



The Future of Dignified Design in Affordable Housing



Arturo J. Tablada
Housing Developer

"Carrfour develops, operates, and manages innovative housing communities for individuals and families in need through a unique approach combining affordable housing with comprehensive, on-site supportive services."



Liberty Square, 2018

The Issue

In the City of Miami, the design of affordable housing is not conducive to creating community, bridging socioeconomic gaps, and providing dignified homes for residents.

Findings

- Connected
- Mixed-Income
- Ethnic and Age Diversity
- Open and Sustainable
- Shared Community Spaces
- Vertical Layout
- Supportive Services
- Community Partners

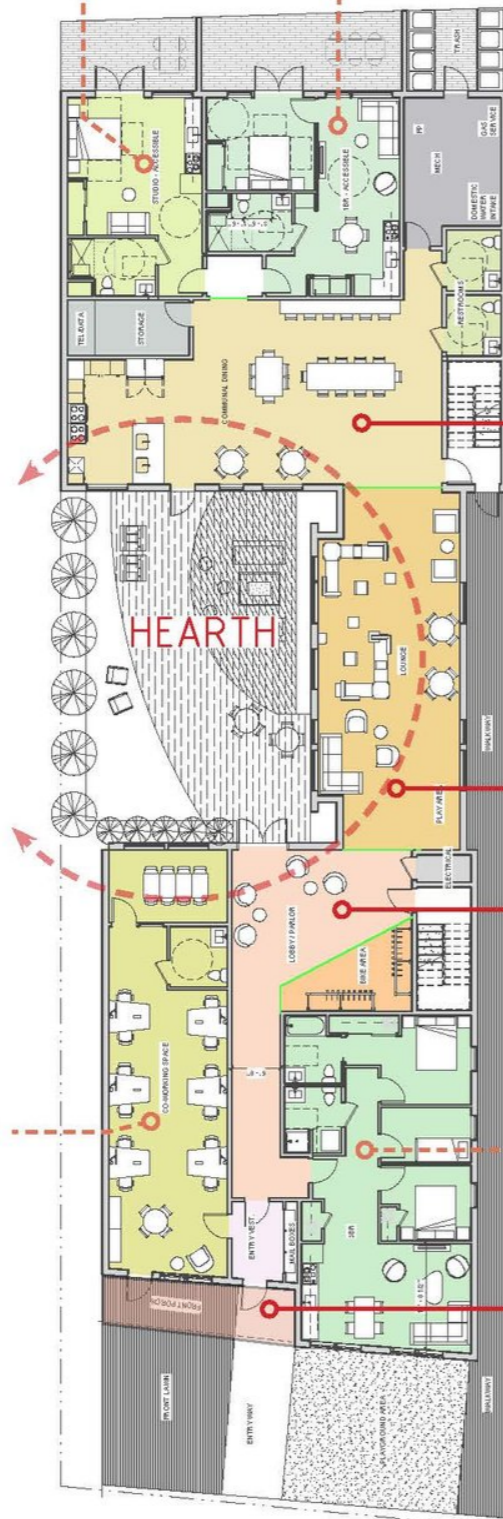


WORKS LIKE A TRIPLE DECKER

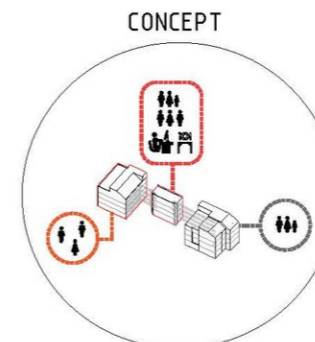
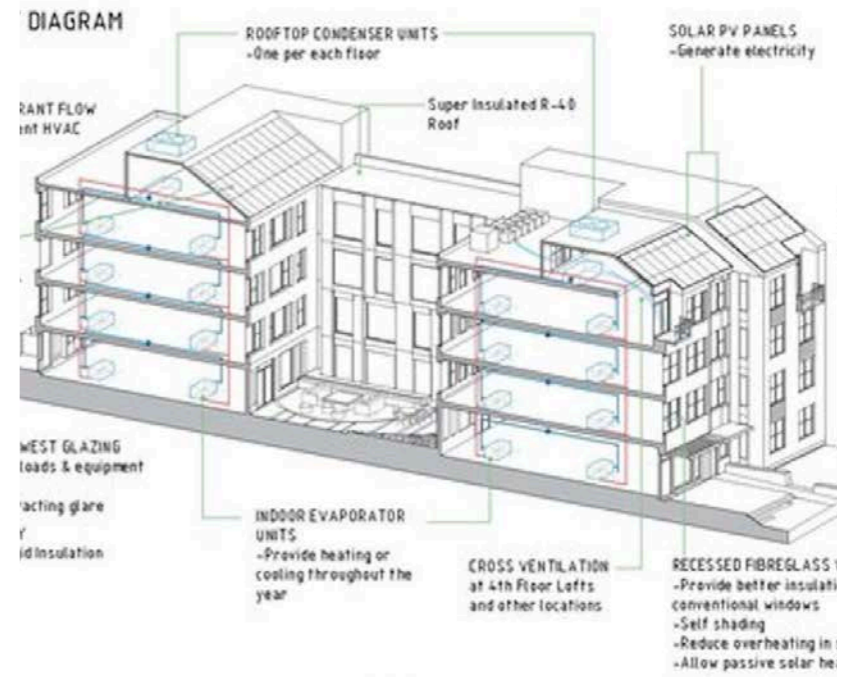
STUDIO - ACCESSIBLE UNIT
1BR - ACCESSIBLE UNIT

GROUND FLOOR LAYOUT

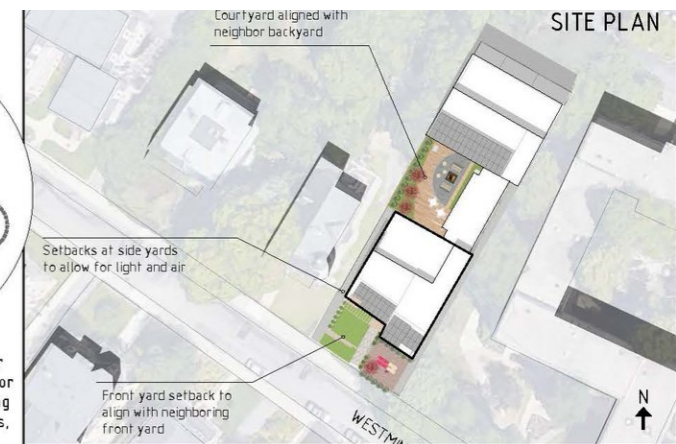
The triple decker was built in large numbers to provide work force housing during the population surge in the late 1800s and early 1900s in the New England area. Taking cues from the housing heritage of the triple decker, the ground floor layout is analogous to the traditional organization of the porch, parlor living room and dining room, typically found in a triple decker house.



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



The front half of the building has larger family units, and back half is designed for singles (or some couples). The connecting bridge is a social space including lounges, dining, laundry and storage rooms.



The Concept



Conscientious Design

Action Plan

- Incorporate community amenities in future designs
 - Utilize roof space, custom-tailor each building based on partners, and promote health through attractive stairwells and well-lit corridors
- Add more socioeconomic diversity and mixed income for future buildings
 - Foster growth through mentorship and community building
- Be the leader in climate proofing and energy efficiency



What Can You Do About It?



- City of Miami
 - Incentivize developers to build communities, not solely buildings
 - Grant funding to developers who partner with the most impactful community non-profit organizations and institutions
 - Utilize available land that is near mass transit/parks for cutting edge, affordable housing designs
- Developers
 - Design mixed-use, mixed-income developments with proven community building features
 - Every floor should have an amenity and every floor should have a mix of residents
 - Leverage the unique aspects of the property and get creative with activating spaces
 - Promote accessibility, resilience, active design, safety, and energy-efficiency

“Having a beautiful place to live creates a sense of pride and helps residents regain their stability and dignity.”

- Brenda Rosen, CEO, Breaking Ground



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Interested in Further Discussion?

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