



CAPSTONE

Process Innovation: *Affordable Style Meets Modular Construction*

Presented by Andre L. Shambley



PROBLEM

As the market recovers from the housing collapse, housing affordability is increasingly a challenge in South Florida. Median home prices have increased 9 percent requiring 36.7 percent of average wages for a mortgage payment.

That puts owning a home out of reach for many working South Floridians.

OPPORTUNITY 360

- The Miami-Dade County market accounts for \$8 billion in troubled real estate that represents about 235 properties ranking it 3rd in the national market.
- Municipalities throughout South Florida have land bank a number of infill opportunity sites under their control or in the hands of community partners.
- Amending *Miami Dade County Infill Housing Guideline language* that restricts homes to code-approved site-built and doesn't allow modular construction could ultimately create a trend significantly increasing communities affordable housing inventory

**Homes becoming unaffordable in South Florida. (2016, May 27). Retrieved May 27, 2016, from <http://www.sun-sentinel.com/business/realestate/fl-homes-affordability-realtytrac-20160325-story.html>*

**South Florida Business Journal – January 2014 Real Capital Analytics Report*

**(Miami Dade County INFILL HOUSING PROGRAM GUIDELINES Section IV.1.C)*



Residential Single & Multifamily

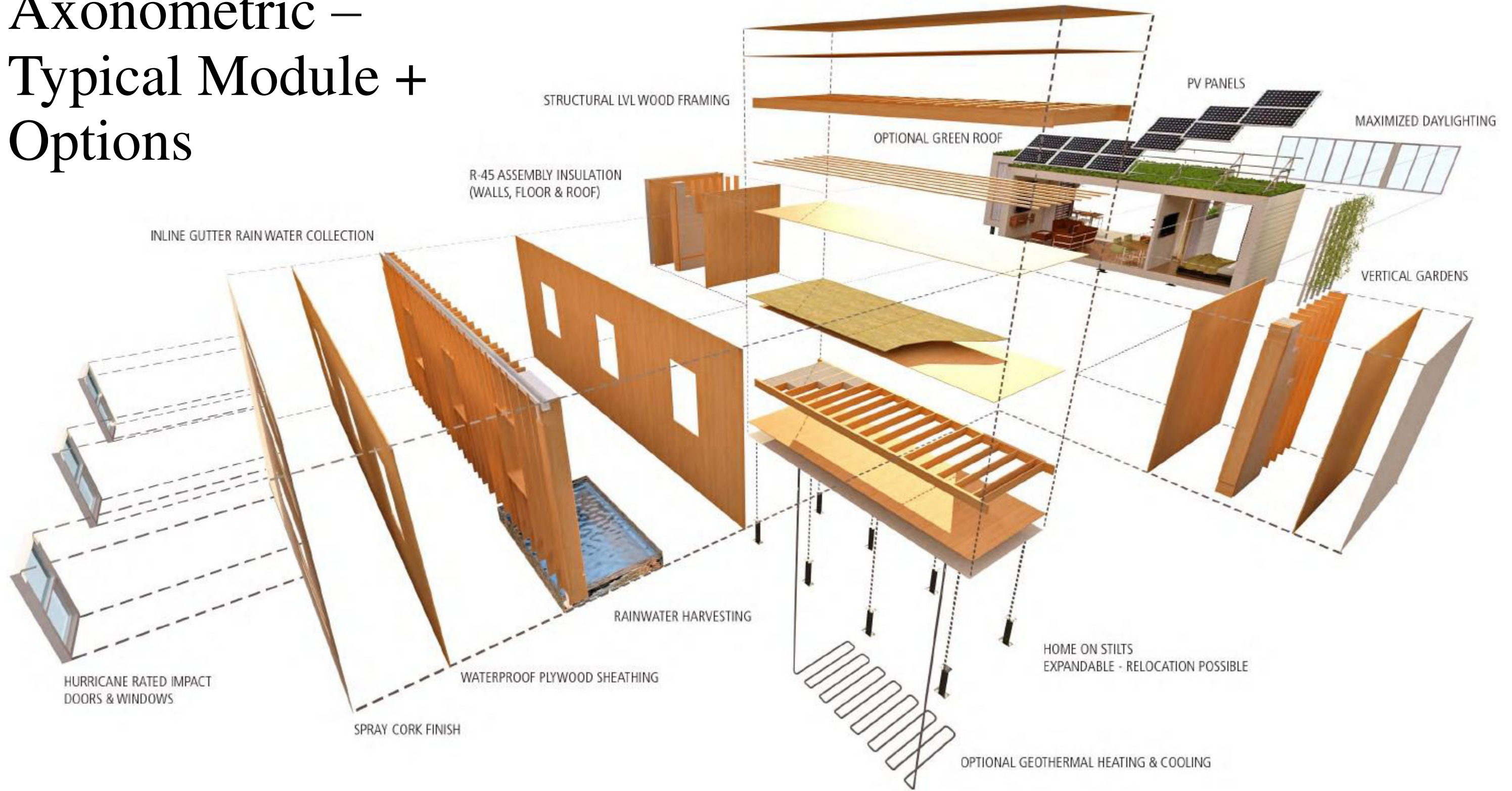
Mixed-use Income

SAVES TIME. Modular design can be built in little as 12 weeks

SAVES MONEY. Generally 30% less than traditional site built homes; also save on utility expenses due to installation of energy efficient systems and use of eco friendly materials

SUPERIOR QUALITY. Built in a closed environment, revolutionary technology & precision tooling allows exceeding building codes

Exploded Axonometric – Typical Module + Options



Inspiring Conscious Living. TASG creates cost efficient, safe, healthy and comfortable homes within well designed communities in a closed sustainable life cycle that contribute to the conception of a social immune system.

"Here's a thought for the future of housing. Reverse the system. Design and deliver homes & communities that replenish rather than deplete resources.."

-Michael Dickens

Locally Planted

We wish to empower local trades and industries by engaging and employing local products and services. We provide access to high tech solutions and training certification through the Florida TRAMCON Program offered *tuition free* by Miami Dade College to those willing to embrace the construction and assembly techniques engineers we work with have developed in order to involve local people and their trades. <http://www.mdc.edu/ce/tramcon/>

Dream and Discover

We provide a beautiful, safe, **NetZero home** that is within reach to all and promotes a circular economy. Imagine a home that can generate and conserve enough energy to power itself, charge your car and even give some back to the community. Imagine a home that grows in 15 year cycles and sequesters CO₂. Imagine a home that reduces your carbon footprint and gives you total control of your natural environment within your reach, just imagine...

Land Trust Approach

We are firm believers in developments that adapt the **Community Land Trust approach** (CLT's). TASG is constantly looking for partners and ambassadors to cultivate new opportunities where few or none have been feasible before.



Hurricane
Resistant



Flood
Resistant



Superior Seismic
Performance



Extreme Hot & Cold
Climate Resistant



2 bedroom, 2 bath + Optional Covered Porch.

2 bedroom, 2 bath model
Starting from the \$160s

- Fully fitted 1025 sq. ft. home
- Hurricane impact doors and windows
- R45 assembly insulation
- Central air
- Green roof optional
- Vertical garden optional
- Solar energy and water heating available
- Custom design packages available