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"RE-Homing": Sustaining housing first

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"RE-Homing" : Sustaining Housing First

by

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Dedication

This is for my family. For my mother, who meets me half way, for my father, who gave me the passion for building, for my brothers who keep me smiling, and for Jonathan who keeps me from working myself up over nothing, thank you all for believing in me.

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ABSTRACT

The problem of homelessness is an issue in every city of America. Increasingly there are more individuals and families that find themselves without a permanent residence due to varying factors. Traditionally, the approach to this crisis has been to shuffle from emergency shelters to transitional shelters towards temporary housing. However, this lengthy, regulated process prohibits a large portion of the homeless population from ever settling back into housing. It is also merely a stop gap for the issue and this process absorbs a large sum of resources in land, money and manpower. However, there is a new model emerging to solve this issue. The idea is to address housing first and follow up with services/counseling afterward.

"RE-Homing" is an exploration of how architecture can be used as a tool to facilitate such a housing first initiative that will not only make a place, but create a place of identity, a home they can sustain, for these individuals.

This idea of reintroducing the essence of home can make a housing first initiative viable and can prolong the assistance available for this population. Conventionally, once at capacity, a housing first site becomes a supportive apartment building. However, through combining the scattered site theory of housing first with the main facility idea, a single program can assist more individuals and continue the purpose once at capacity on site.

The problem of homelessness is an issue in every city of America. Increasingly there are more individuals and families who find themselves without a permanent residence due to varying factors. Without such a residence, it is extremely difficult to hold a job, care for oneself or others, provide a safe environment, or keep in contact with friends and family. An individual who is homeless has less access to preventive healthcare and regular nutrition, which usually allows preventable health concerns become serious health issues in the future. Additionally there is a shortage of shelters and emergency beds available to this population, limiting places this population may go to sleep, rest, or perform personal care activities. These available shelters are also merely stop gaps to the problem as they do not solve the issue of an individual's homelessness, but rather they temporarily relive it.

Traditionally, the approach to solving this issue has been a cycle of uprooting from emergency shelters to transitional shelters to temporary housing. However, this prohibits a large portion of the population from becoming stable and absorbs a large amount of resources in land,

money and manpower. There is a new model to solve this issue emerging. The idea is to address housing first and follow up with services/counseling afterward. However, there are issues that keep this model from excelling. Utilizing architecture as a tool to facilitate these Housing First initiatives, such issues can be mitigated and not only a sheltering place, but rather a home for these individuals can be created.

Home is "a place of self-expression, a vessel of memories, a refuge from the outside world, a cocoon where we can feel nurtured and let down our guard."[1] "Home as the materialization of identity does not fix identity, but anchors it physical being that creates continuity between past and present. Without such anchoring of ourselves in things, we are, literally, lost."[2] This refuge or anchor is currently un-available to the homeless, but through good

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[1] Kathleen A. Arnold, *Homelessness, Citizenship, and Identity: The Uncanniness of Late Modernity* (Albany: State University of New York Press), p. 57.
[2] Kathleen A. Arnold, *Homelessness, Citizenship, and Identity: The Uncanniness of Late Modernity* (Albany: State University of New York Press), p. 58.

Cottage House, S.E. Gross Chicago, 1880's Figure-1
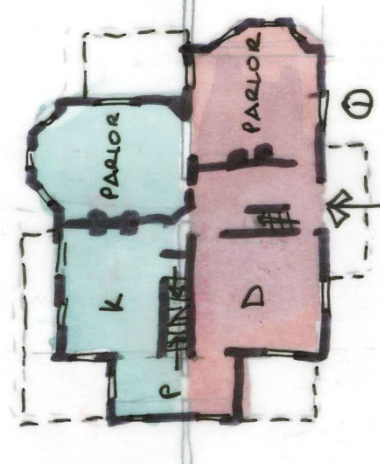
Stowe House, 1871 Figure-2

2

design, utilizing Housing First models, it can be reintegrated. For example, such programs in Portland, Oregon ended chronic homelessness for 820 people versus the traditional shelter programs, which did not create a place of solace, or end any instances of homelessness.[3] This new approach has given 820 individuals, who had been failed by the traditional shelter strategies, a place to anchor their lives and have a place of self-expression or home.

Currently, American single family home types are where American Families identify their "self". According to Kathleen Arnold's book, *Homelessness, Citizenship, and Identity: The Uncanniness of Late Modernity*, "personal space…helps to conceive of home beyond biological needs. …When a home is relatively stable, it can represent self-identity while homelessness entails a loss of … an individual's identity."[4] The ideal home therefore must have some essence that allows for it to become a place of self-identity. "It allows people a relative degree of freedom even if it is only the freedom to shower, sleep, or have sex

[3] Street Roots, *Cost comparison of shelter, rent assistance and supportive housing in Portland* , May 16, 2008, http://www.streetroots.org/past_issues/2008/05_02/sidebar_cost_comp arison.shtml (April 22, 2009).

[4] Kathleen A. Arnold, *Homelessness, Citizenship, and Identity: The Uncanniness of Late Modernity* (Albany: State University of New York Press), p. 12.

in privacy…that is no longer possible when homeless."[5] Therefore, the essence of home is tied to privacy.

Looking at traditional American homes, there is a historical perspective of spatial needs of families for the creation of home. However, it is important to distinguish between the house and the home. The understanding of home lies in the reasoning for space and how it is used rather than the configuration of the house itself. For instance, in the Victorian era, large middle-class houses were designed with the idea of adaptability. They could accommodate a wide range of needs which large families of the time would come across regularly during a generation. Some of those situations are a newly married couple, the need for borders for income, or elderly family members.[6]

Such adaptability is no longer as important in American society. Instead, the home has become more a balance of public and private spaces. This is illustrated by 1880's to modern homes. For example the Cottage House by S.E. Gross in Chicago has a simplistic organization that clearly shows the public and private delineation. Directly off the front entrance is a semi-public living space, utilized for entertaining guests or family time, and it into the semi-

private kitchen. The private spaces, the bedrooms, are closed off unto themselves. This economical response clearly shows the public/private relationship within a home and, Harriet Beecher Stowe's house reiterates it on a different scale. The main entry branches off to a public parlor and formal dining area. These spaces are the public or semi-public spaces for entertaining. There is a division spatially between theses spaces and the semi-private or family spaces of the family parlor and kitchen. The bedrooms are again closed off and are raised to the second level to afford them additional privacy.

This division of public to private spaces within a home continues to modern houses, and can be seen in the Claudia Bruckner House by Hans Peter Lang. The main circulation is in the central space, containing the dining

House,
; 2001

[5] Kathleen A. Arnold, *Homelessness, Citizenship, and Identity: The Uncanniness of Late Modernity* (Albany: State University of New York Press), p. 60.
[6] Clifford Edward Clark, Jr., *The American Family Home, 1800-1960*, (Chapel Hill, The University of North Carolina Press), p. 62.
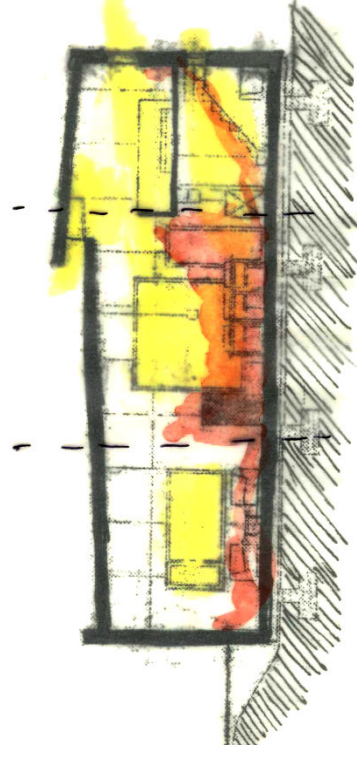
room. Off this semi-public space is the semi-private living area and the path to the private bed room and bath. This tri-partite delineation of space is essential to the scale and creation of home. It gives delineation and allows each space to have its own character. Combining such spaces would compromise the delicate balance of public to private that is found within a home, prohibiting the embodiment of "self".

It is this balance of public/private that is a tangible marker for the essence of home. However, traditionally shelters, not houses, are seen as a type of home for this population. Yet, these institutions are severely temporary and there are inherent restraints that keep such institutions from becoming a true home.

Traditional shelter models have three stages. The emergency shelter is stage one, and is extremely temporary with the longest stay averaging about a week. Each shelter has different regulations, like this example, found in a listing for a shelter in Ohio, "Volunteers of America—Walton Rd. 22 beds for single men. Must leave during the day curfew in the evening to get a bed. If you leave you cannot return for 90 days."[7] This idea of providing just barely enough, such as maybe a mat to sleep on, does not solve the issue of homelessness. Rather, the homeless

individual is pressured to assimilate in order to continue help from the shelter. Another example found in St. Herman's in Ohio, exhibits this through listing their support as a "Private shelter with no government involvement [but, one] must pray to stay."[8] Since the majority of these types of shelters are faith based groups, such as the Salvation Army or local churches, there is a punitive response to solve moral or social issues that caused the individual to become homeless.[9] Therefore, in order to receive assistance from this type of shelter, these homeless individuals must pay for it with their dignity, pride, or faith.

Transitional shelters and transitional housing are respectively the second and third stages of the traditional approach and are also be considered by society at large to be acceptable homes for this population, even if such institutions have time limitations. At least in these stages there is a dedicated place for the individual to exist. However, strict rules and requirements, such as curfew and alcohol limitations, limit freedoms and hold a certain

7 The Northeast Ohio Coalition for the Homeless, "Shelters and Emergency Services for Homeless People," May 24, 2006, http://www.neoch.org/shelters_and_emergency.htm (April 22, 2009).

8 The Northeast Ohio Coalition for the Homeless, "Shelters and Emergency Services for Homeless People," May 24, 2006, http://www.neoch.org/shelters_and_emergency.htm (April 22, 2009).
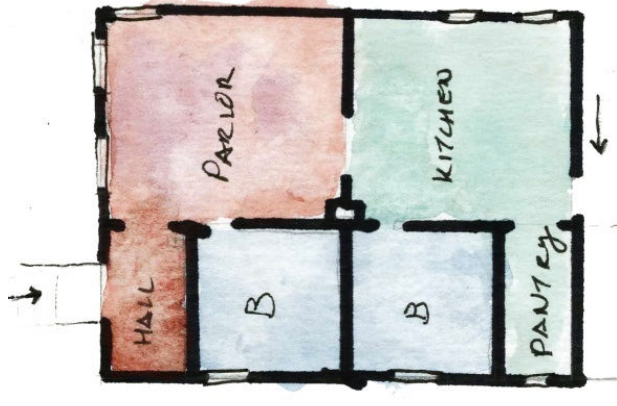9 Kathleen A. Arnold, *Homelessness, Citizenship, and Identity: The Uncanniness of Late Modernity* (Albany: State University of New York Press), p. 13.

percentage of people from exiting these systems into a more stable-permanent place or home.[10]

"Temporary shelters such as fiberglass domes, tent cities and even cubicle or cage hotels do not fit the definition of relative stability,"[11] which, as stated, is the basis of home.[12] Instead they barely provide a continuation of living to an individual. This is not a solution to the larger issue.

Housing First models though are a solution to homelessness for many. Housing First is a strategy, explored by Sam Tsemberis, that is designed to solve the immediate problem of homelessness, and then provide services to address the issues that may have caused the homelessness. This is the basis of Abraham Maslow's hierarchy theory of needs. If the basic necessities of life are not met, then individuals will not be able to achieve "self-actualization." The individuals who do not meet the basic requirements of life are, "primarily concerned with survival: obtaining adequate food, clothing, shelter, and

seeking justice from the dominant societal groups."[13] This demonstrates precisely how the homeless is perceived. But, once these basic needs are met, individuals have an anchor and can attempt to deal with personal issues. However, in Housing First, there is no contingency based on the use of services. The potential user only has to agree to a general lease agreement, and the services are provided for the individual to utilize at their discretion.[14] This model

Self-actualization	morality, creativity, sponaneity, problem solving, lack of prejudice, acceptance of fact
Esteem	self-esteem, confidence, achievment, respect
Love/Belonging	friendship, family, sexual intimacy
Safety	security of; body, employment, family, resources, morality, heatlh, property
Physiological	breathing, food, sex, sleep, water, homeostasis

Maslow's Hierarchy of Needs : Figure 4

[10] Kathleen A. Arnold, *Homelessness, Citizenship, and Identity: The Uncanniness of Late Modernity* (Albany: State University of New York Press), p. 70.
[11] Kathleen A. Arnold, *Homelessness, Citizenship, and Identity: The Uncanniness of Late Modernity* (Albany: State University of New York Press), p. 11.
[12] Diane Nilan, "Cubicle Solution—WWJD?" February 7, 2008, http://invisible-homeless-kids.blogspot.com/2008/02/cubicle-solution-wwjd.html (April 6, 2009).

[13] Wikipedia, "Maslow's Hierarchy of Needs," http://en.wikipedia.org/wiki/Maslow's_hierarchy_of_needs (April 22, 2009).
[14] National Alliance to End Homelessness, "Housing First for Individuals and Families," November 27, 2006, http://www.endhomelessness.org/content/article/detail/1423/ (April 22, 2009).

provides a relative degree of autonomy which, according to Arnold, home should facilitate.[15] Housing First succeeds somewhat from this, but mainly the success is from the individuals themselves. This program is just a tool for the individual. They have to want to make a change, and many homeless do want to have a stable life.

The Housing First strategy has been shown to work well for two main types of homeless groups, the homeless family and the chronic homeless individual.[16] These two groups differ entirely on their needs, but the strategy of providing a place first and services as follow-up works for both categories better than traditional shelter strategies. For example, in a scatter-site program, the homeless family stays together while, through providing a home in the community with support services, the focus is shifted back to solving the original issues that caused the homelessness. The traditional method would try to resolve the issues without providing a safe environment to do so.

The chronic homeless individual, defined by H.U.D. as "repeated homelessness of a person with a disability," is

usually a veteran of the system.[17] The traditional shelter systems have failed to help them, and chronic homelessness, in housing first strategies, is addressed through main site facilities. These programs give the individual a home in a facility that can support their specific needs, such as fragile health, psychological assistance, or controlled social contact. This demographic of the chronic homeless is around ten percent of the population of homeless. However, in traditional models, they can consume upwards of fifty percent of the resources, and once the housing first facility reaches capacity, the further assistance to the homeless population is minimal.[18]

Yet, through combining the scatter-site and the main-facility programs, a more sustainable project is born. The main-site facility gains an ally in that the scatter-site portion can assist individuals who are ready to move on to a different more established community. This would not only provide a supportive exit strategy to individuals ready to move on, but would also free units in the main-site for the next chronic homeless. Therefore, the main-site would
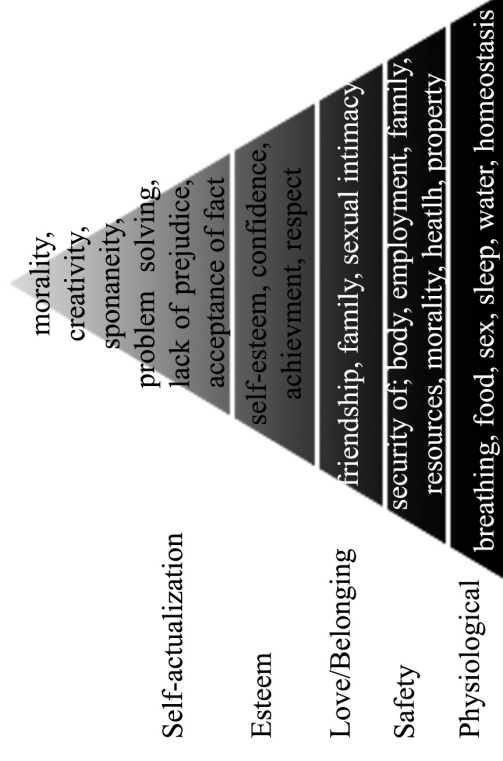
[15] Kathleen A. Arnold, *Homelessness, Citizenship, and Identity: The Uncanniness of Late Modernity* (Albany: State University of New York Press), p. 60.
[16] National Alliance to End Homelessness, "Housing First for Individuals and Families," November 27, 2006, http://www.endhomelessness.org/content/article/detail/1423/ (April 22, 2009).

[17] National Alliance to End Homelessness, "Chronic Homelessness," March 2007, http://www.endhomelessness.org/section/policy/focusareas/chronic (April 22, 2009).
[18] National Alliance to End Homelessness, "Fact Checker: Chronic Homelessness," April 24, 2007, http://www.endhomelessness.org/content/article/detail/1623 (April 22, 2009).

continue to help individuals with homelessness even once they have reached capacity.

The scatter-site facility would benefit as well. They would have a fixed headquarters with facilities for the interviews necessary to set up scatter-site matches. The main-site would also be a visual proof of the process which would lend credence and weight to the project, because the project has foothold in the community and therefore more influence and presence than one that does not.

FIRST FLOOR

EXISTING STRUCTURE

SECOND FLOOR

OPEN TO COURTYARD

EXISTING STRUCTURE THIRD FLOOR

OPEN TO COURTYARD

icy Diagram:

Even though Housing First models provide 'housing,' generally, it is accepted that it is providing home. The scatter-site approach does provide a home as it integrates family planning in the preliminary stages. Once a plan is created a single family home is often found for these individuals to accommodate needs spelled out in a plan, financially, culturally and socially. The main facility approach of housing first has a more difficult task of creating home as it is group housing and must incorporate on-site services and remain within an often times too small budget. This generally leads to institutional spaces, as they can be cheaply built with the maximum of units. Such institutionalization is exhibited in the Joan Kroc Center in San Diego and in the H.E.L.P. 1 project in New York. While not housing first projects, these transitional shelters incorporate offices and services as the transition from the surrounding community. Two levels of double loaded corridors above create a courtyard, but the bulky facilities seem to dominate their neighborhoods. Both of these shelters appear to be huge faceless institutions, not a home or even based on the idea of home. While the Joan Kroc

ire 6

gure 7

Center only accommodates around a quarter of the population found in H.E.L.P. 1, they both seem largely out of scale and it is this presence that is difficult to imagine as a home.

1811 Eastlake, is a housing first project. It houses 51 single units and 26 cubicles, which is only slightly less than the Joan Kroc Center's 85 family capacity. However, the surrounding context of the Eastlake project is more accurate for this housing project, camouflaging it rather than revealing it as a monster facility. The cubicle shelter system on the first floor is designed for individuals who need constant monitoring due to health concerns. However, historically, cubicle shelters do not work because of the lack of private space. It is not a home, as it is not your space, and it is not private or secure just to one individual. These cubicles are set up in groups of six and have a bare illusion of privacy as they have no door but rather a partially enclosed space.

Balancing and utilization of public space against private spaces, is important to this population. Because, as in traditional shelters, private space comes at a premium.[19]

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[19] The traditional shelter system is based on the premise of supervision and basic necessities. This can be best seen in the 'cubicle style' of shelters. In such a style, one homeless woman is described as "dealing with her kids' most basic needs in a sterile, impersonal environment; waiting until it's time to eat whatever the volunteers have prepared for dinner; and waiting until it quiets down so her kids can be put to bed. Most of the facilities have no showers/tubs, so bathing needs to be done at the day center in between work and taking a series of busses to get her children to/from childcare in time to catch the van to the shelter site….Yes, it's well-intentioned assistance, but it's assistance that comes at a price--human dignity and respect." Courtesy of http://invisible-homeless-kids.blogspot.com/2008/02/cubicle-solution-wwjd.html, Posted February 7, 2008.
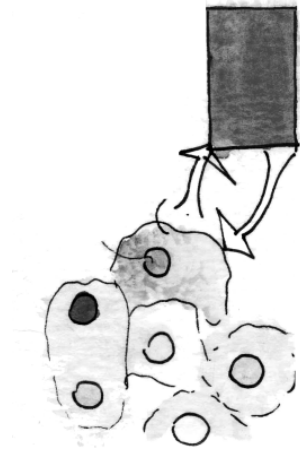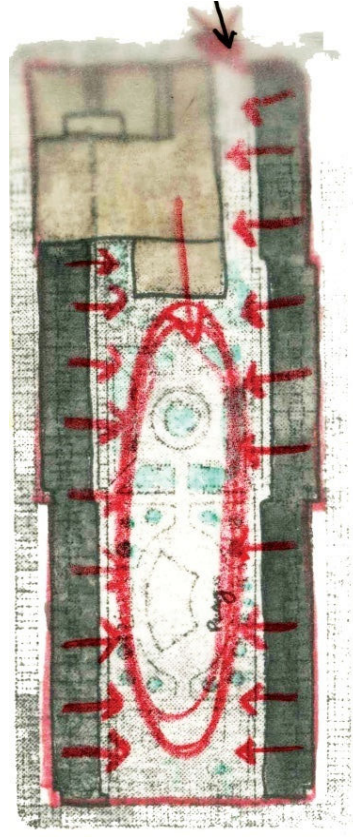
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Cubicle Shelter: Figure 8

Evangel Hall, Privacy Diagram: Figure 9

The idea of Housing First initiatives is to create a home which includes a place to be alone or a place of self. However, public spaces are needed for this demographic so that as the population achieves a home they do not feel trapped or cut off from their peers.[20] This feeling stems from the length of time these chronic homeless individuals have been living in various types of public space, transforming them into the comfort zone for this population.[21] Therefore, several different scales of living spaces must be incorporated to facilitate this need for people and space. Traditional shelters incorporate either an interior courtyard, such as found in the Joan Croc Center and H.E.L.P. 1, or porches, which can be found in the Evangel Hall study and 1811 Eastlake. These exterior moves are weak attempts to contribute to public space. The courtyards have a heavily monitored and stage like feeling while the porches are traditionally used for smokers, rendering it unappetizing for the other residents.

The interior public spaces within such facilities are just as weak. They are designed around the television and

are often inadequate spatially for the capacity they are to serve. For instance, 1811 Eastlake has one television lounge on each residential floor. This lounge has seating for five people when full, but the floor capacity is seventeen. Granted the room is not always in use, but at peak times or normal congregational times, the television lounge could not possibly accommodate enough individuals to create a sociable atmosphere for the floor capacity. The only other space, within this structure for a gathering is the dining hall, on the first level, and this space feels more institutional than social.

Evangel Hall is a single room occupancy in Toronto. It is slightly different than the previously discussed shelters in that it is designed for a longer term of residency. There are also more community spaces, such as a teaching kitchen.

The first level includes a retail space, which is currently undergoing remodeling into a dental clinic. This project is important to note because of two main attributes. One, it blends in visually with the surrounding community. The three-part façade provides a street level, a mid range and a background that give depth and character to the building belying any institutional use.

The second important aspect is the private entrance for residents. This allows the residents an additional form of privacy and ownership. They are not forced to pass through the clinic, as if they were under surveillance, but rather it gives the individual control over their access.

Overall, balancing public and private spaces tend to be where shelters fail. The projects become monsters, an institutional entity, which prohibits the space from becoming a home. Therefore, to achieve success, several scales of living spaces, gathering spaces, private quarters and separate entrances are key such a facility.

The Program

The program for a Housing First main facility consists of four to five categories. These categories are defined as residential units, office space, public living space, mechanical space and clinic or retail space. The retail space and the clinic space vary case to case and depend on the population and context to inform those decisions. The ratio or scale of these categories determines if a facility can be considered a home rather than a shelter.

The most important spaces to such a project are the residential units. They should feel like apartment homes, but cutting program in these units would be disastrous by creating a clinical or institutional space. According to Arnold, "Having a space is absolutely crucial to protect oneself, for self-development and interactions with others, and to mediate between one's private life and public or civil activities."[22] Yet, this population has an opportunity to minimize square footage of this private space due to the lack of useless items the everyday person has when they

Program Residential Units Two Types: Table 1

Quantity	Description	Capacity	SFT/	TSFT
18	Type A Units 17x22x10	1/unit	374	6732
18	Type A Loft Units 17x22x20	1/unit	561	10098
18	Type B Unit 17x22x10	1/unit	374	6732
18	Type B Loft Unit 17x22x20	1/unit	612	11016
72	**Units**	**1/unit**	**374-612**	**34574**
1/unit	Kitchen/dining		50-80	
1/unit	Bathroom		40	
1/unit	Living Space		180-260	
1/unit	Bedroom		100-187	

[22]Kathleen A. Arnold, *Homelessness, Citizenship, and Identity: The Uncanniness of Late Modernity* (Albany: State University of New York Press), p. 61.

move. This can lead to a leaner overall square-footage but it is in the separation of space that is essential to incorporate as this separation of semi-private and private spaces is the tangible essence of home.

Therefore, each unit should include a kitchen-dining area, a private bath, a bedroom, and a living area, as these spaces are the minimum necessity for a house. However the spaces should be designed efficiently and the sense of the spaces should be private, even if it is an illusion, as seen in the Claudia Bruckner House bedroom. In that case, the bedroom is private through visual means, as visitors cannot see the bed. Overall, the unit should have a range of public to private spaces, as seen in homes, even if there is only one resident.

The architecture itself will need to explore ways to create community, not only within the neighborhood, but also within the project itself. Many of the chronic homeless identify other homeless individuals as their family. There has been a community created out of necessity, and this project should allow for continuation of that bond, as well as creation of new ones with other residents and neighbors. This should be addressed through public and semi-public spaces within the project, or the living space.

This living space is composed of the gathering spaces for the residents, and is where the daily interactions will happen. The living spaces for the facility should also have a range of private to public similar in principle to the

divisions in the residential units. In the case study of 1811 Eastlake, the television rooms and the dining room are the living spaces. However, as stated earlier, this minimal living space is not large enough for the capacity of the building. These living spaces should have a range of at least three. The first is at a family size scale, and for every five to ten residents, there should be a room of this size. This room would be appropriate for a television. The laundry facilities and the computer rooms are slightly larger in size, but should accommodate around ten to twenty percent of the building capacity, and can also be categorized as living spaces.

Living Spaces : Table 2

Quantity	Description	Capacity	SFT/	TSFT
	Living Spaces			**14210**
7	Complete Living	12-16	1400	9800
1	Public Kitchen		-	450
1	Public Dining	80	2K-4K	3560
	Lobby		-	400
7	**Complete Living**	**12-16**	**1400**	**9800**
1/building	TV. living spaces	3-12	180	1260
1/building	Multi-purpose	16	920	6440
1/building	Computer Room	2	300	2100

The slightly larger range of living space, accommodating around one third of the residents, would be used for multi-purposes and day to day activities.

The largest scale of living spaces would accommodate the project capacity. This space would be for group dining or group functions, and would be the largest indoor space. Outdoor garden spaces should be planned to match, exceed, and complement indoor spaces, however, climate needs to be addressed. Overall, it is the compilation of these many spaces that create the living spaces, and the differences in sizes are important as different scales produce different interactions.

The living spaces are mainly for residents. However the main interaction with the public will happen in the office spaces. Traditionally, main site facilities only work with their residents. Yet in this instance, the main facility will also serve as the central facility for the scatter site portion of housing first, and will need an entrance and reception area for individuals searching for help.

The offices themselves should be grouped together so that they are flexible allowing the program to change easily over time. The scatter-site offices are mainly day-use offices, meaning that individuals can come and set-up for the day for interviews or other business, yet tomorrow another individual entirely can use that space. This allows for many individuals who already are associated with

Program Offices and Mechanical : Table 3

Quantity	Description	Capacity	SFT/	TSFT
	Offices			**2302**
1/8units	Case Worker offices	9-10	64	576
1/8units	Day-Use offices	9-10	64	576
1	Storage Room	-	200	200
1	Manager Office	1	-	100
1	Financial Office	1	-	80
1	Observation Room	1	-	100
5	Interview Rooms	5	80	320
1	Meeting Room	-	-	350
	Mechanical	-	-	**2210**
1/floor	Janitorial Closets	-	40	480
As needed	Restrooms	-	-	600+
roof	Cooling towers	-	-	x
roof	Boiler	-	-	x
cistern	Grey Water	-	-	x
	Electrical	-	-	x
	Plumbing	-	-	x

programs in place to contribute to the success of Housing First Tampa.

The main-site office space should be designed to flex with the scatter-site offices to allow for change as the project grows. Certain offices may need to change in function over time, such as main-site offices becoming day-use office for scatter-site. However, a Project Manager's office and a Financial Office must be considered core as these are the two main offices that will keep the program viable.

These office spaces in main facilities traditionally have a clinic aspect, but the chosen site for this design has excellent proximity to healthcare providers.[23] Therefore, a clinic space is not essential in the broad sense; however, an observation room for detoxification or constant care for a short period of time would be a valuable asset.

Another space that is commonly found in shelters, which can be incorporated into Housing First, is a retail component. This is a great asset to the facility as residents have the opportunity to be employed as well as housed, providing an additional opportunity for the individual to reestablish themselves. However, addition of such a space is not appropriate for every site. Careful consideration of surrounding uses is necessary to determine if this addition is appropriate in that area.

The last programming piece is the mechanical spaces necessary for the actual function of the project. This includes the HVAC, the electrical, the plumbing, the maintenance areas and the necessary spaces to accommodate sustainable features. These features would include assets like an imhoff tank, which is a bi-level black water tank, a sanitation space and space for a biogas up-grader if possible. These systems together would create a loop system that would treat waste onsite and provide a means to utilize methane off-gas. The gas can be utilized to fuel the boiler and the treated and sanitized water can be used for irrigation or other grey water uses.

Collection tanks for rain water and grey water are also a space and programming consideration due to their size. Underground cistern systems should be utilized in environments where roof ponding is undesirable.

The relationships between the programmed elements are also important, and while the program is rather straightforward, the difficulties will be in how to bring them together. Traditional methods and relationships designed to create a "safe environment" are themselves a contributor to the degradation of the homeless. It is these principles that brand homeless individuals as intruders. However, at the core, these principles are essential to the idea of home.

The first principle is territoriality. This idea of determining ownership, even if only spatially, allows for

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[23] For more information, see The Place chapter.

should be varied and interesting to allow for many types and styles of interactions. However, this also relies on the residents as the community must be open and accepting for this to function properly.

Overall, the program is simple. There are five categories of spaces. The residential units are the most important for the individual. The living spaces must have several scales to allow for a varied exchange in the community. The office spaces must be flexible. The retail and clinic portions must be acceptable to the site, and the mechanical must be planned for. The relationships between these pieces are going to make or break a project, and careful consideration over traditional methods must happen to insure that the methods do not contribute to judgments that homeless individuals receive from other places.

Program SFT summary : Table 4

		SFT
Subtotal of all spaces		53388
Walkways/walls etcetera	10%	5339
Total Square-footage		**58727**

the delineation of 'mine' and 'yours.' A personal space, or 'my space,' is how home is referred to. "There is my 'self,' my home." Yet, at some point it becomes 'ours,' a community. A project such as this must carefully allow for the 'my' mentality for some select spaces, but overall, a community must be fostered or the project just becomes another isolator for the homeless.[24]

The second principle is access control. This was briefly touched on at the end of Chapter two. To reiterate, limiting access or facility control over resident's entrances limits freedom.[25] It is this freedom that is part of the essence of home, and the "dignity lies in the allowance for making choices."[26]Control over the entries to the units would create a monitored feeling that will not endear itself

to chronic homeless. They have been observed, monitored, and judged enough by society. The architecture should not foster this control.

The last principle to be discussed here is the idea of activity support. This promotion of 'safe' activities allows for a community to be created.[27] The spaces provided

[24]Amster, Randall. *Lost in Space.* LFB Scholarly Publishing LLC, NY (2008). pg 72.
[25] Amster, Randall. *Lost in Space.* LFB Scholarly Publishing LLC, NY (2008). pg 72.
[26]Greer, Nora Richter. *The Creation of Shelter.* The American Institute of Architects. (1988). pg127.
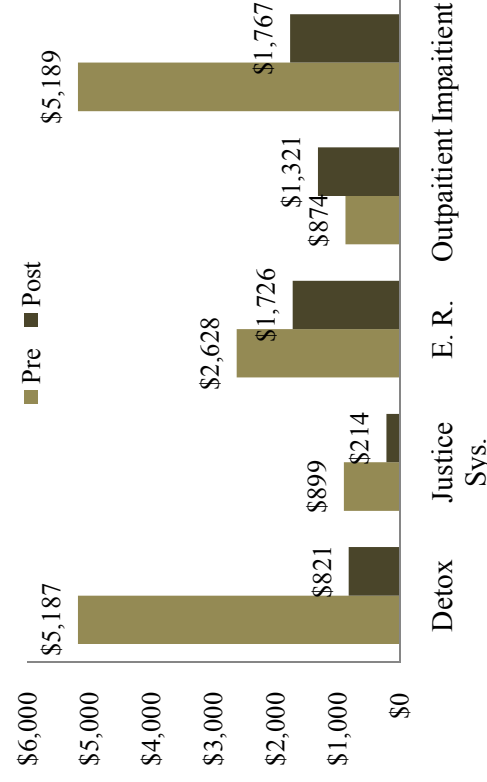[27] Amster, Randall. *Lost in Space.* LFB Scholarly Publishing LLC, NY (2008). pg 72.

Sustaining the Program

In addition to balancing public sociable space against private spaces, funding for such projects is vital for sustaining Housing First. Traditional shelters consume a vast amount of resources, and while generally Housing First projects consume a reduced quantity, they still require funding. For example, after implementing a Housing First strategy system in Portland, Oregon, the cost savings approached $16,000 per person per year against the traditional shelter approach. The operational costs were still around $30,000 per person per year.[28] However, Housing First projects are also seen to decrease consumption of public resources as the individuals become more self sufficient. This occurs because, as individuals become more stable, their frequency of emergency room visits and jail stints reduce. Housing First is just a more efficient way of utilizing the funds.[29] After all, through this approach, the individual has more opportunities to reach their potential and have a fulfilling life.

Cost Difference from Supportive Housing: Table 5

	Pre	Post
Detox	$5,187	$821
Justice Sys.	$899	$214
E. R.	$2,628	$1,726
Outpaitient	$1,321	$874
Impaitient	$5,189	$1,767

[28] National Alliance to End Homelessness, "Fact Checker: Chronic Homelessness," April 24, 2007, http://www.endhomelessness.org/content/article/detail/1623 (April 22, 2009).

[29] National Alliance to End Homelessness, "Fact Checker: Chronic Homelessness," April 24, 2007, http://www.endhomelessness.org/content/article/detail/1623 (April 22, 2009).

However, not all the resources consumed in such projects are monetary. Many of the resources consumed are the services for continuing help to individuals. Housing First strategies take a non-standard approach through conveying these services to the user in their homes instead of the user exerting additional effort to receive assistance. This is convenient for the user and improves retention of these services. Yet, a home office is still necessary for this type of assistance. Through incorporating offices for the user and the scatter-site model within the main-facility, the user and the provider can create a deeper relationship through sharing spaces. While not a monetary gain, this community would be more resilient in their efforts to assist the homeless population.

There are also additional strategies that can be utilized to create a home, as discussed earlier, without consuming so many resources. The most effective way is through building smarter and sustainably, causing the cost of operation over time to be reduced. This would allow the program itself to be more sustainable and viable financially. The traditional single family house, as studied reveals the actual function and essence of the home. But, within a span of the last twenty years, the average American home has increased in size by almost 39%, causing the home to become more complex and chaotic

instead of a refuge.[30] Since this population has already streamlined their lives to sustain themselves without the associated "stuff" filling space, a condensed home would be ideal to implement here.[31]

Building smaller is not the only recourse to lowering costs. Through reducing lifetime costs, not through value engineering but through architectural means, these types of projects will be more viable to create and sustain. For instance, the incorporation of grey water systems or solar panels would reduce the reliance of the project on the city services, cutting operating program costs over time. The initial costs may be slightly higher, however, there are recourses, such as tax credits, which are available to offset these initial costs. Also, the site is to be in Tampa, Florida, and has eminent need for such sustainable water design due to intense drought.

Locations in similar latitudes also benefit from building along passive solar guides, and these strategies, along with others should be incorporated not only for cost management, but also to create a better living environment. Home is after all a social idea and consideration for the

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[30] James Gauer, *The New American Home* (New York, The Monacelli Press, 2004), p. 12.
[31] National Alliance to End Homelessness, "Fact Checker: Chronic Homelessness," April 24, 2007, http://www.endhomelessness.org/content/article/detail/1623 (April 22, 2009).

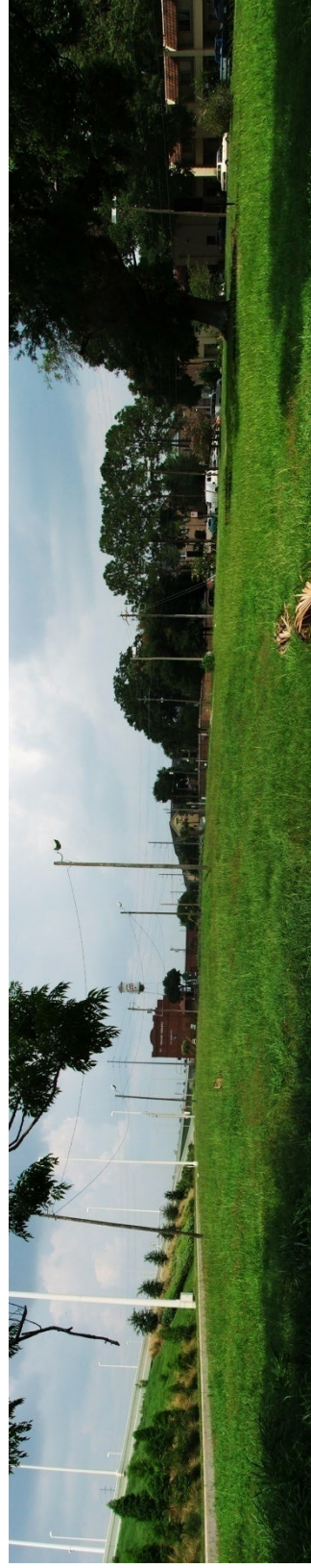bigger picture of the environment must be taken into account as well as the immediate environment of home.

However, adherence to prescribed guidelines for green certification, such as L.E.E.D., Green Globes, or other programs, is not necessary. The cost of the process to have a building accredited is too expensive at this time.[32] That in no way means that a building cannot be sustainable or green, even without the official classification.

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[32] Green Globes review would cost $6000 for the size specified and LEED would cost $2,575, in addition to any disputes which cost extra to resolve. Kilbert, Charels J. "Green Building Certification Options in Florida. " AIA Florida Convention 2009. Tampa, FL. July 30, 2009.

The Place

Panoramic Picture of Site: Figure 10

Tampa Climate: Table 6

Traffic : Table 7

Currently there is no program like this in Tampa, Florida and the geographical area has a growing population of homeless individuals.[33]
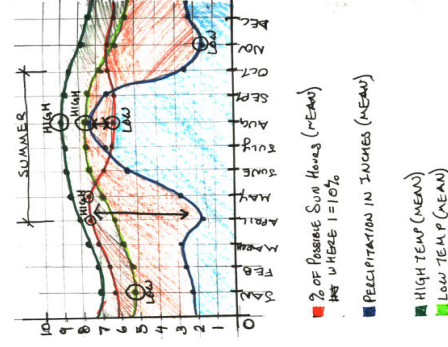
Three sites were considered for this project, but the chosen site for such a project is in Ybor City. This historic neighborhood has perfect access to transportation services. It is also an established community with both educational facilities as well as residences within the area.

The first discarded site, 110 N. Florida Avenue, Tampa Florida, was determined to be too centrally located.
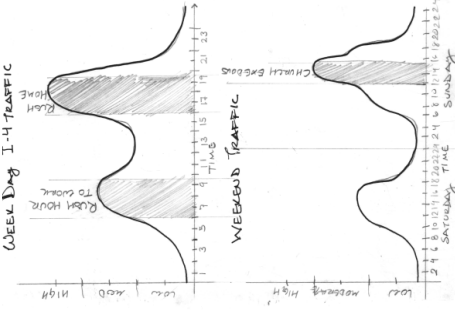
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[33] Homeless Coalition of Hillsborough County, "Facts About Homelessness," April 2007, http://homelessofhc.org/HChomelessfacts.htm (April 20, 2009).

20

Diagramatic Section : Figure 11

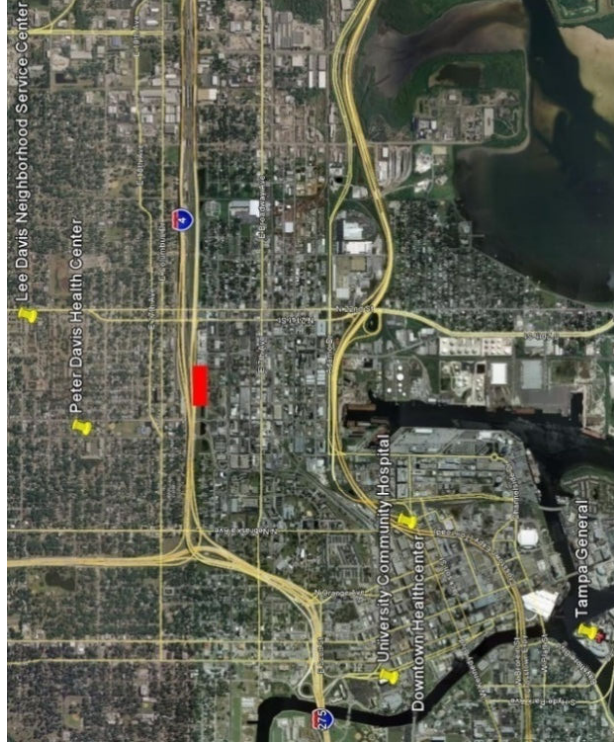Healthcare Proximity to Site : Figure 12

21

The site sites in an area that would be benefited more from a destination for shopping or dining, rather than a place that needs some privacy. The surrounding community is going through a change and politically this project would have been unacceptable to the new neighbors.

The second discarded site is only a few blocks to the East, adjacent to the Marion Transit Center. This bus hub would have been a great asset, but the eligible site was determined to be too awkward. The surrounding context is religious structures and the site itself had two historic buildings, one a church. This saturation of faith based atmosphere would hamper a Housing First project through publically allying it with the religious section of downtown Tampa.

The chosen site, 1613 East Thirteenth Street, Tampa, is along Interstate four and East Twelfth Ave between Sixteenth and Eighteenth streets. Thirteenth Street runs through it. Originally two lots where studied, but after consideration of the program, one lot size is more appropriate. The lot is owned by the City of Tampa. This marginalized site is adjacent to a 65 plus community, a new town home and condo development, an entrance ramp for the interstate, a retention pond, and a old cigar factory renovated into a U-Haul facility. The area should have no reservations about this type of facility as it is mainly a housing facility not a shelter and the surrounding uses do
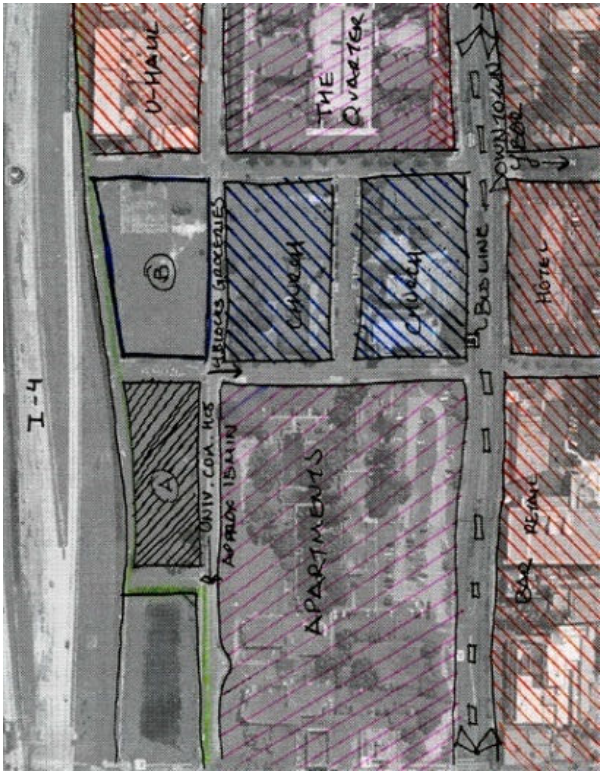
Context : Figure 13

My Lady Of Perpetual Help :Figure 14

not permit this project to become a magnet, such as the Joan Kroc Center.

The site is 1.63 acres. It is planned for a density of thirty to thirty-five units per acre, but the surrounding areas have 45 residential units per acre.[34] This would allow for seventy-five residential units on one site, which is slightly smaller in scale than the precedents, but the down-size in scale would facilitate the avoidance of a monster facility. The site is zoned for Residential Redevelopment.[35]

This site is interesting due to the adjacency of the interstate. The marginalization of this type of project at times creates less than appealing facilities due to these adjacencies. However, in this instance, the embankment of the interstate creates an interesting spatial condition and

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[34] Tampa Planning Commission. "Resolution Item: Tampa: Comprehensive Plan Text Amendment 06-04/CommunityMixed Use-35 Industrial: Policy A-6.3.5" August 14, 2006. http://www.theplanningcommission.org/tampa/tampaplanamendments/folder.2006-05-24.9020450370/folder.2006-05-24.0595309736/folder.2006-08-07.3073390089/6_14%20TPC%20meeting%202%202%20Rattlesnake%20Point%20 Resolution%2006-04.pdf, (July 16, 2009).

[35] "This district comprises mainly vacant land designated for redevelopment which will support and enhance the touristic, cultural and economic functions of the Ybor City Historic District by providing residential dwellings and supporting personal services, convenience goods and office uses in an architectural style compatible with Ybor City's traditions. Courtesy of

U-Haul : Figure 15

Interiror Quarter Road : Figure 16

23

requires a design that will not create a dead man's land along the edge of the roadway.

The public transportation from the site is a great asset. By proceeding south one city block, residents can reach two bus lines.[36] Another two blocks south, the trolley becomes accessible. There are additional bus lines one block west of the site as well. All of these lines can take one downtown, or to the Marion Transit Center for a transfer.
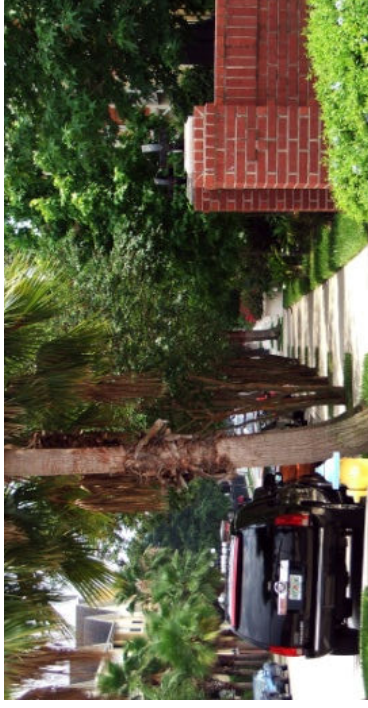
The proximity to health care facilities is excellent. Within eight blocks of walking distance, there is the Peter Davis Health Center, a not-for-profit preventative care facility, as well as the Centro Asturiano Hospital. Tampa General Hospital as well as University Community Hospital are both within reasonable driving distance. These proximities allow for the reduction of a clinic program from this Housing First facility. The additional costs of such a clinic are unnecessary due to the redundancy of the health care available in the area.

Additional amenities such as groceries and shopping are within walking distance with

a greater variety available by bus.

The neighbors, as mentioned, consist of Interstate Four, a barricaded church property, an elderly community, a renovated cigar factory and The Quarter, a condo and

[36] Route 5 and Route 12 of the HART system run along that road way.

townhome development. The most interesting neighbor though is the interstate. The embankment provides a different elevation than most of Florida, and the interstate splits Thirteenth Street, making this street run partially through the property, serving more as an access to the interstate than as a street. However, the traffic noise would need to be mitigated.

The church presence is minimized by the location of the sanctuary on site as well as a concrete wall. The church body itself is almost two blocks away, and while still having an impact, the Gothic style does not carry much weight on the site at ground level.

The 65 plus community has more of an influence. However, it has characteristics more of Mediterranean Revival than the Spanish or Cubin style that Ybor is known for. The exterior is tan stucco with terracotta tiled roofs.

The renovated cigar factory is still red brick and retains the brick patterns of the windows, as they have only been bricked in. The water tower on the U-Haul site also has an impact on the site as a landmark.

The Quarter development finds a compromise between the retirement community and the red brick factory. It is pleasant if ordinary, but the interesting portion of this development is in the landscape. The interior street has a wonderful relationship between the roadway, parking, landscape and the pedestrian path. The parallel parking is implemented to slow traffic. Then there is a barrier of crepe myrtles that not only buffer the street but also fill the space to create a more intimate pedestrian scale. The pathway for the pedestrians is not touching the building, but it is adjacent enough to allow for the structure to enclose the pathway for a more intimate feel.

The landscape element is important to retain on site as well. Utilizing natural existing trees and other elements will reduce remediation costs, such as for protected or large trees, as well as determine spaces that should be considered for garden areas or outdoor gathering spaces.

Overall, the site chosen is not ideal, but is ideal for this thesis because of that. This marginalized site is where in the real world projects similar to the Housing First facilities occur. Therefore, it is the best choice for a theoretical study. However, the site itself is also interesting. The large embankment creates a dynamic elevation and section while, the excellent proximity for public transportation, and healthcare provide for resident needs. This site would be an ideal location for Housing First Tampa.

The Idea

The proposed project will take directly from the research to define a starting point of what a home could be, but the project itself will be an exploration of a different way of living. The idea of home and identity creation will be key drivers to how decisions are made. This is not just about creating a place and calling it home. It is about creating a space that facilitates home and allows for identity to come back to a population that has not had the liberty to have or show this due to circumstances outside of their control. The home and establishment of such an identity is the direct opposite of homelessness and the architecture should be a tool to facilitate the reintroduction of these fundamentals.

Additionally, throughout the research, a theme of three keeps cropping up, seen in the homes studied, which have three layers of privacy. Based on these ideas, the concept for the project is "RE-lieve, RE-adjust, RE-home." These actions are the purpose of the spaces, and will determine their form, orientation, space and function.

"RE-lieve" spaces are inclusive of the office program as well as gathering spaces. Human comfort and opportunities and situations for interaction must be fostered by the layouts and relationships created in the spaces.

The living and gathering spaces also fall under the "RE-adjust" concept. As individuals begin to change their lives, these spaces provide their testing grounds. They offer social interaction on several scales and contribute to a safe stable environment.

The entire facility/project is essentially "RE-homing," but it is in the smaller scale of the residential units and immediate living space that are where the essence of home must carefully be cultured. The tripartite separation of spaces for public/private relationships must be incorporated as well as careful planning of relationships to other units as neighbors for selective interaction.

Dignity and freedom must be allowed throughout the project if "RE-homing" is to succeed. Access control and monitored spaces must be minimal if even incorporated.

Bug models and site models were explored for this exercise as more a master planning idea than an exploration of these types of spaces.

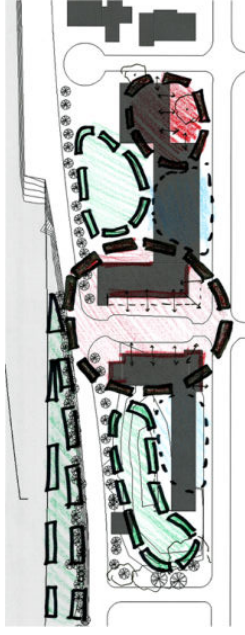Three Zones Scheme 1 : Figure 17

Bug Models : Figure 18

Nine bug models were constructed in succession. Planning ideas such as incorporation of street massing as well as garden spaces were considered during this process. The idea and concept was still in process, but the tri-partite public/private thought was there.

These explorations were useful in that it was moving forward. However, the designs are more in line with one acceptable idea each time. Throughout the next set of construction, these bug models where analyzed and some of the best features or ideas were condensed into the following schemes.

The first parti scheme was almost a repeat of the bug model exercise. It merely enlarged the scale. The mass is placed along E. 12th Street, creating a "backyard" facing 13th and the interstate. The units are grouped in two long structures which minimize utilities and structure, while creating a street edge. Three zones are created to give different embodiments of the "RE" concept.

One of the positive aspects portrayed in this set-up are the large exterior spaces, even if they are more unplanned than planned, as they provide a place for exterior life. This is achieved through a main structure, another positive as it would assist in minimizing cost as less exterior surface area would need to be constructed than a piecemeal design.

The concentration on Twelfth Street provides for easy vehicular and pedestrian traffic and this configuration

Sections Scheme 1 : Figure 19

Model Scheme 2 : Figure 21
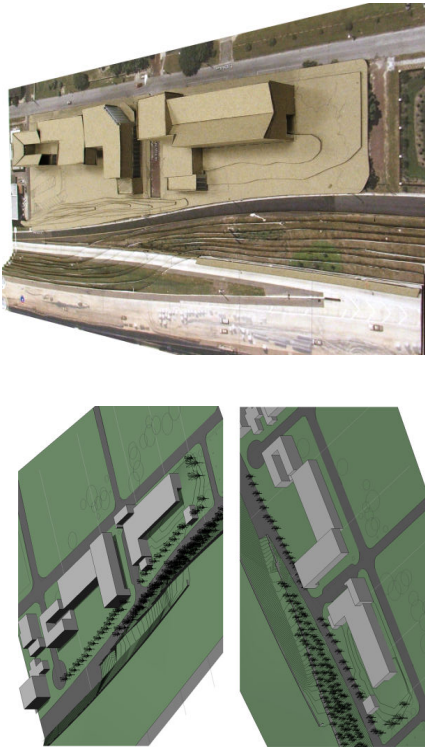
3D views Scheme 1 : Figure 20

Section Scheme 2 : Figure 22

separates the project from the interstate. However, this address and separation brings about a negative. There is little interaction with Thirteenth Street through architecture. Any dialogue between the opposite edges of Thirteenth is not occurring.
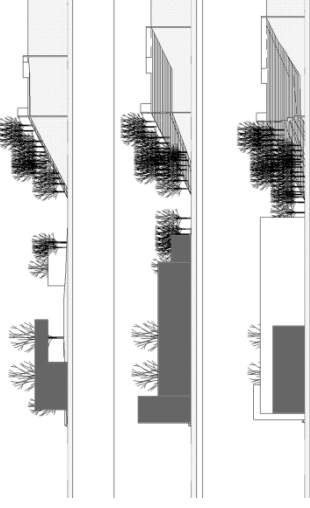
The scale of this design can also be considered a negative. It is more in line with an institution than a home. This also creates many blind interior walkways that in themselves are institutional and ordinary.

Scheme two again places the majority of the mass along 12th street but begins to enclose the interior courtyard and cut out excess ground plan programming. The courtyard is enclosed through a land berm. The earth berm along 13th street increases as the exit ramp from I-4 decreases, creating a somewhat dynamic drive along 13th and providing a privacy boundary to the courtyard. This design also orientates the units multiple ways to minimize interior walkways.

The berm is an interesting move and helps to enclose the courtyard of the east lot; however, this design has many of the same negatives as the last.

The scale again seems out of control, and reconsideration of this reduces the program from ninety units to the current seventy five.

The third model is an exploration of historic property lines, shown as a grid on the site of five by two. The smaller division has been cut by 13th street. However,
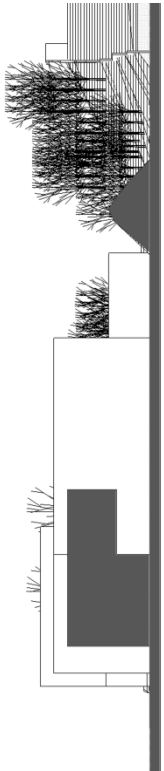
27

Model Scheme 3 :Figure 23

Plan View Scheme 3 :Figure 24

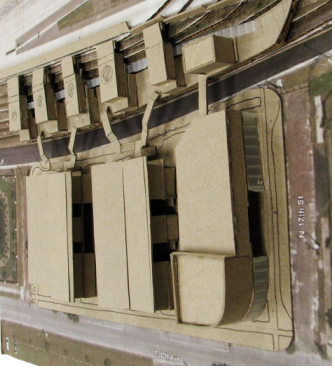Historic Land Lines : Figure 25

Public Living Room : Figure 26

one third of each dimension could produce a pair of units. These units would rest on the slope of the interstate.

The main portion of the site has three main buildings, but each residential building has two lines of units producing the five lots again.
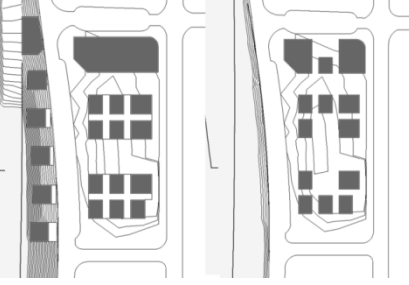
This has several positive aspects that are unique to this scheme. The greatest positive is the outdoor spaces created. There becomes almost an exterior living room between two of the residential structures. The breaks of the structure also produce a more home type scale. The dynamic placement of the units also creates a rhythm along Thirteenth Street that was missing. This design would also have the ability to phase, allowing for funding to be found gradually for the project.

The largest negative is the unbalanced layout. The corner service area contains the necessary facilities for the Housing First project. However, it is easier and more convenient for some units than others to make a trip there if needed.
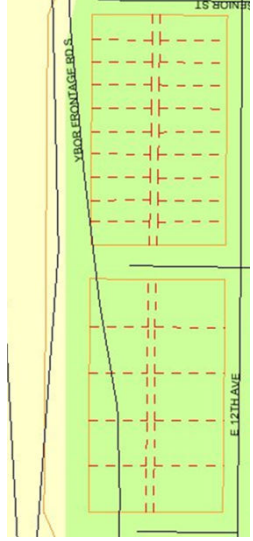
The fourth model exploration took the approach of utilizing only the one lot, but if just that one lot was utilized, the location of the services would change. The heart of the site could be where the interactions with the public happen. It provides a natural divider allowing for each area of residential units to become more like neighborhoods. The three part zoning is still in effect.
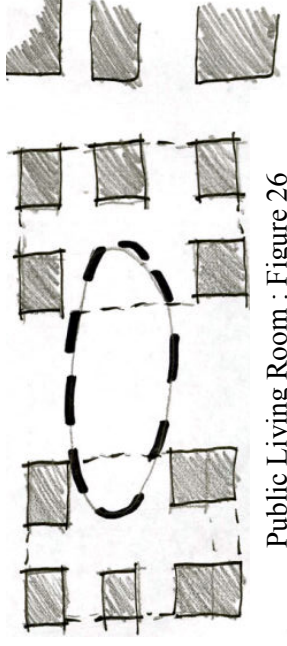
Plans Scheme 4 : Figure 28

Model Scheme 4 : Figure 27

Diagram Scheme 4 : Figure 29
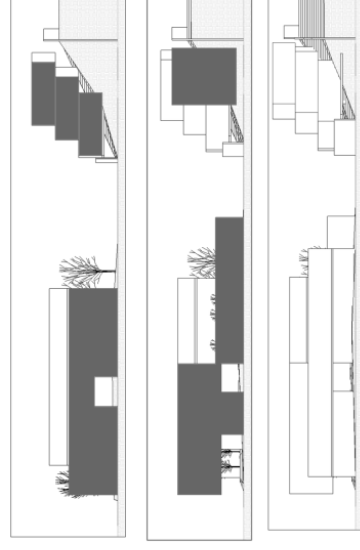
Sections Scheme 4 : Figure 30

The positive aspects of this scheme are that the scale is more appropriate for a home feeling and, the access is central, providing ease of use for all residents. This plan, as does the third layout, for a phasing technique to be employed. Additionally, this style of layout also allows for multiple orientations for the units, providing unique views and daylighting to each unit.
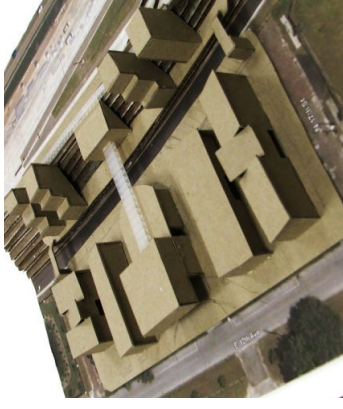
There are two main negatives. The outdoor spaces shown in this model are minimal. There isn't enough room between buildings to create a courtyard and it is not intimate enough for an intimate space.

The additional negative is that some of the residential structures would need to be three levels to accommodate the prospected capacity.
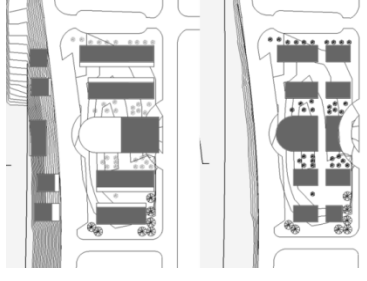
These studies have explored several possible configurations for the chosen site. However, at this conceptual point of the thesis process, they are too firm.

The next step in this process is further analysis of not only the three part concept but also the relationship between them. The models were a starting point, but diagrammatic relationships need further examination and implementation to fully incorporate the essence of each part for a whole, more complete design.

Studies of sectional possibilities were explored to illustrate and highlight the desired qualities.[37] Throughout

[37] See the Drawing Appendix for visual information on sectional studies.

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these studies it became apparent that what was desired was changeable and varied public space. Additionally these studies allowed for different ideas regarding the interaction of the site and the road to be explored quickly.
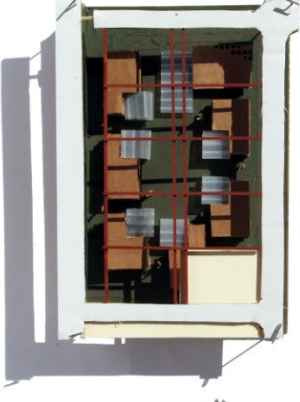
These studies also brought into question the validity of Thirteenth Street. It is no longer utilized for anything other than minimal interstate access and can be bypassed with a simpler intersection of Twelfth Street and Fourteenth Avenue. Removal of this road on the site will also create interesting possibilities and allows for a more complete design.

The final parti iteration takes qualities from the explorations as well as knowledge gained from the precedents and the site. Overall, the site should extend the green space to the west into the site, preserving the existing vegetation. The final parti also utilizes historical site lines for organization, yet the three-part concept is still evident through the spaces created and the building functions.

The individual units also utilize this three-part concept. Unit types and spaces were explored through the use of section models. This allowed for visual exploration of the sectional relationships between the units and also for the realization that the original module was too large.

Final Parti : Figure 32

Draft Parti : Figure 31

Section 2: Figure 34

Large Seciton Model 1 : Figure 33

Small Unit Model : Figure 36

Two Small Unit Section Models : Figure 35

The Design

First, this design is for Tampa, FL on the chosen site previously discussed. If another place is chosen, or another location is attempting something like this, remember, this may not function as well if it is just uprooted from where it was designed for. Another community may not be amenable to such a place and it may not function without program deemed unnecessary as the current site is so well connected.
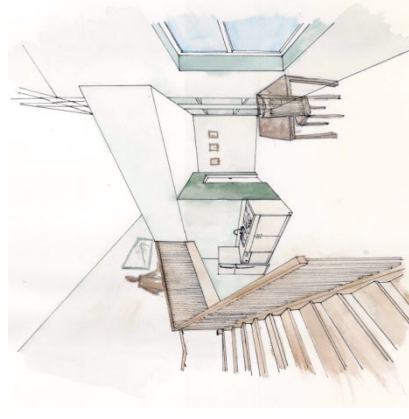
There are however, ideas that should be incorporated. One such idea is the inclusion of home. The units and residential buildings are laid out to facilitate the creation of home. Each resident has a private room consisting of a small kitchen, a living space, a bedroom, and a bathroom. In this design the first level of residential units are single level units that have provisions for handicapped residents. The single level units have sliding dividers between the living space and the bedroom allowing the residents to change their space and privacy levels at their discretion. The second level units are loft spaces with the bed area above for additional privacy, and

Site Model : Figure 37

Interior View of Loft Unit : Figure 39

Section Model : Figure 38

31

Public/Private Diagram : Figure 40

Zoning Diagram : Figure 41

Public Living Room : Figure 42

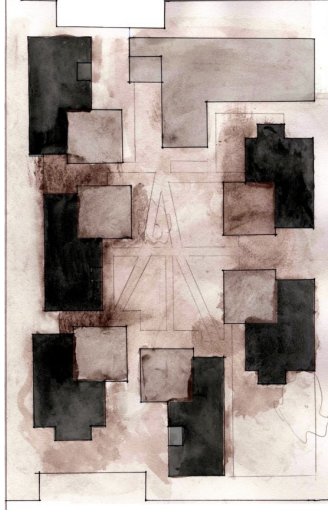these loft spaces have a window into the interior hall as it will be utilized as a light well.

Throughout the spaces, the permanently fixed furniture, other than kitchen counters, is kept minimal, in order for the residents to have the ability to arrange their spaces to their needs. Allowance for personal control and variation empowers the user.

Additionally, variation of unit type allows for choice of which type works best for each individual. The location of each unit, within the unit and the overall scheme, will determine the privacy, providing for very private units to units that seem to be in the thick of things. Different residential buildings allow for more variance in their arrangement, thus increasing the difference in the units.
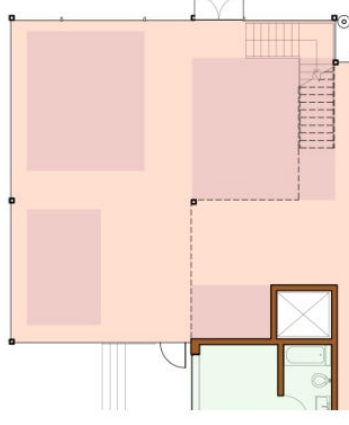
In this scheme, there are two types of residential buildings. Both types accommodate twelve residents, and the difference lies in the orientation of the seventeen by twenty-two foot grid.[38] In both types of the buildings the loft spaces are larger than necessary for a bedroom. This is in response to the fact that facilities like this, as well as homeless shelters, are almost always over utilized. The larger bed spaces in the lofts would provide for the possibility of two residents in that space. The second reason for this largeness of space is for the comfort of homeless
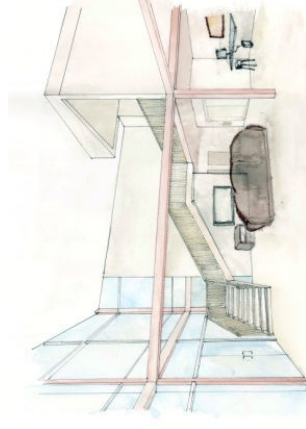
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[38] Please see Appendix of Drawings for visual information.

Courtyard Farming : Figure 43

Community BBQ Space: Figure 44

Water Collection Diagram : Figure 45

individuals who will call this home. Tight spaces are at times too confining for the chronic homeless, so a larger space was designed for the loft spaces in the residential buildings.

On site, these residential buildings also include a public living room. From the sectional studies, the spaces where designed to accommodate several different activities in the same space. Zones and openness allow for interaction of all residents, if desired, or for smaller gatherings. For instance, there is a zone near the stairs, out of the main path, to create a television viewing zone. There is another out of path zone designated for computers, while the remaining space can be divided my seating arrangements and changed for different occasions.

The buildings are arranged to group these living spaces neighboring each other. Such grouping allows for phasing and creates sibling buildings. The spaces between are again varied to allow for different activities. All the buildings together create a courtyard that culminates at the East end in the dining area public space. That outdoor space would be ideal for a community barbeque and the interior is sized for the entire community.
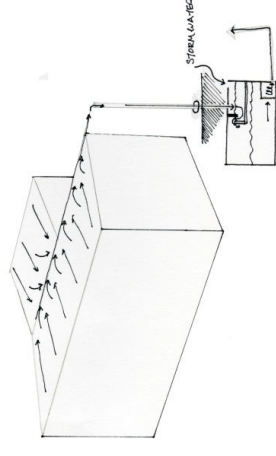
This courtyard is divided by paths. The spaces between can be utilized for different functions. Farming, one of these functions, is the greatest opportunity for the residents as the routine and budding responsibility necessary for caring for the plants allows residents the

33

North Façade Trellises : Figure 47

Green Cooridor :
Figure 46

Green Space Final Model : Figure 48

34

prospect to expand themselves. A purpose provided, the residents can utilize it to work through their issues. Additionally, the responsibility is small enough to cause no harm if the process fails, yet it is extremely rewarding when success occurs.

The roofs of the living spaces are designed as green roofs, providing garden spaces to as many residents as possible. The dining space roof is additional green space. The remaining roofs of the residential units are inwardly pitched to funnel rainwater to a spout and pipe connected to an underground cistern. There it is slightly filtered and utilized for irrigation and grey water purposes.

The main roof of the office space is designed to accommodate the mechanical equipment, such as cooling towers, and obscure them from view by extension of the walls. There is also a roof monitor over the stairwell in the office building to bring daylight into this core.

The walls are designed to incorporate structural insulated panels into a steel frame, based on the seventeen by twenty-two by ten foot module. This system of construction reduces waste on site as it is prefabricated in a warehouse. It also reduces time necessary for construction, and the panels themselves are more energy efficient than

Throughout the entire project, the incorporation of the "RE" concept can be seen in the sequence and order of the spaces. The units contain specific spaces instead of a merged function, and the public living room is designed for multiple activities to take place. The courtyard is a place for community and growth while the office is efficient yet tied to the community space.

The shading and trellises need additional iterations to work out some issues of exactly where the shade will fall, and the culmination of the courtyard and the dining space must be designed further. However, overall, this design creates the home in the residential buildings, and the concept of Housing First would thrive in this environment created.

traditional building practices.[39] The panels are then to be clad with a composite or metal skin.

In Florida, weathering metal skins may not last as well as in other environments due to the high salt environment. Additionally, the weathering can stain surrounding surfaces, but a composite panel gives the benefit of the look and durability without the downfalls of weathering metal.[40] This appearance of weathered metal would blend well with the existing industrial essence that is Ybor.

The residential units are orientated North and South to minimize the harsh light and solar gain into these spaces. However, trellises are incorporated to reduce the South façade heat gain as well as provide for variation along the elevation. The North façade, facing the interstate, also utilizes these trellises as a buffer. The green corridor along that edge will incorporate the trellises for planting apparatuses, as climbing plants such as ivy work well in shade.

This corridor connects to the park neighboring the site to the West. This area is also continued onto the site through preserving existing vegetation along the west edge.

[39] Structural Insulated Panel Association, "FAQ's," 2007, http://www.sips.org/content/index.cfm?pageId=269 (September 15, 2009).
[40] Wikipedia, "Weathering Steel," October 30, 2009, http://en.wikipedia.org/wiki/Weathering_steel (September 15, 2009).

Summary

Throughout this study, Housing First options have been examined and explored. The function of such a facility separates it from a traditional homeless shelter typology, but the new typology has not crossed the threshold to embrace the idea of home for the main facility type. The scatter-site facility also would be stronger with an alliance to the main facility program, creating a complete system with home placement as well as individuals to live.

Tampa has a need for this program and through combining the types of housing first, as well as introducing home concepts and sustainable practices this project can be successful.

To achieve the incorporation of Home, two main ideas must be maintained. The first is that an overall community must have space to foster. Community living spaces are vital to such an endeavor and must be adaptable to the differing uses for the residents. They must also be adequately sized for the community.

The second idea that is essential is the private space cannot be condensed into a one room efficiency. The division of public and private is what makes a home

different than a shelter and without this division, the place becomes another shelter. Each resident should have some space that is their own, a space that they can be completely alone if they wish. This is unavailable in most shelters, and even the units have one main space so if visitors come, they invade any previously private space without any recourse.

The office spaces should be a separate space and entity from the residences to allow for a inherit freedom for the residents that is again unavailable in shelters, but necessary for home. There would be no big brother observation or control to infringe on the tentative processes of a homeless individual's journey to home.

There should be an opportunity for the residents to gain responsibility and purpose. In this design this is provided through gardening and farming. The process is very purposeful and success is rewarding.

Sustainable practices need to be included into this project as money will always be tight for these types of projects. Passive water collection and shading is utilized to reduce some reliance on the public systems, but the construction process is the main sustainable caveat in this

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project. Structural insulated panels and steel frame structure reduce the construction time and waste while increasing the energy efficiency of the envelope, overall saving money.

In conclusion, it is all these things together that would make a project like this successful in Tampa, Florida.

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[1]Wikipedia, "Weathering Steel," October 30, 2009, http://en.wikipedia.org/wiki/Weathering_steel (September 15, 2009).

Appendices

Room study, Figure-50

Appendix A, Case Study: 1811 Eastlake

1811 Eastlake picture, Figure-49

(above) A corner view of the facility.

(right) The room diagrams show path in red as well as view. . The yellow is daylight possibilities, and the blue shades denote a break between public and private spaces.

What: Housing First Main-facility

Where: 1811 Eastlake Ave,
      Seattle, WA

Demographic: Chronic Homeless
      Co-occurring conditions
      51 rooms, 26 cubicles

Architects: SMR Architects PLLC

Positive Issues:

      Community Spaces
      Private rooms, min view of bed
      Blends architecturally
      On-site clinic
      Housing First

Negative Issues:

      Cubicle style
      Institutional rooms
      At capacity, minimal options
      Referral System

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Tri-partite layout, Figure-52

Privacy, Figure-53
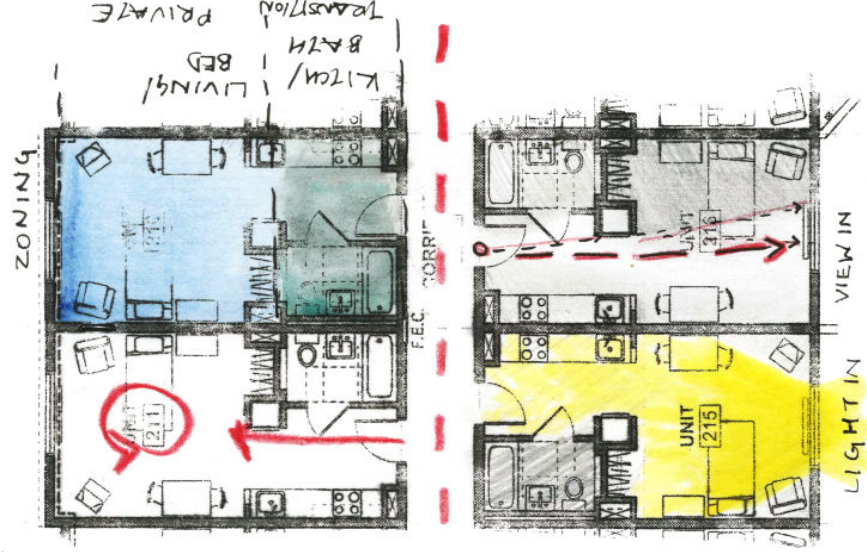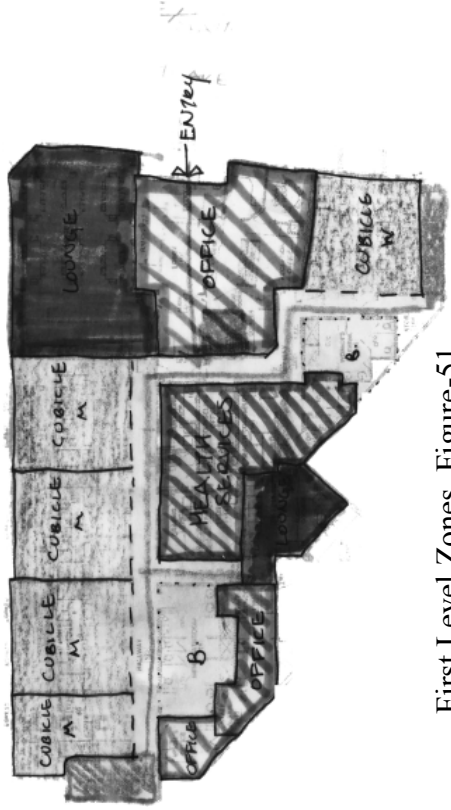
First Level Zones, Figure-51

(above) The first level is zoned into three main areas. The striped areas are spaces for office or clinical work and are integral to the function of the project. The dark solid colored areas are for social interaction but, neither space is large enough to accommodate the entire building occupancy all at one time. The lighter shaded areas are part of the cubicle shelter system utilized in this facility.

(above right) This diagram shows the building's three sections. The design allowed for this as a means to divide egress and access.

(right) This diagram shows the varying levels of privacy on a room floor. The red areas are public passages, the purple areas are for social gathering, and the blue areas are private spaces. The rooms themselves can be zoned again on a micro scale.

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Appendix B, Case Study: Beyond Shelter

What: Housing First Scatter-site
Where: Los Angeles, CA
Demographic: Families
80% receive welfare
90% are families of color
40% from domestic abuse
20% history of substance abuse
75% multi-problem families

Positive Issues:

Minimal Resources Needed
Maximizes community integration
Housing First

Negative Issues:

No "place"
Homeless community
involvement minimal
Referral System

Scatter-site, Figure-55
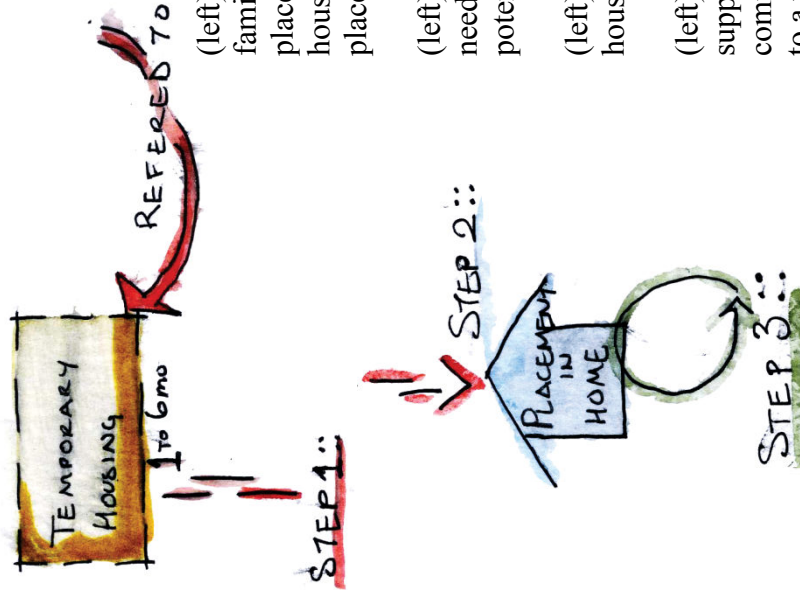
Housing First Process, Figure-54
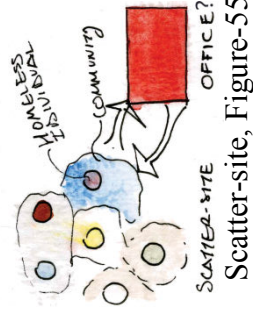
(left) To be referred to this program, a family must be in a shelter. They are placed in temporary housing, transitional housing, or a longer term shelter until a placement becomes available.

(left) Step one includes fabrication of needs and plans for the families so potential homes can be selected.

(left) Step two is placement into the house.

(left) Step three includes services and support to integrate the family within the community and has a term of six months to a year.

Appendix C, Case Study: Homeless Emergency Leverage Program (H.E.L.P. 1)

What: Transitional Housing
Where: Brooklyn, New York
Demographic: Homeless Families
 200 rooms. 12500sft community center

Positive Issues:
 -Community Created
 -Safe Environment
 -Yard created
 -Controlled Entry
 -Support Services On-site

Negative Issues:
 -Scale
 -Isolated from surroundings
 -Institutionalized
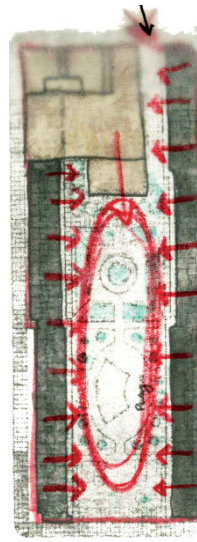
Inner Courtyard Diagram : Figure-56
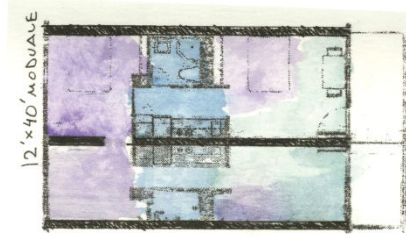
Public/Privacy Room
Diagram : Figure-57

The diagrams speak to the narrowness and focus of the rooms. The access is controlled by the courtyard and the rooms themselves are narrow and institutional.
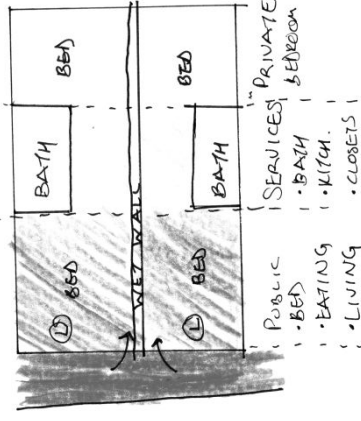
Tri-part organization : Figure-58

The entire project focuses inward, completely ig[...]
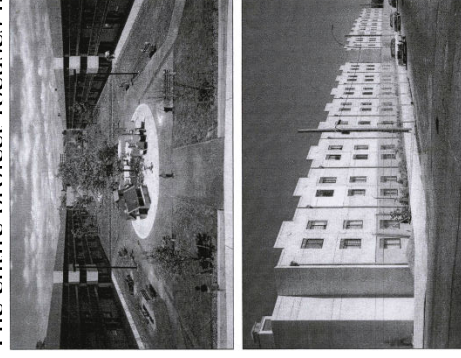
Pictures : Figure-59

Appendix D, Case Study : Claudia Bruckner House

What: Private Residence

Where: Rankwell, Austria 2001

Architect: Hans-Peter Lang

Positive Issues:-Three Zones
-Excellent Daylighting
-For a Woman, A cat and dog

A small house, this residence was designed for a woman, her cat and her dog. This minimizes the program, and the main space is designed as the circulation and is the public space.
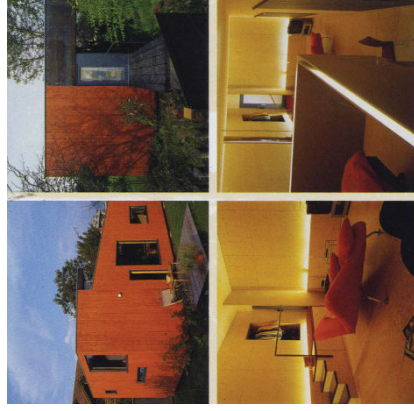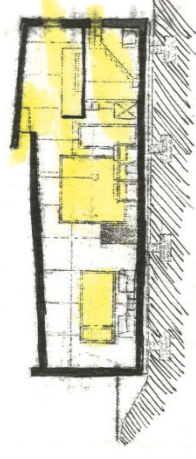
Light : Figure-62
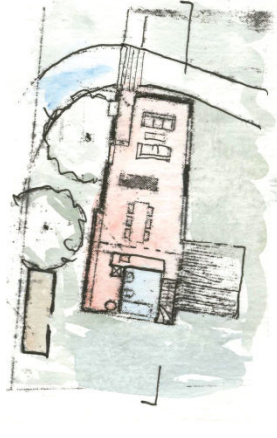
Plan : Figure-63
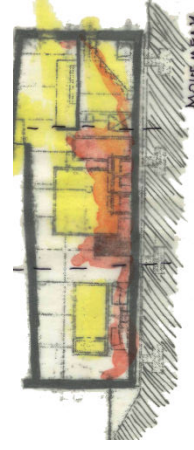
Circulation Section : Figure-64

Pictures : Figure-61

3D Section Pathway : Figure-60

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Appendix E, Case Study : Evangel Hall

What: Single Room Occupancy

Where: 552 Adelaide Street West, Toronto ON

Demographic: Families and Undocumented
Persons

How: Referral System

Positive Issues:
-First SRO in Toronto
-Can function as two separate things
-Bedrooms have private bath
-Exterior blends with surroundings
-Facilities to Teach
-Multiple options for room sizes

Negative Issues:
-Minimal Community Space
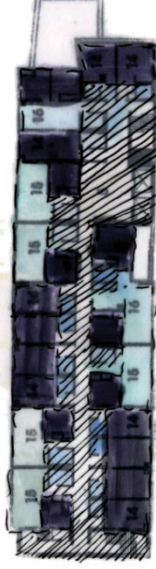-Project Cost $13.2 Million
-Bedrooms without windows
-Only one main kitchen

Exterior View : Figure-65

Massing : Figure-66

The design of the hall is such
that the rooms above have some
spaces without exterior windows.
However, this project succeeds in
that there are three zones. The clinic,
the residential and the circulation
work together to create a better
environment.
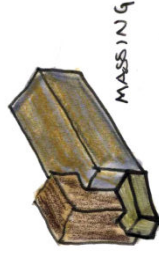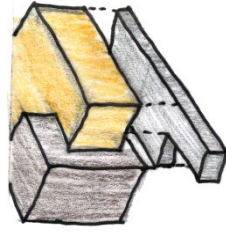
Daylighting : Figure-67

Zoning study : Figure-68
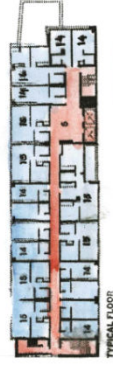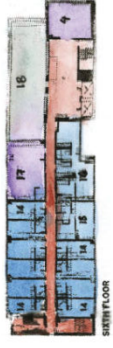
Floor plan diagrams : Figure-69

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Appendix F, Case Study : Joan Kroc Center

What: Transitional Shelter, Faith Based
Where: 1501 Imperial Ave, San Diego, Ca
Who: Families, Undocumented persons
How: Referral Systems

Plan Diagrams : Figure-71

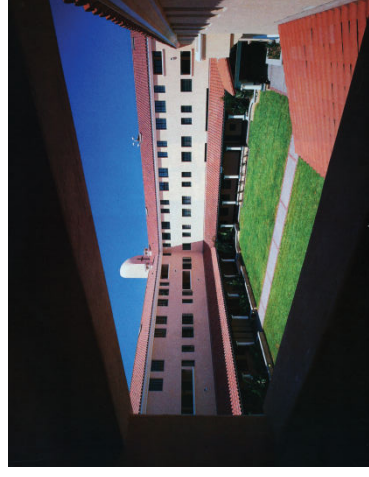Courtyard View : Figure-72

Exterior View : Figure-70

Positive Issues:
  Community Created
  Courtyard : Yard
  Secure Movement
  Program on site for assistance
  Public Space as transition
  Naturally Ventilated

Negative Issues:
  Taking over neighborhood
  Repetitive institutional rooms
  Non-private restrooms
  Taking over neighborhood
  Referrals only
  Faith based
  120day stay. 60days to re-
admit

Appendix G, Drawings

First Floor Plan : Figure 73
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Second Floor Plan : Figure 74

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Thrid Floor Plan : Figure 75
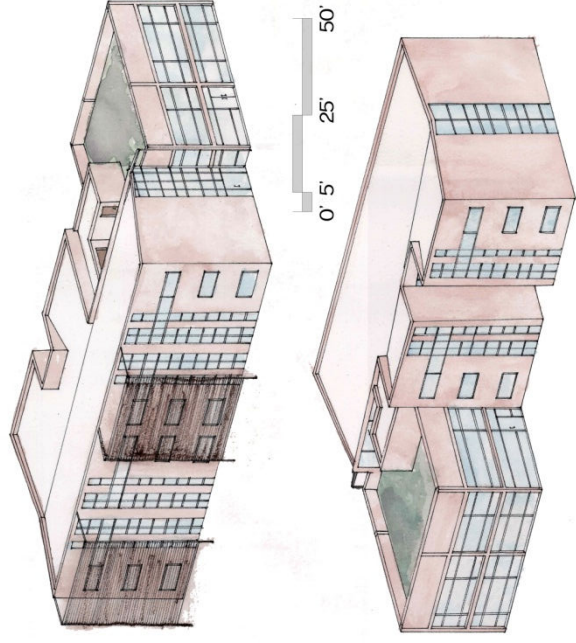
Unit Type A Third Floor : Figure 78

Unit Type A Second Floor : Figure 77
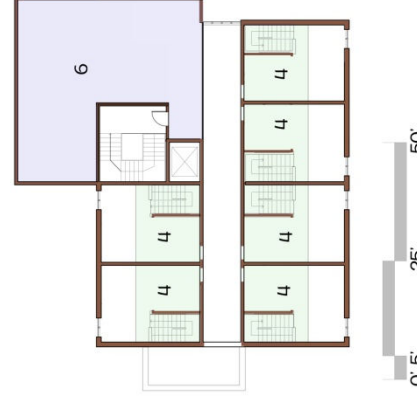

Unit Type A First Floor : Figure 76

Unit Type A axonometric : Figure 79

1. Public Living Space
2. Hallway
3. Living and Kitchen space
4. Bedroom
5. Bathroom
6. Rooftop Garden

Unit Type A is a residential building that accommodates 12 residents. Each Unit has a private bedroom, bathroom, a living and kitchen space. These unit modules are twenty-two feet wide and seventeen feet deep.

The public living space is accessible to all residents at all times and has a balcony on the second level to make vertical movement more fluid and connected to the space.

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Unit Type B Third Floor : Figure 82

Unit Type B Second Floor : Figure 81

Unit Type B First Floor : Figure 80

Unit Type B axonometric : Figure 83

1. Public Living Space
2. Hallway
3. Living and Kitchen space
4. Bedroom
5. Bathroom
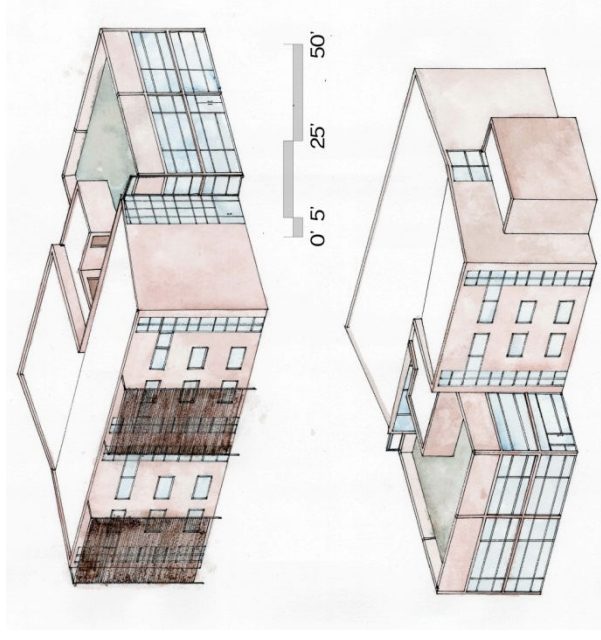6. Rooftop Garden

Unit Type B is also a residential building. Each of the twelve residents has a private bedroom, bathroom, a living and kitchen space. These unit modules are wide and seventeen feet wide and seventeen feet wide twenty-two feet deep.

The hallway is open on the third level and has glazing along the edge of the green roof. This in addition to the glazing at the termination points and the openness to the living space creates a light well for the loft spaces.

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7. Lobby
8. Interview Rooms
9. Manager Office
10. Financial Office
11. Office
12. Restrooms
13. Hallway
14. Dining Hall
15. Community Kitchen
16. Outdoor Patio
17. Mechanical/Janitorial Space
18. Storage
19. Day-Use Offices
20. Observation Room
21. Psychiatrist Office
22. Meeting Room
23. Break Area
24. Green Roof

Office Type Second Floor : Figure 85

Office Type First Floor : Figure 84
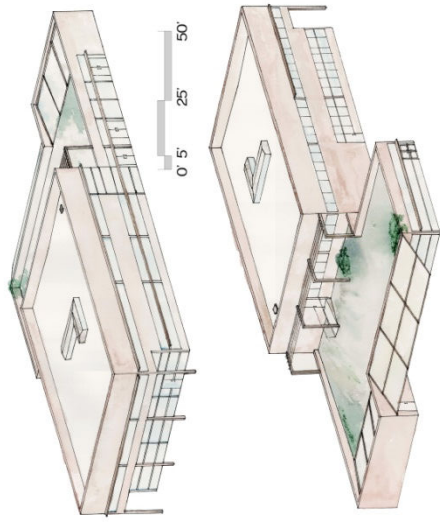
Office Type axonometric : Figure 86

The office space is designed to accommodate the main facility functions as well as the scatter-site initiative There are day-use offices for the scatter-site workers as they would need temporary work space to complete paperwork.

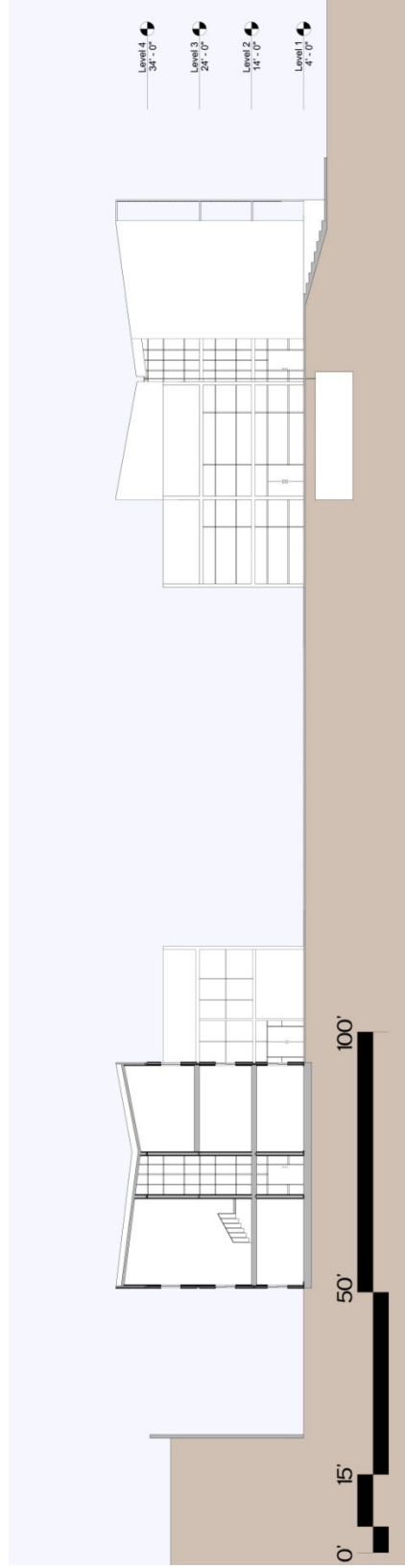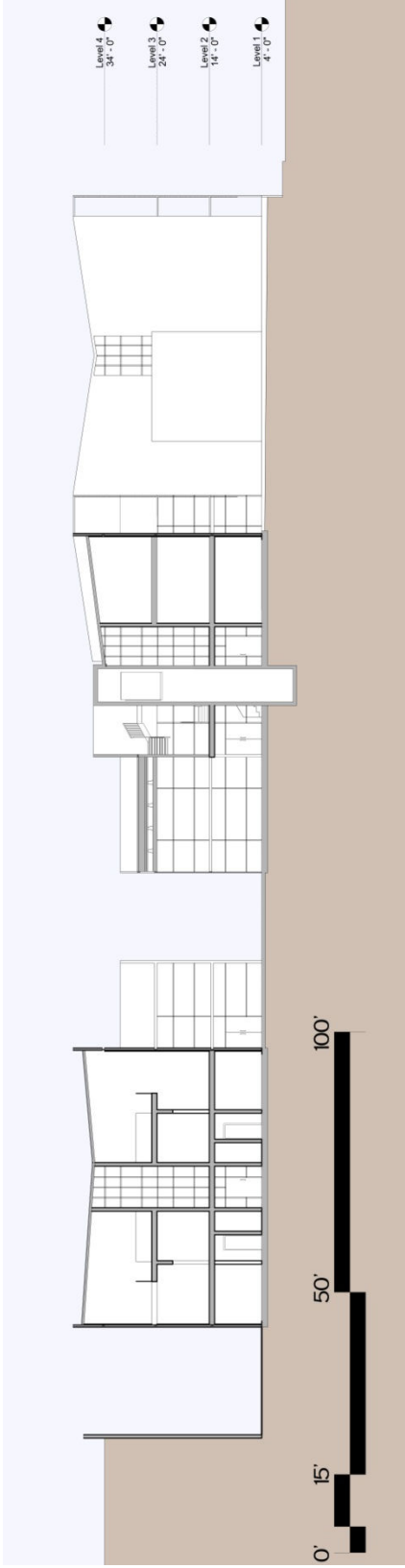The first level includes a lobby and five interview rooms. This is where the first interactions with individuals and families will happen. This space will allow for planning and discussion of where the family or individual should be placed.
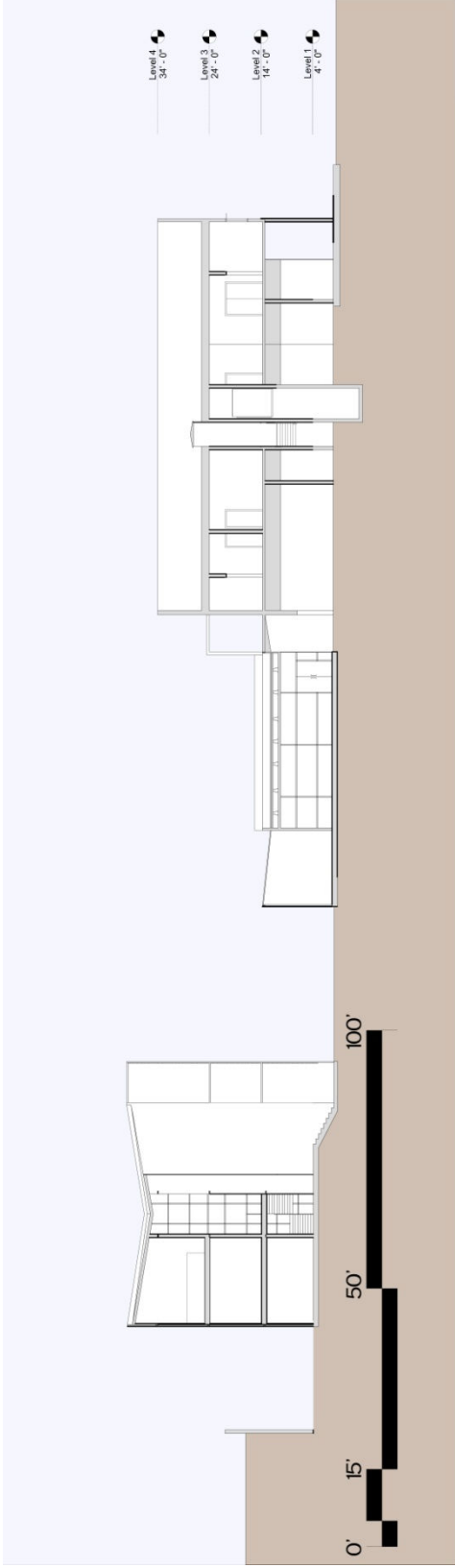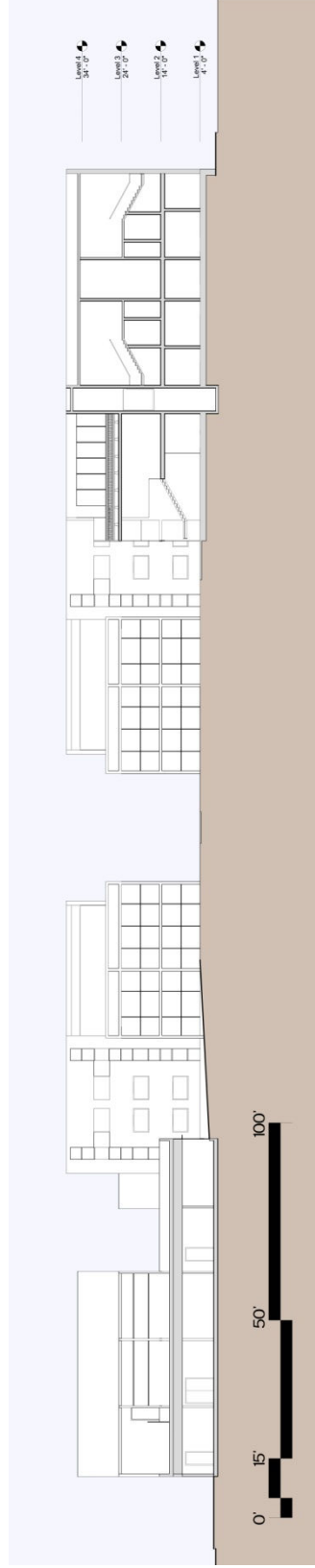
This building also contains the large dining hall which is the largest indoor community space.

Section A-A : Figure 87

Section B-B : Figure 88

55

Level 4
34' - 0"

Level 3
24' - 0"

Level 2
14' - 0"

Level 1
4' - 0"

100'

50'

15'

0'

Section C-C : Figure 89

Level 4
34' - 0"

Level 3
24' - 0"

Level 2
14' - 0"

Level 1
4' - 0"

100'

50'

15'

0'

Section D-D : Figure 90

Sectional Studies : Figure 91

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