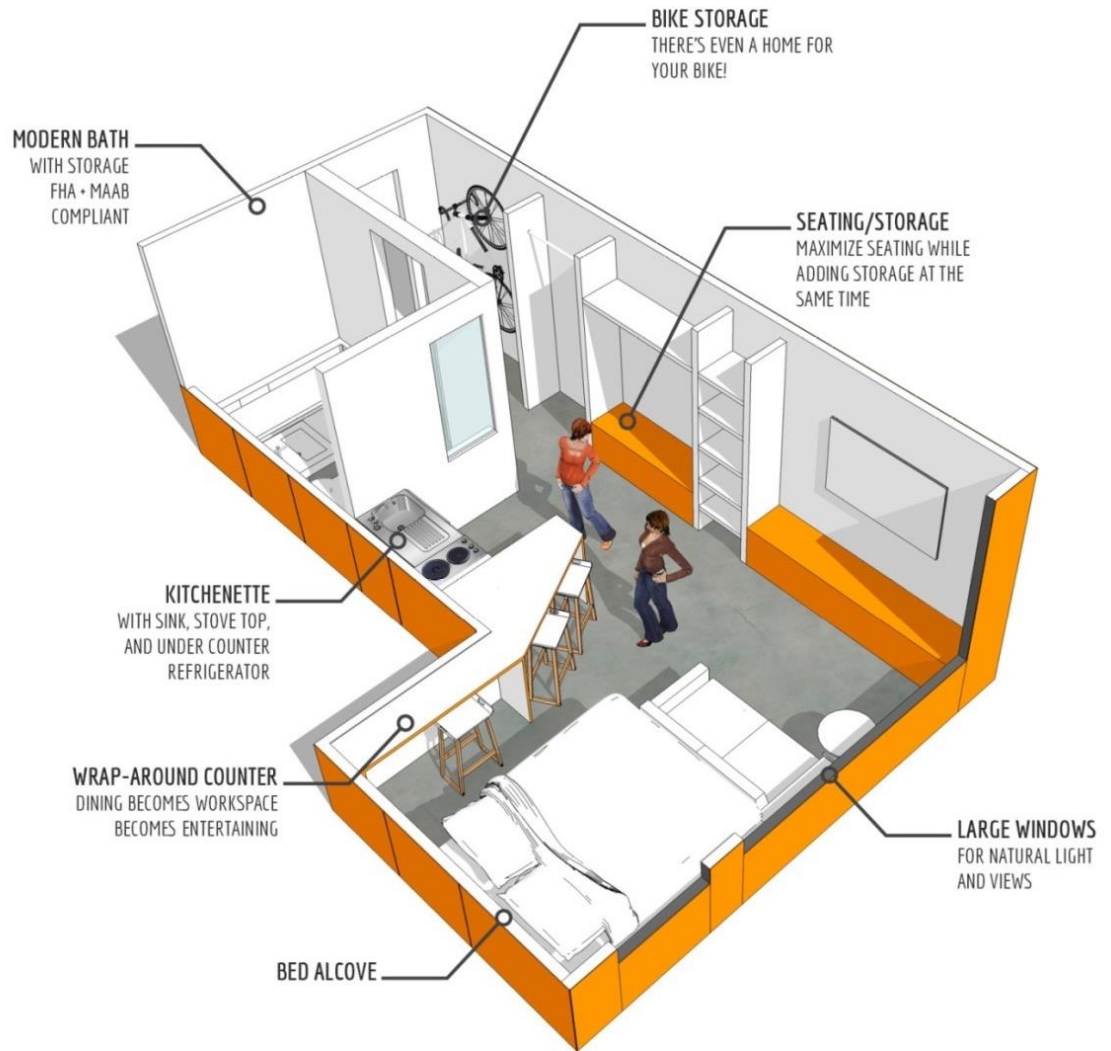
JUSTIN
Age: 29
Graphic Designer

Thought Leadership

WHAT'S  **?**
INNOVATION
in emerging URBAN LIVING ENVIRONMENTS



Mock Up



300sf



Mock Up

I'm divorced and can't afford to stay next to my kids

I had to move to Providence

My elderly mother is living with me

I travel a lot so I don't need a big place

PLEASE L
Nice!
Love the look!
Pawtucket
NICE W.C!
this is
bigger than
my apartment
Agree! ASK
Bathroom
have the
VERY N
NEED OVER
NIV / in AREA
I NEED MORE
neatly
I LOVE
I
all in



creatives

grads

undergrads

seniors

inno
workforce

divorcees

widowers

service
workers

We need smaller units for all
incomes!

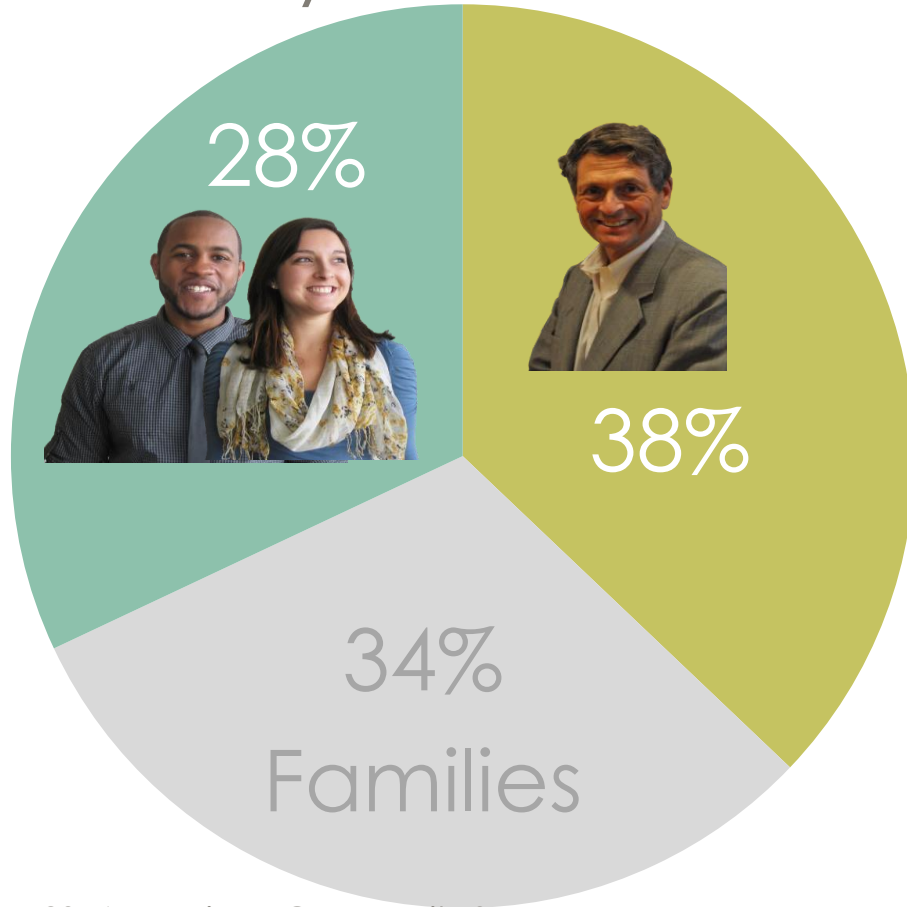
Research into household size

37.1%

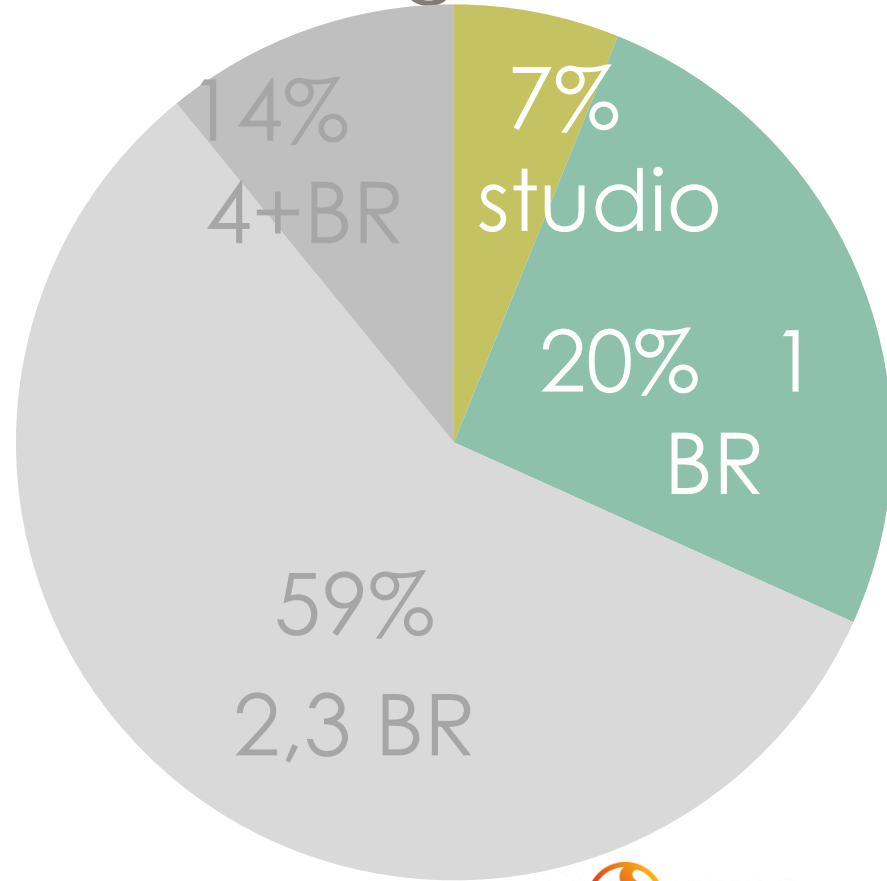


30.9%

Roxbury Households

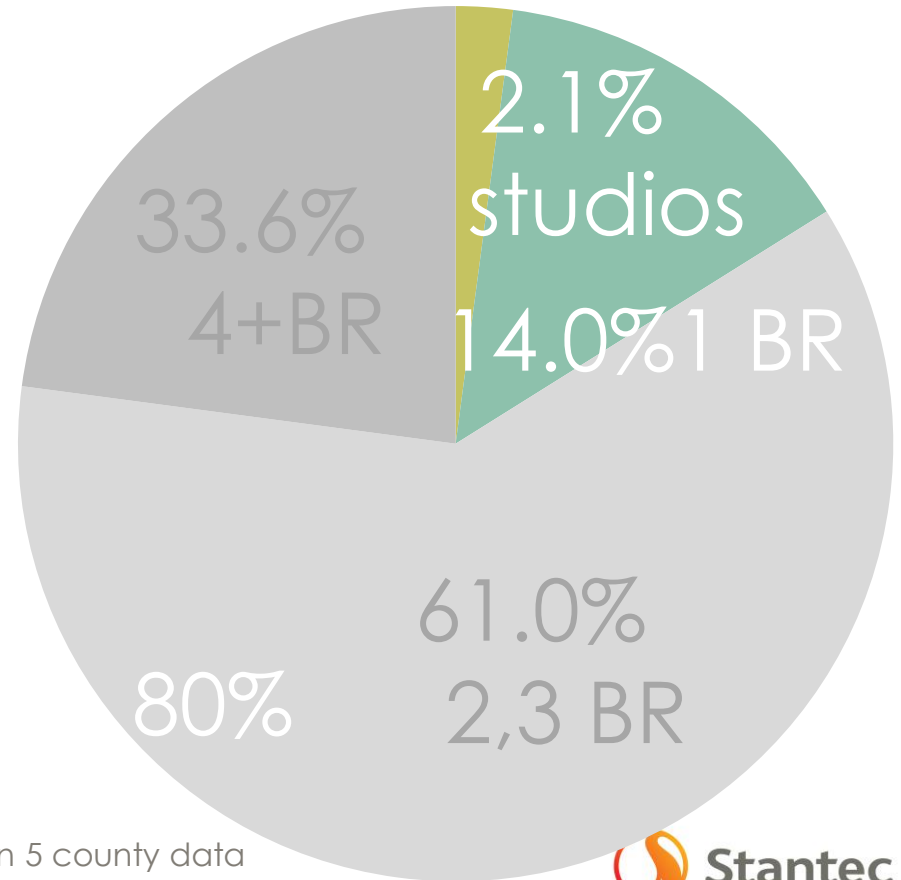


Housing Stock



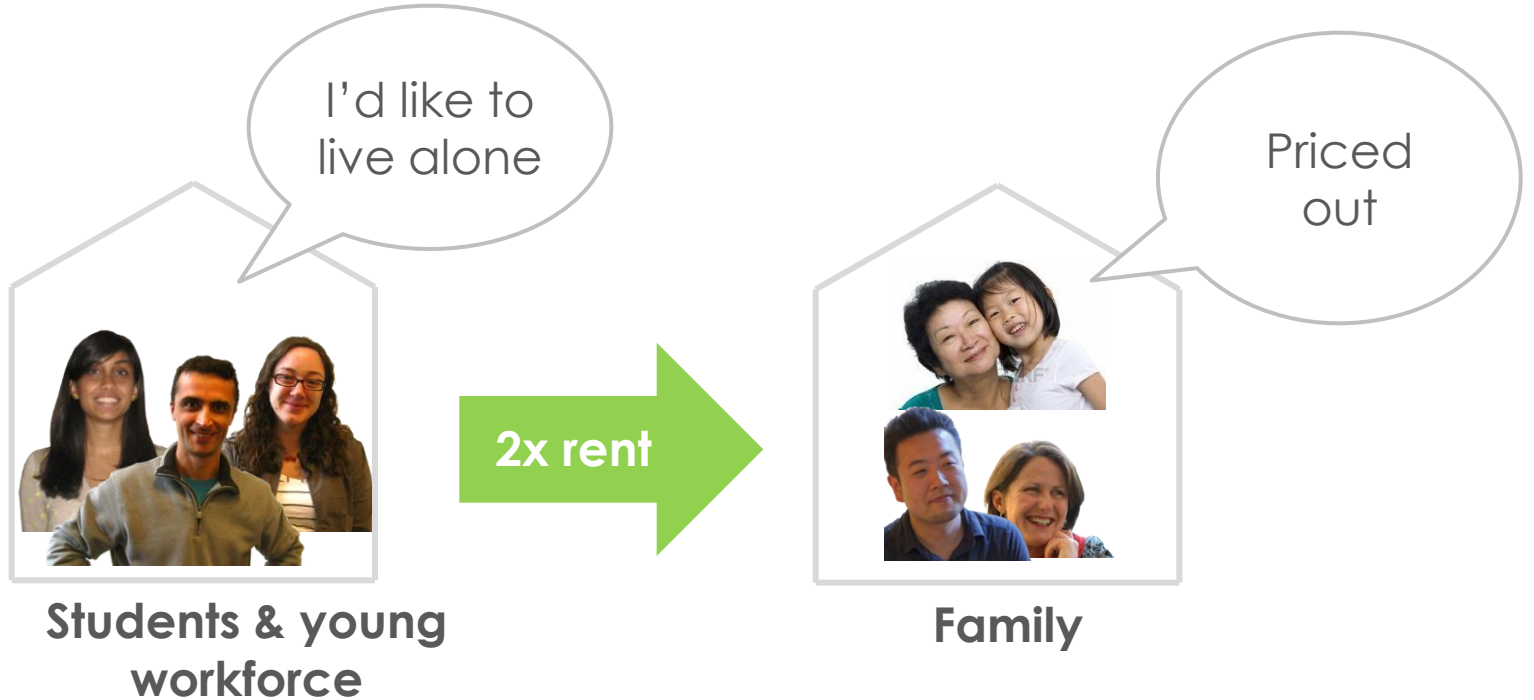
- 2014 American Community Survey
- 11,480 housing units total

Greater Boston Housing Stock



- 2007-2011 American Community Survey, Greater Boston 5 county data
- 1.4 million units total

Effects of small unit shortage



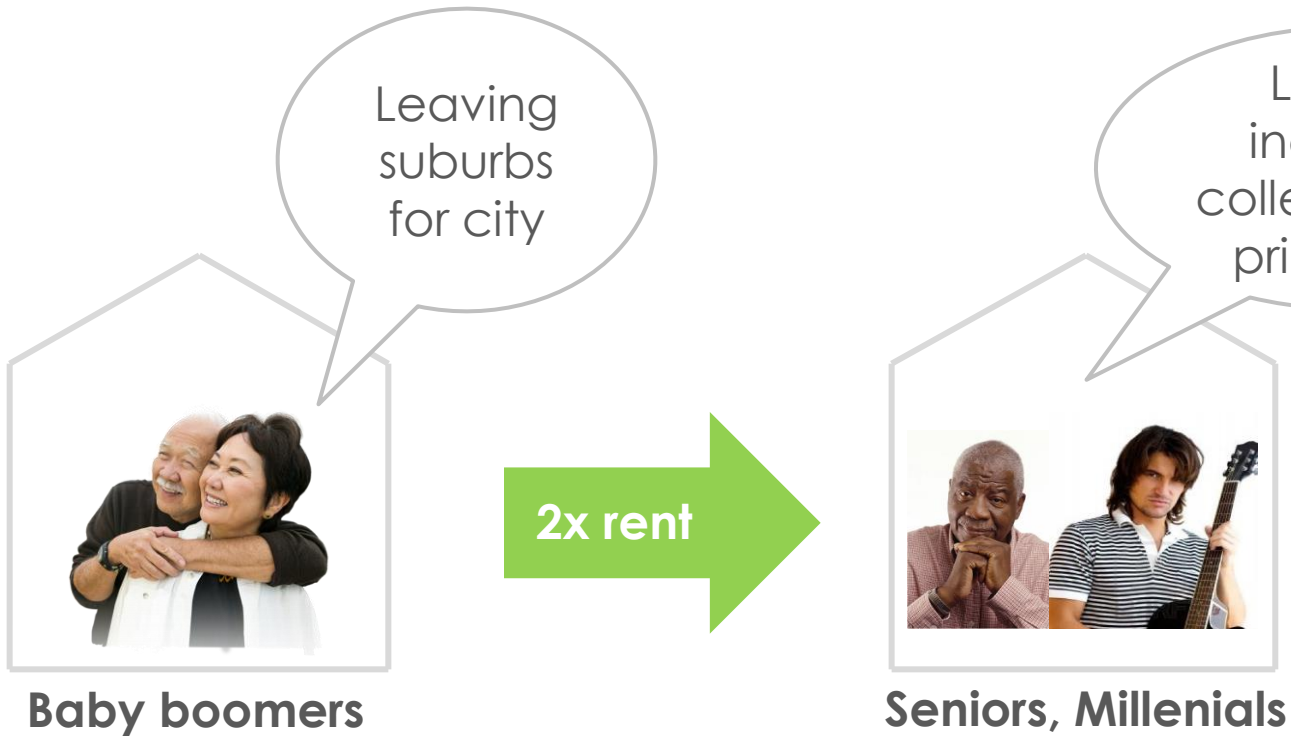
* 50% undergrads and 80% graduate students live in market-rate housing



Seniors



Family



We're
stuck now
too



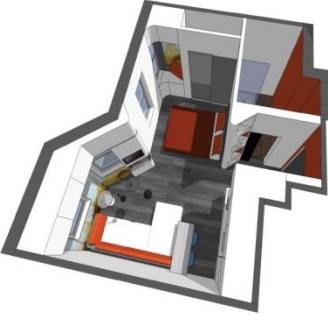
Baby boomers



**What can
architects do?**



Develop & Test Compact Living Prototypes



100% AFFORDABLE PILOT

16 Units
Shared Kitchen &
Lounge
No parking



206 West Broadway, South Boston





'One Room Mansion'

Nov, Dec, Jan
BSA Exhibit
Congress Street



Compact Unit



Housing Innovation Competition

Housing Innovation Competition

- DND land
 - Compact living for middle income renters
 - Developer/Architects apply
 - Goal is to build it as a pilot
-
- DND process includes neighborhood charrette