



HOUSING OUR CITY

PECHA  
KUCHA

#55

# Chris Colin

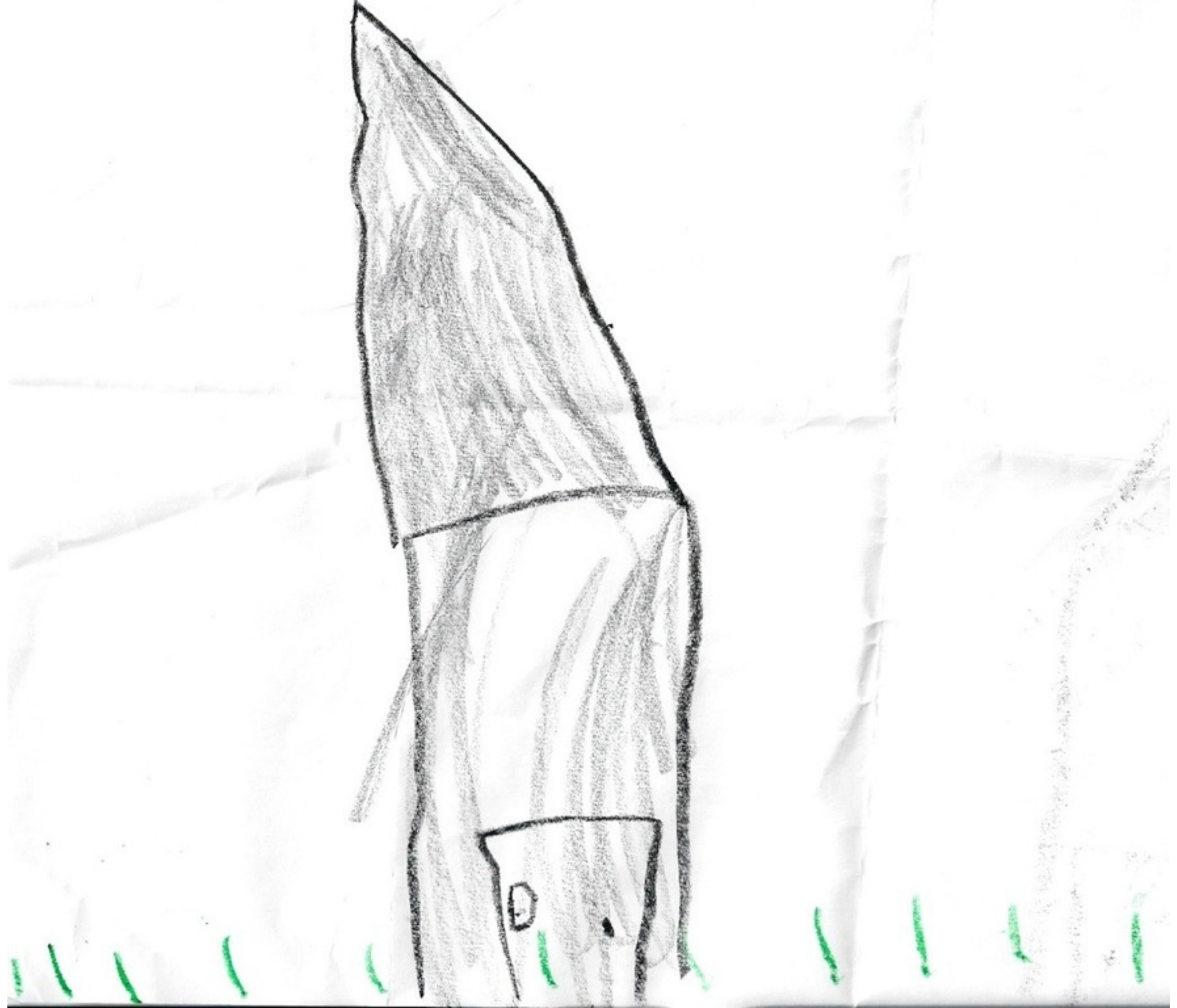
author, *What to Talk About*



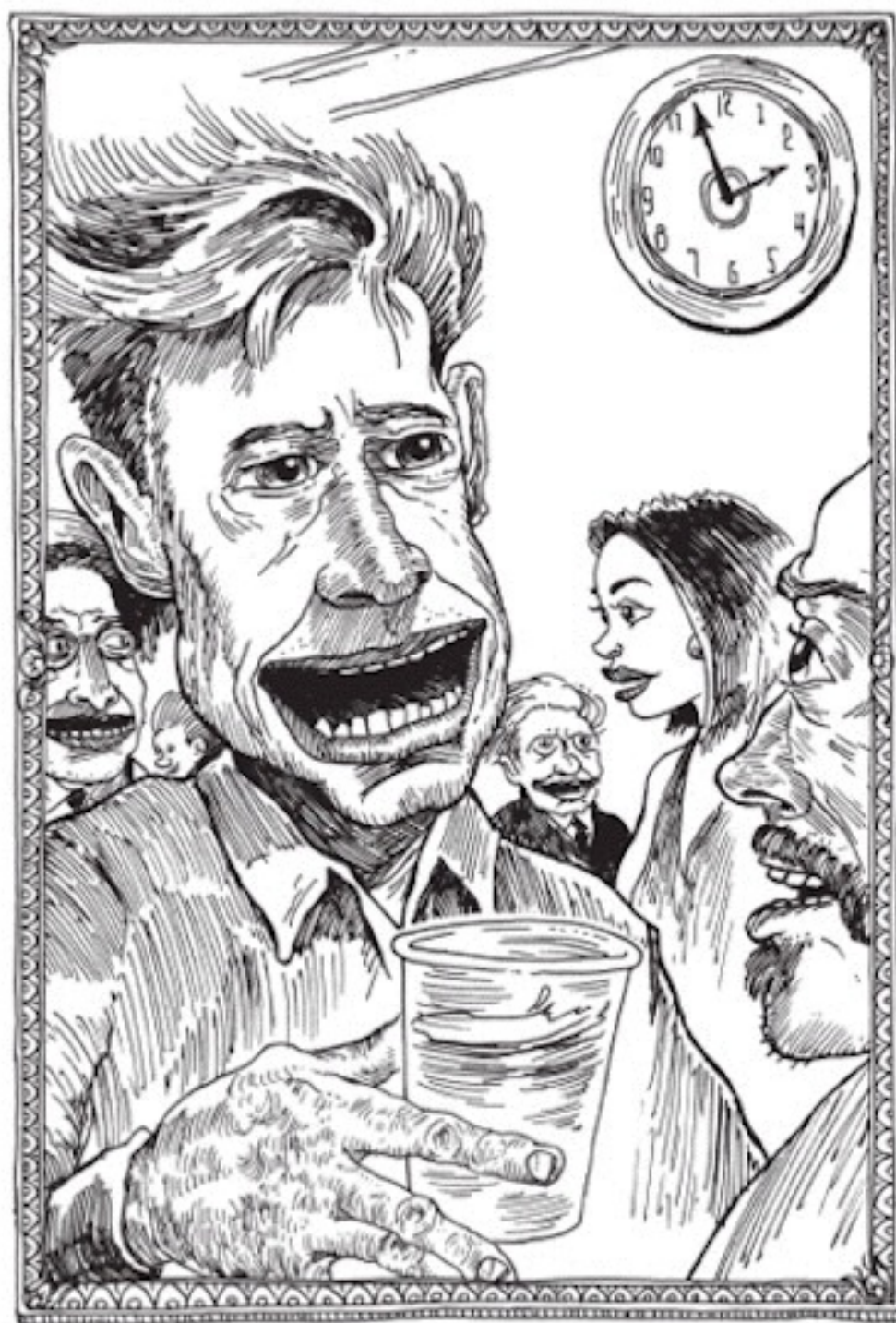
On a Plane, at a Cocktail  
Party, in a Tiny Elevator  
with Your Boss's Boss

by CHRIS COLIN and ROB BAEDERER  
illustrated by TONY MILLIONAIRE

























**Actual human conversation**



Keep talking.

You're not done talking.

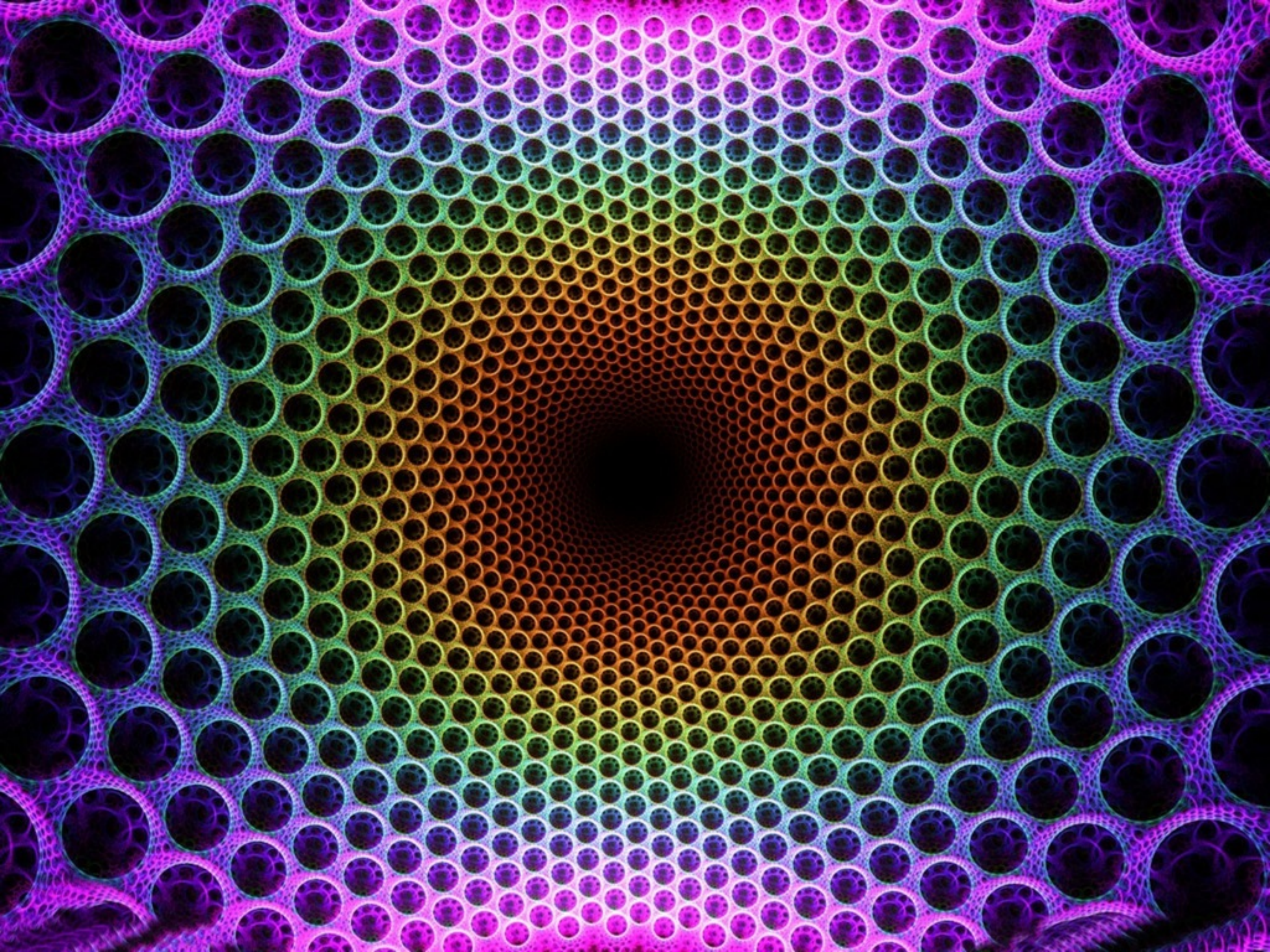
**Another actual human conversation**



Don't look up here.

**Nope. Still talking.**







Curvilinear tectonics space articulation shell





















On a Plane, at a Cocktail  
Party, in a Tiny Elevator  
with Your Boss's Boss

by CHRIS COLIN and ROB BAEDER  
illustrated by TONY MILLIONAIRE





HOUSING OUR CITY

PECHA  
KUCHA

#55



# Ellen Burke

Grow City Studio



A HOME AWAY  
FROM  
HOMELESSNESS

**Tactical Homemaking**



# 2,200 homeless children

Clara House

Hamilton Family Center

St Joseph's Family Center

Compass Family Services

Portrero Terrace

Raphael House

Treasure Island

**“Since these kids are not  
out on the streets,  
they’re invisible to most people ...”**

- Bill Wolfe, Homeless Children Education Fund

































Dinner:

Pho with  
sesame slaw  
and bread

Maggie's  
B-day cake!









**Youth Leaders**



























Thank you HomeAway,

I am grateful to be in this program. I've had a lot of positive memories in this program. I've also had a lot of experiences like kayaking, river rafting, camping, and having slumber parties! I've met a lot of people whom ~~am~~ now are very close to me. Just like a family!

I'm also thankful for having such wonderful volunteers to help everyone here and including me. I'm also thankful to having Sandra and Diallo here for motivating me all throughout 7th grade, right when I was about to give up.

Thank YOU HOMEAway!







A HOME AWAY  
FROM  
HOMELESSNESS

[www.homeaway.org](http://www.homeaway.org)







HOUSING OUR CITY  
**PECHA  
KUCHA  
#55**



# Brandon Baunach

BAR Architects





+



-



=

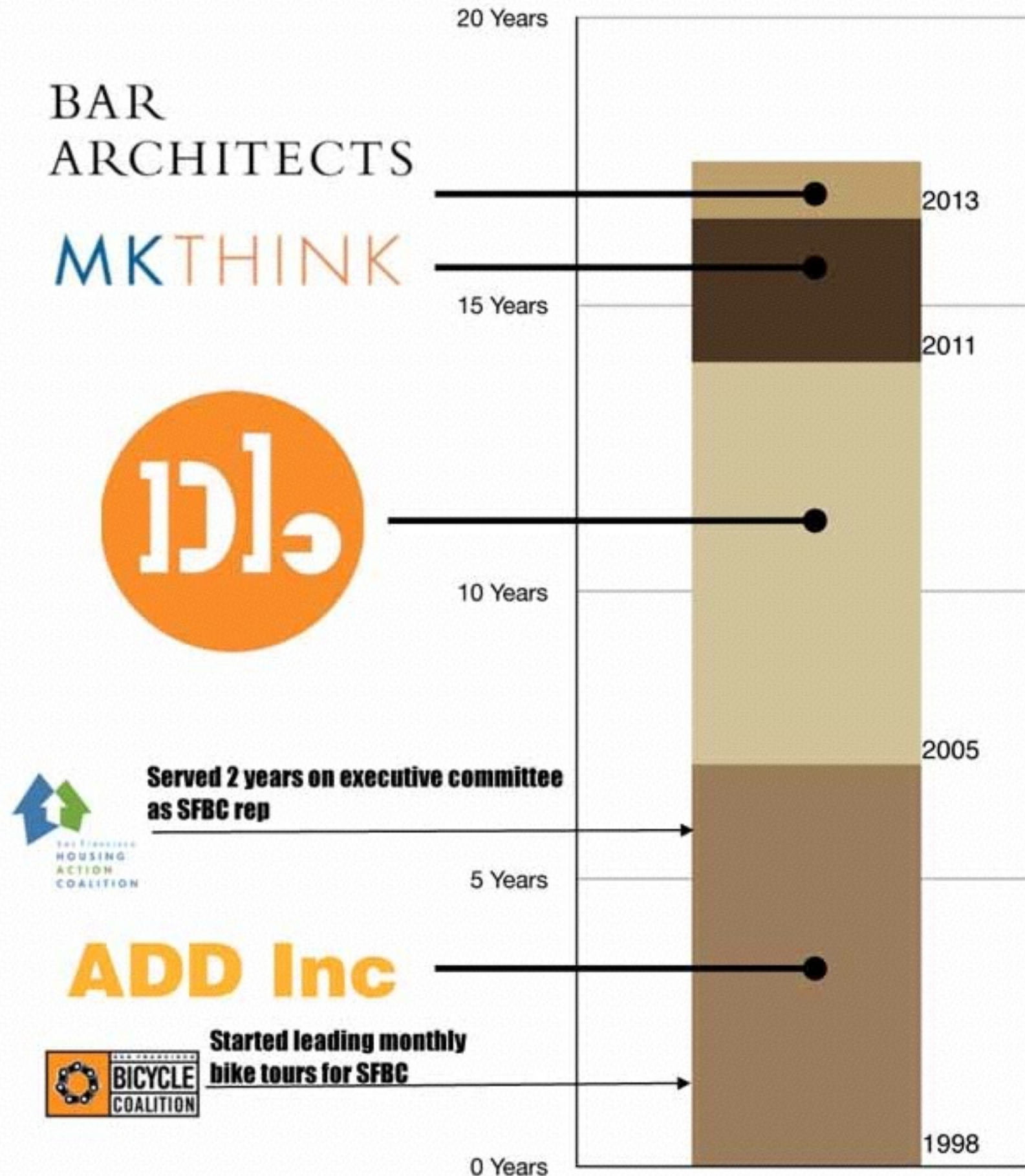
I'M BRANDON BAUNACH  
AND THIS IS:

# MULTI-GENERATIONAL HOUSING AND DEVELOPER MATH





# MY CAREER: A BAR CHART





# MY LIFE: A BAR CHART

BAR  
ARCHITECTS

MKTHINK



ADD Inc

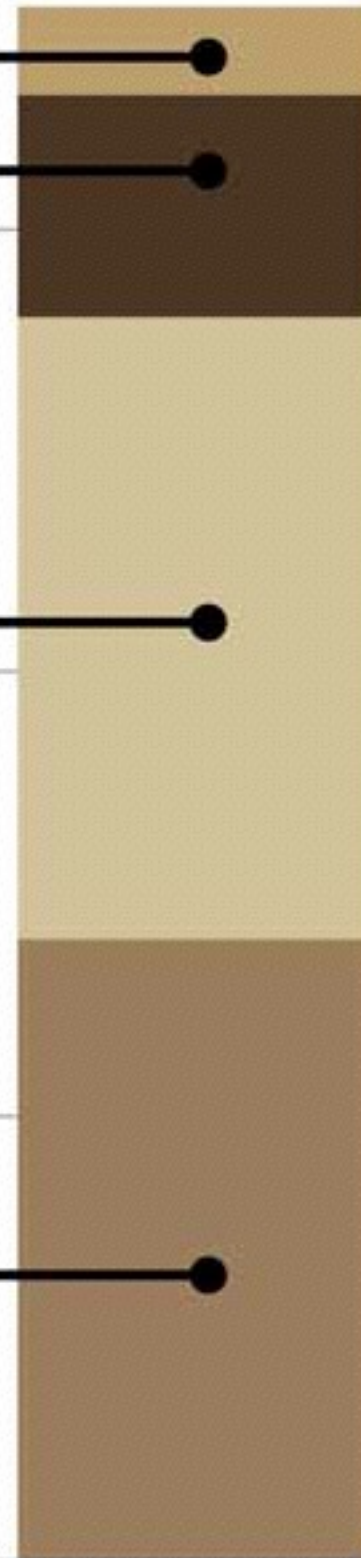
20 Years

15 Years

10 Years

5 Years

0 Years



Had another Son



Sold Condo /  
Moved to Berkeley



Mother  
moved to SF



Had a son



Bought a T.I.C. in SF

Got married



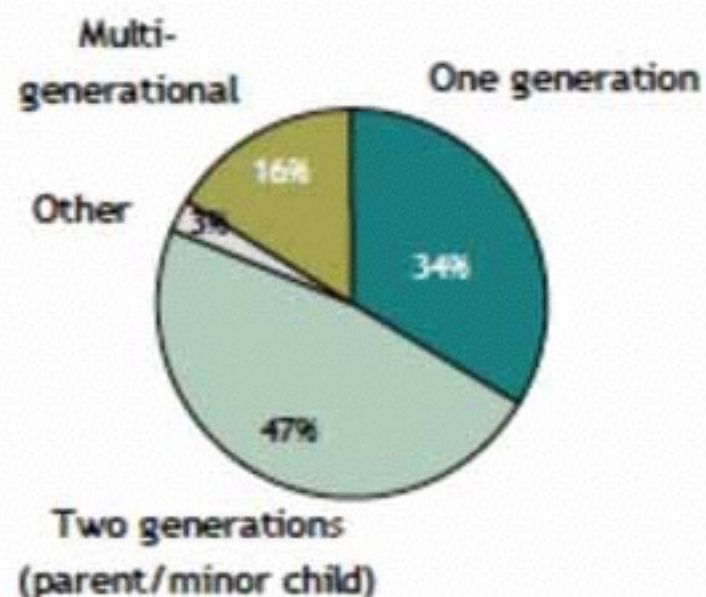


# FAMILY MATH





## Share of Population in Various Generational Household Types, 2008



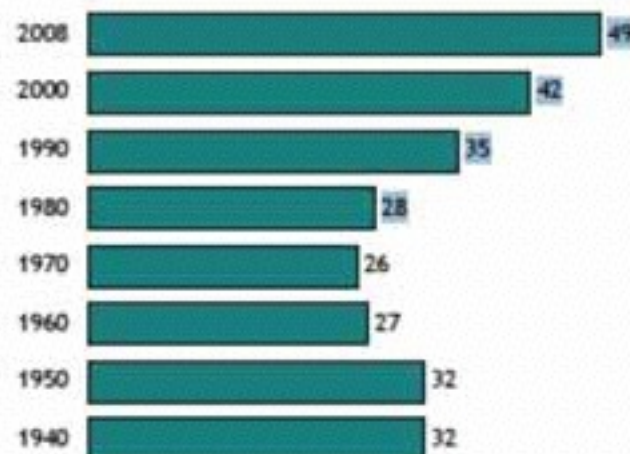
Note: "Other" refers to living in group quarters.

Source: Pew Research Center analysis of 2008 American Community Survey (IPUMS). Based on total U.S. population of 304 million.

PewResearchCenter

## U.S. Population Living in Multi-Generational Family Households, 1940-2008

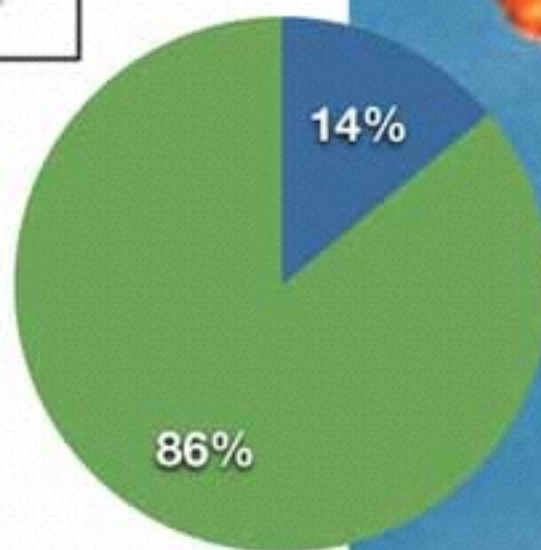
(Millions)



Source: Pew Research Center analysis of the U.S. Decennial Census data, 1940-2000, and 2006, 2007, 2008 American Community Surveys, based on Integrated Public-Use Microdata Series (IPUMS) samples.

PewResearchCenter

# WE'RE NOT ALONE



**Fourteen percent of buyers purchased a multi-generational home due to children over the age of 18 moving back into the house, cost savings, and health and caretaking of aging parents.**

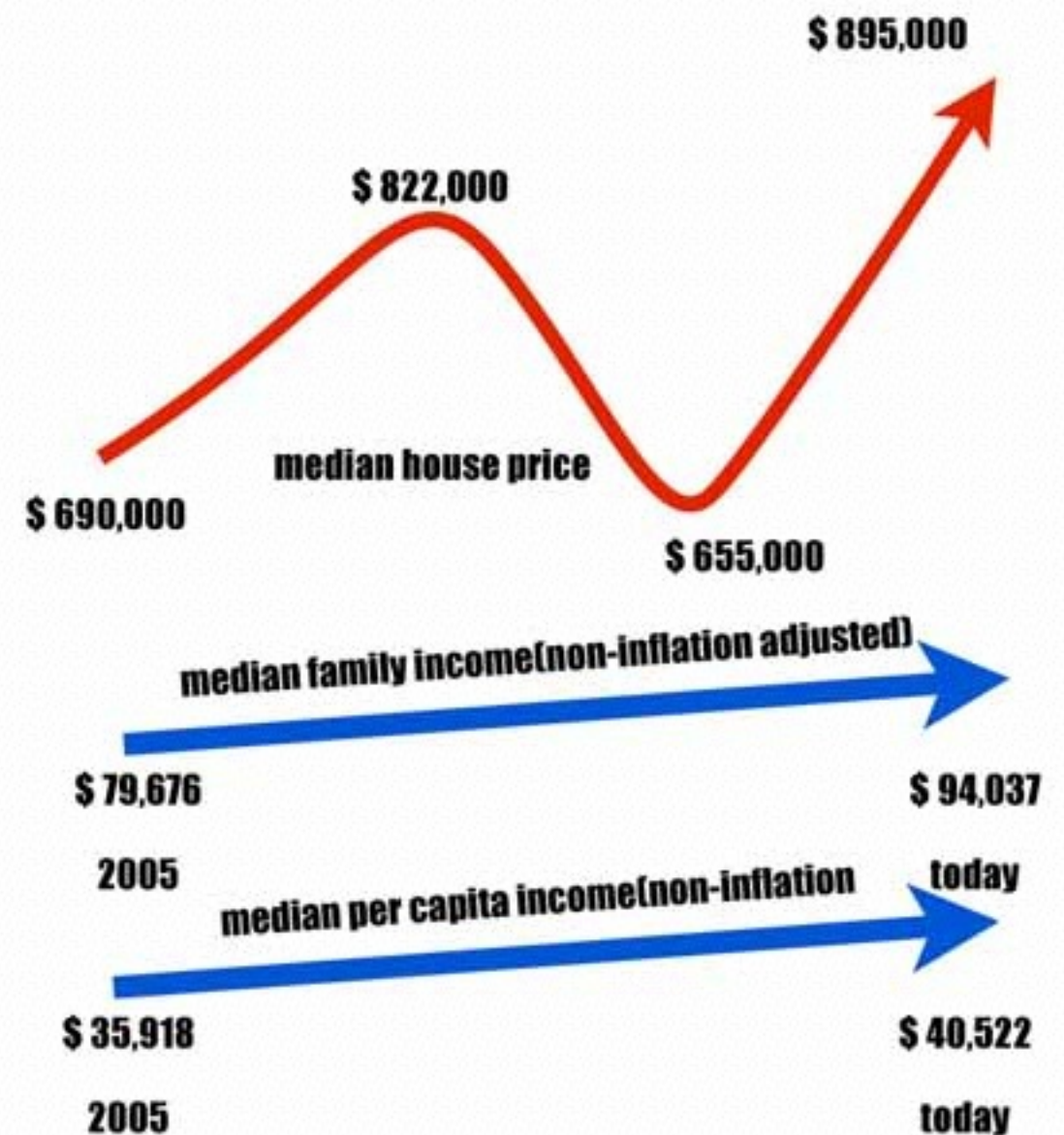
**Source: National Association of Realtors 2013 Profile of Homebuyers and Sellers**



# WHY WOULD MULTIPLE GENERATIONS LIVE TOGETHER?



**EVERYONE ELSE DOES**



**WE CAN'T AFFORD NOT TO**



# MORE MATH WITH ACTUAL NUMBERS

## SCENARIO: STARTING A FAMILY

### NON-MULTI GENERATIONAL HOUSEHOLD WITH TWO PARENTS WORKING MAJOR MONTHLY COSTS

MORTGAGE (\$800K-\$160K DOWN W/ 5% INTEREST)	\$3,435.00
CHILDCARE	\$2,400.00
FOOD	\$700.00
TRANSPORTATION	\$450.00
PHONES	\$180.00
INTERNET AND CABLE	\$140.00
UTILITIES	\$220.00
INCOME TAXES EFFECTIVE RATE	\$1,299.96
PROPERTY TAXES	\$773.33
PROPERTY INSURANCE	\$125.00
ENTERTAINMENT	\$250.00
MEDICAL	\$175.00
DEBT / CLOTHING / MISC	\$450.00
TOTAL	\$10,598.29
GROSS INCOME - TWO ADULTS	\$10,833.00
TOTAL SAVINGS OF	\$234.71
MORTGAGE % OF GROSS	31.71%

### MULTI GENERATIONAL HOUSEHOLD WITH TWO PARENTS WORKING AND SENIOR FIXED INCOME MAJOR MONTHLY COSTS

MORTGAGE (\$1.1M-\$220K DOWN W/ 5% INTEREST)	\$4,724.00
CHILDCARE	\$0.00
FOOD	\$900.00
TRANSPORTATION	\$450.00
PHONES	\$240.00
INTERNET AND CABLE	\$140.00
UTILITIES	\$260.00
INCOME TAXES EFFECTIVE RATE	\$1,749.96
PROPERTY TAXES	\$966.67
PROPERTY INSURANCE	\$150.00
ENTERTAINMENT	\$325.00
MEDICAL	\$300.00
DEBT / CLOTHING / MISC	\$550.00
TOTAL	\$10,755.63
GROSS INCOME - THREE ADULTS	\$14,583.00
TOTAL SAVINGS OF	\$3,827.37
MORTGAGE % OF GROSS	32.39%



# Why do different generations want to live in cities?



## HIP CITY BABY BOOMER

- Boomers prefer lower maintenance and smaller homes.
- Boomers prefer to be in walking distance for their basic needs
- Boomers want “safe urbanism”
- Curiously, boomers want to be insulated from neighbors
- Both groups want something “attainable”



## HIP CITY GEN X-ER

- Gen Xers prefer to be near work even if it means less house
- Gen Xers also like to be closer to cultural and entertainment options
- Both groups want something “attainable”

Source: “Demographic Trends, Consumer Preferences and Housing Demand” RCLCO 2011



**LET'S BUY A HOUSE  
TOGETHER!**

**But how?**



## PLAN A: BUY A DUPLEX



**4 properties available**

## PLAN B: BUY A HOUSE WITH AN IN-LAW



**6 properties available**

### Problems:

- Very little inventory
- Deferred Maintenance
- OMI Evictions

- Not located where we want to be
- Illegal

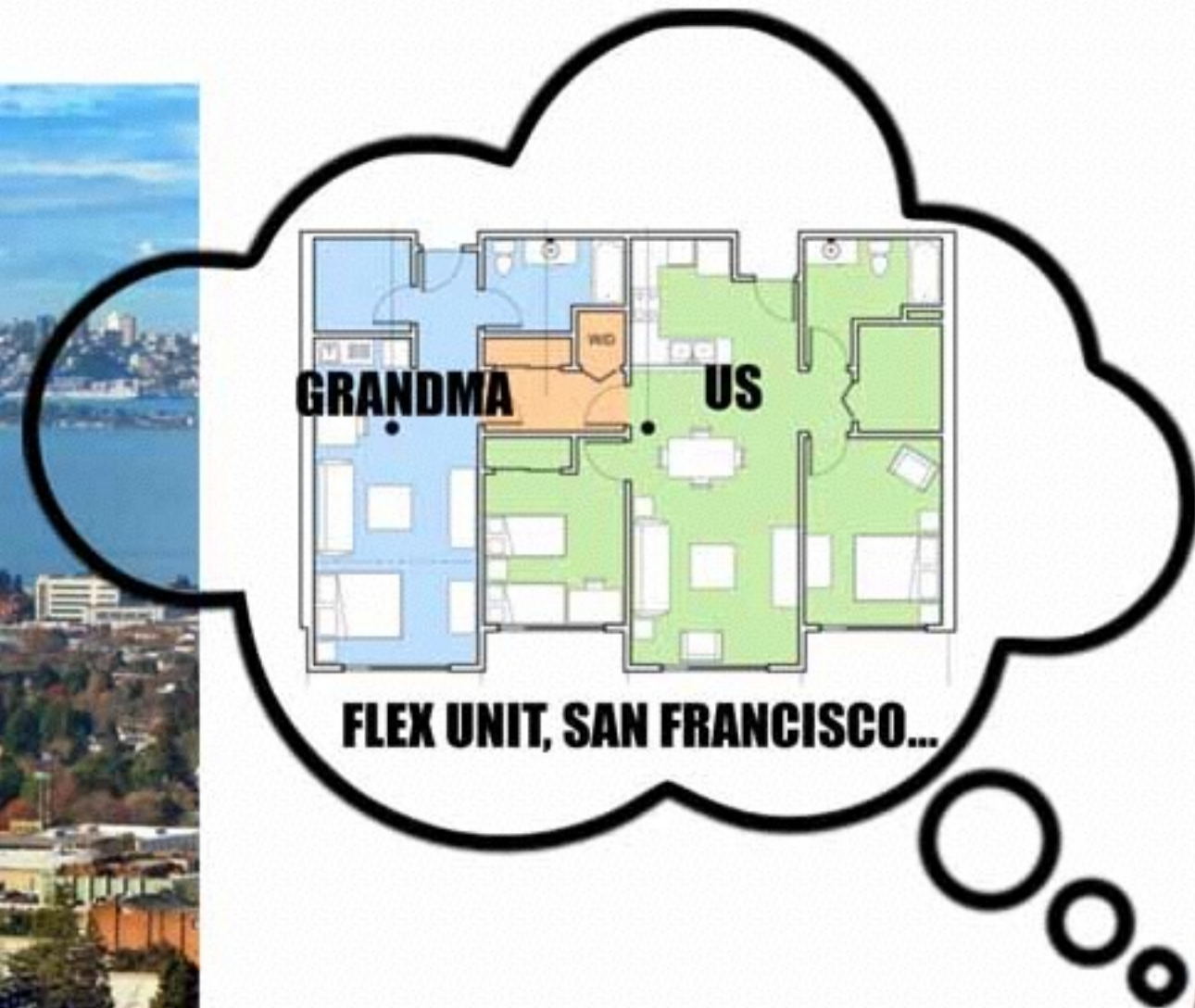
**Typical eviction candidate we saw**





# PLAN C:

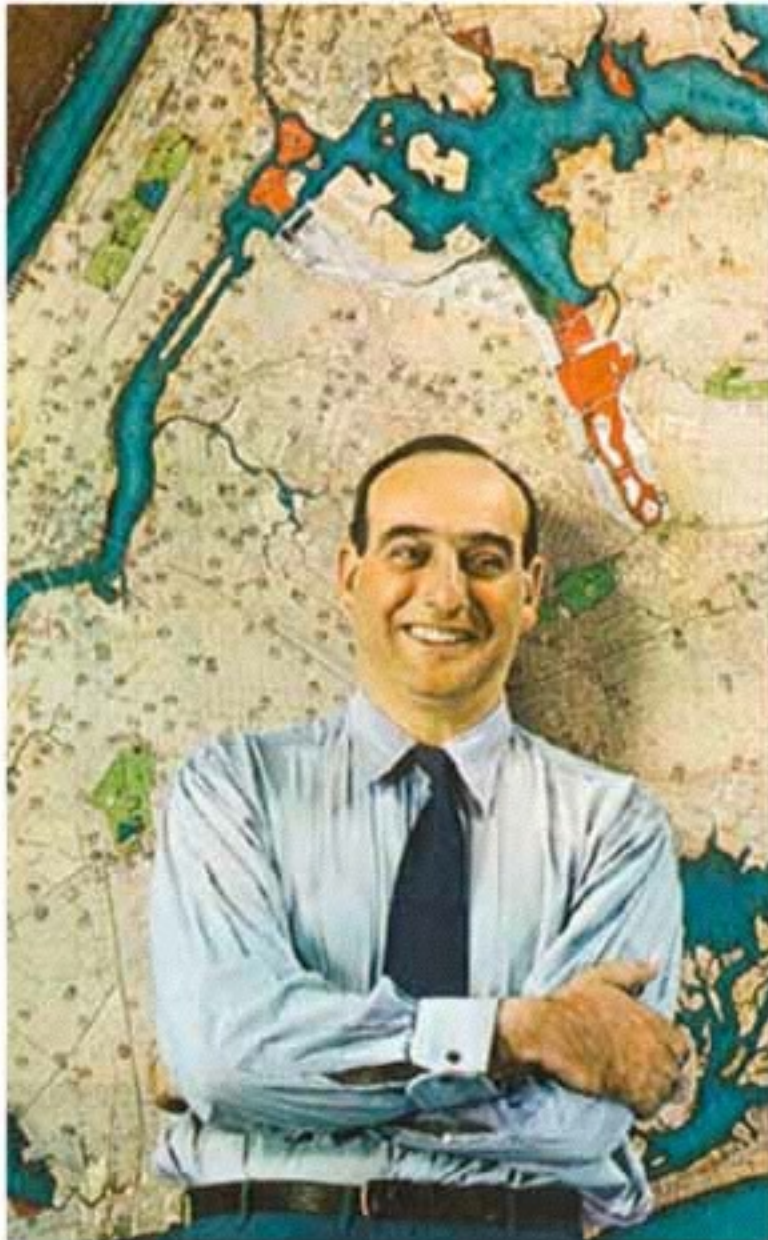
- **MOVE TO A DUPLEX IN BERKELEY, BITTER AND JADED**
- **DEVISE A NEW HOUSING TYPE FOR SAN FRANCISCO THAT FITS OUR NEED**
- **ENDLESSLY SPEAK TO GROUPS LIKE SPUR ABOUT THE IMPORTANCE OF MULTI-GENERATIONAL HOUSING**





# HOW DO WE CREATE MULTI-GENERATIONAL HOUSING IN AN URBAN ENVIRONMENT?

## Planning



## Finance



## Design



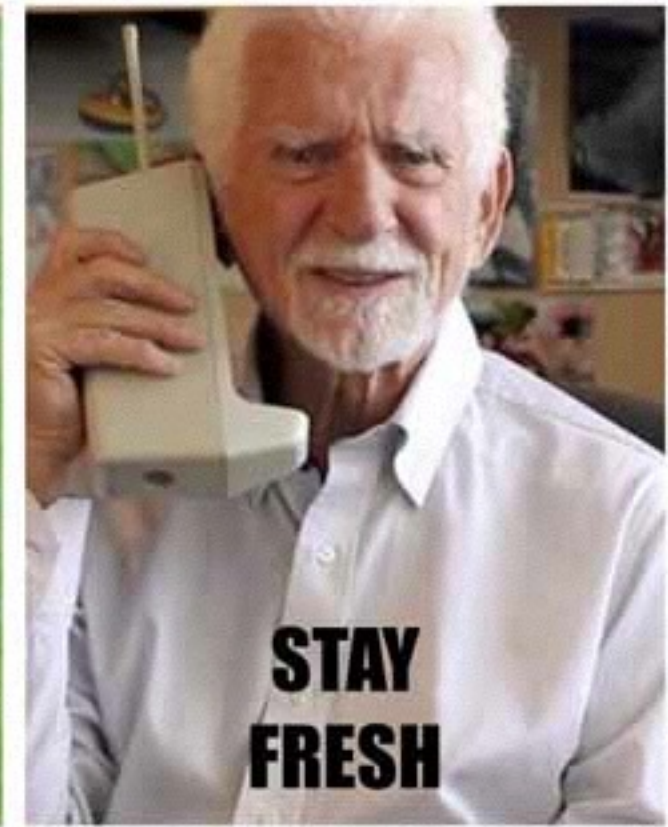


# HOW DO WE CREATE MULTI-GENERATIONAL HOUSING IN AN URBAN ENVIRONMENT?

## Planning



**PLANNING CODES**



## Finance

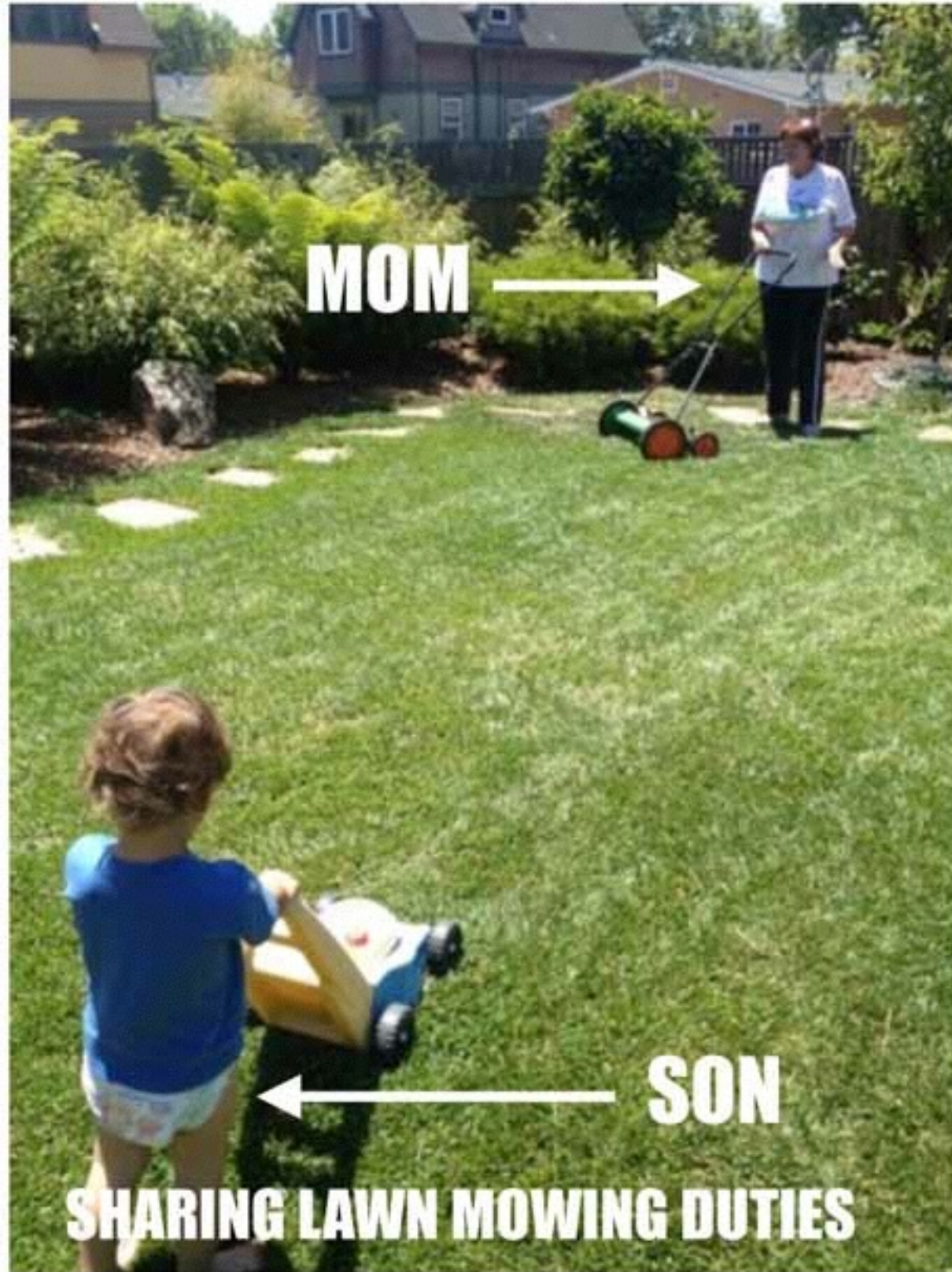


**FINANCING**





# DESIGN CONSIDERATIONS: IT'S MOSTLY ABOUT SHARING



## WHAT WE SHARE COMFORTABLY:

- **AUTOMOBILE**
- **LAUNDRY**
- **STORAGE**
- **PROPERTY MAINTENANCE**
- **COOKING ON WEEKENDS AND FOR EVENTS**
- **COMMON AREAS (OUTDOOR AND SHARED INDOOR SPACE)**
- **SMALL ERRANDS**
- **MORTGAGE/TAXES/INSURANCE**
- **BILLS**
- **FRIENDS**
- **SOMETIMES VACATIONS**



# DESIGN CONSIDERATIONS: IT'S ALSO ABOUT NOT SHARING



## WHAT WE DON'T SHARE:

- THE SAME APARTMENT
- THE SAME FLOOR
- KITCHENS
- BATHROOMS
- MOST EVENINGS
- SOME WEEKENDS
- DEBT
- MOST SHOPPING

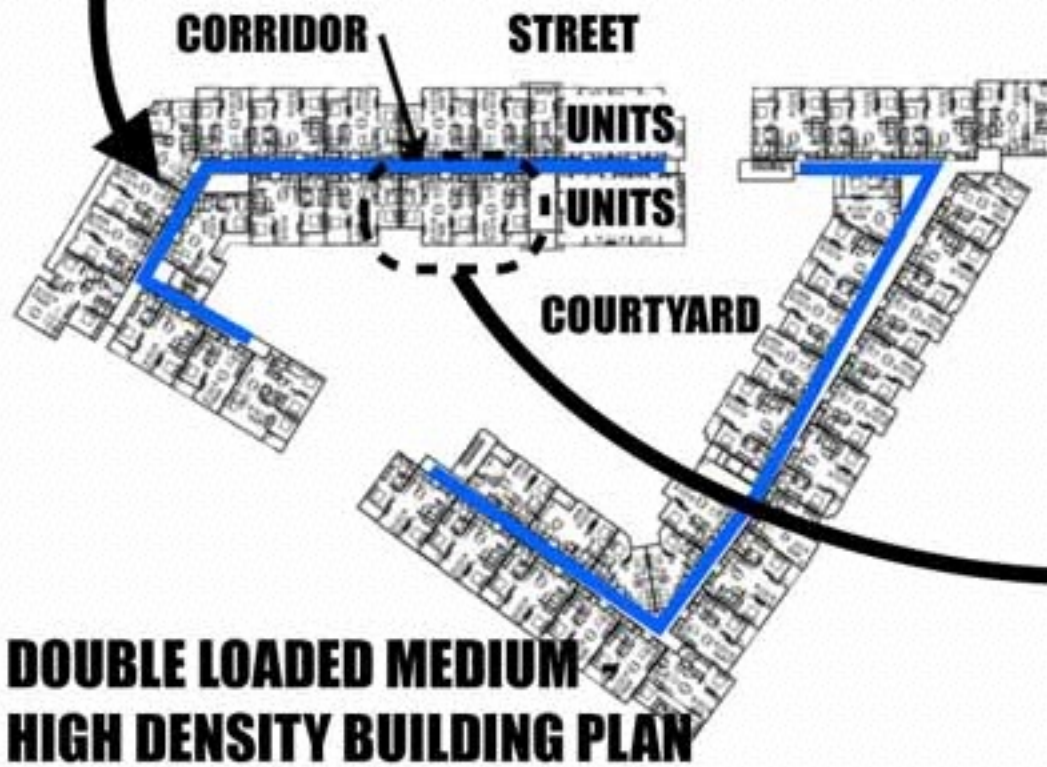


# THE FLEX UNIT - TWO UNITS IN ONE CONDO

Fits within a tradition double loaded corridor plan



**DOUBLE LOADED MEDIUM - HIGH DENSITY BUILDING OVERVIEW**



**DOUBLE LOADED MEDIUM HIGH DENSITY BUILDING PLAN**



**FLEX UNIT PLAN**

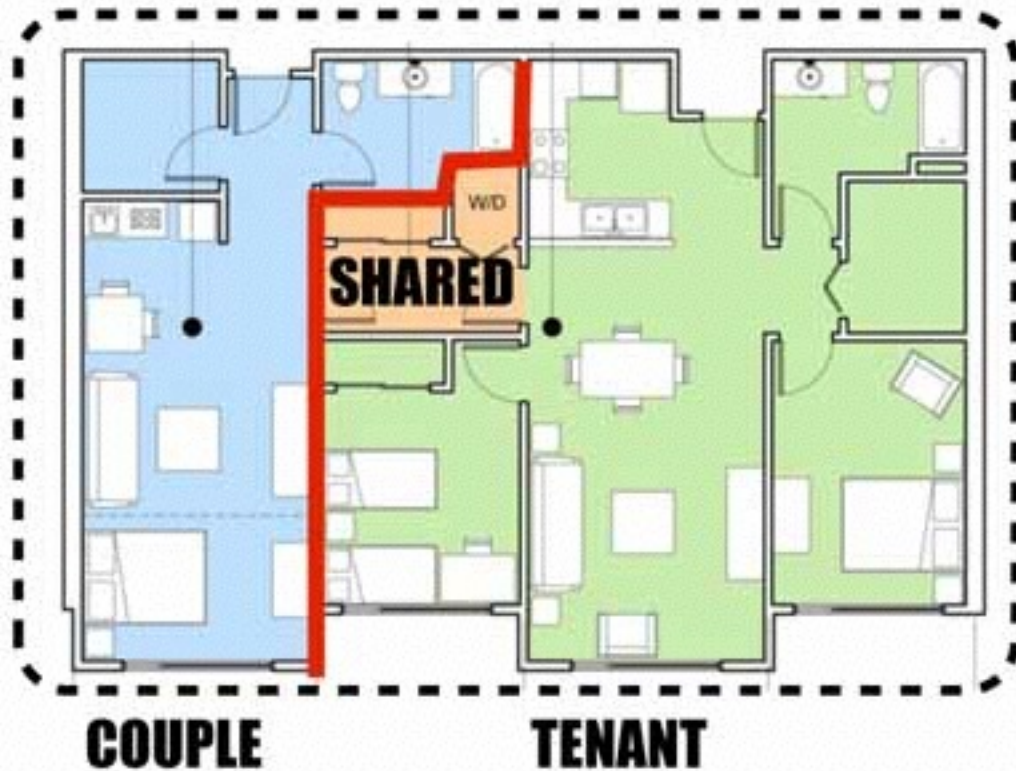


**1 BEDROOM UNIT    2 BEDROOM UNIT**

**TRADITIONAL UNIT PLAN**

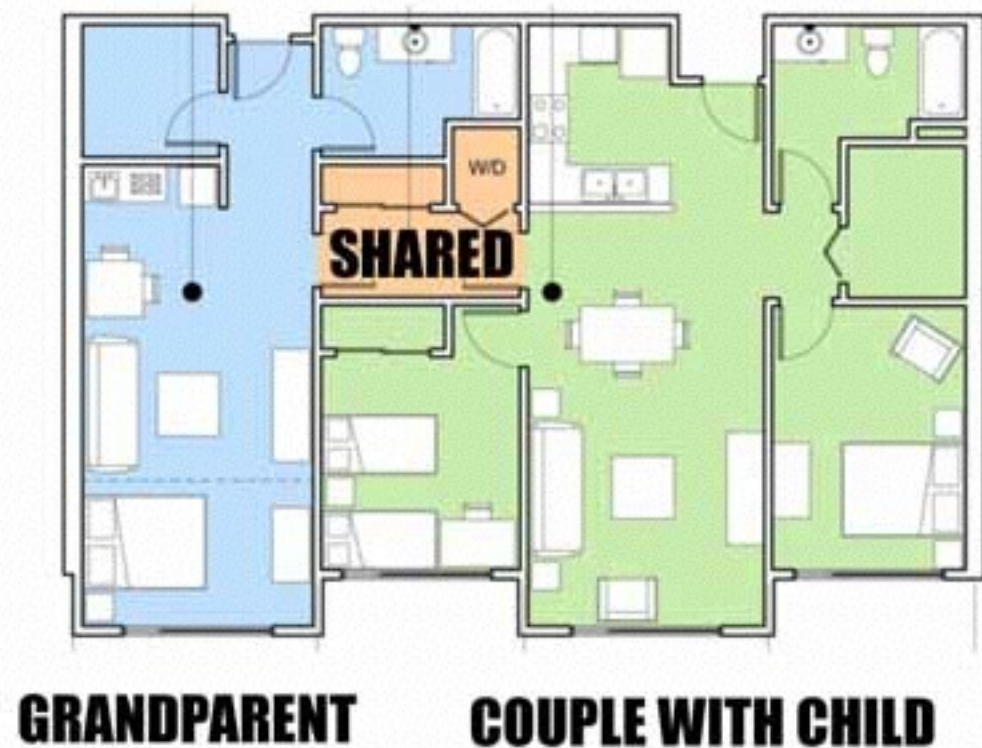


# THE FLEX UNIT: A home that grows with your family.



## STAGE 1: A YOUNG COUPLE

A young couple buys the whole condo unit and rents out the 2 bedroom unit until they need it. The couple lives in the studio and offsets the high mortgage costs by renting out the 2 bedroom unit.



## STAGE 2: KIDS

The young couple has a kid and moves into the 2 bedroom unit when they need more space. Grandma moves into the adjacent studio.

## STAGE 3: AGING IN PLACE

The couple helps take care of an aging parent



# THE FLEX UNIT: A home that grows with your family.

## STAGE 4: EMPTY NESTERS

The couple's kids grow up, grandma passes away, and the couple rents out the studio apartment.



**TENANT**

**COUPLE**

## STAGE 5: POST COLLEGE HOMECOMING

One of the couple's kids moves back from college and takes over the studio apartment.



**SON OR  
DAUGHTER**

**COUPLE**

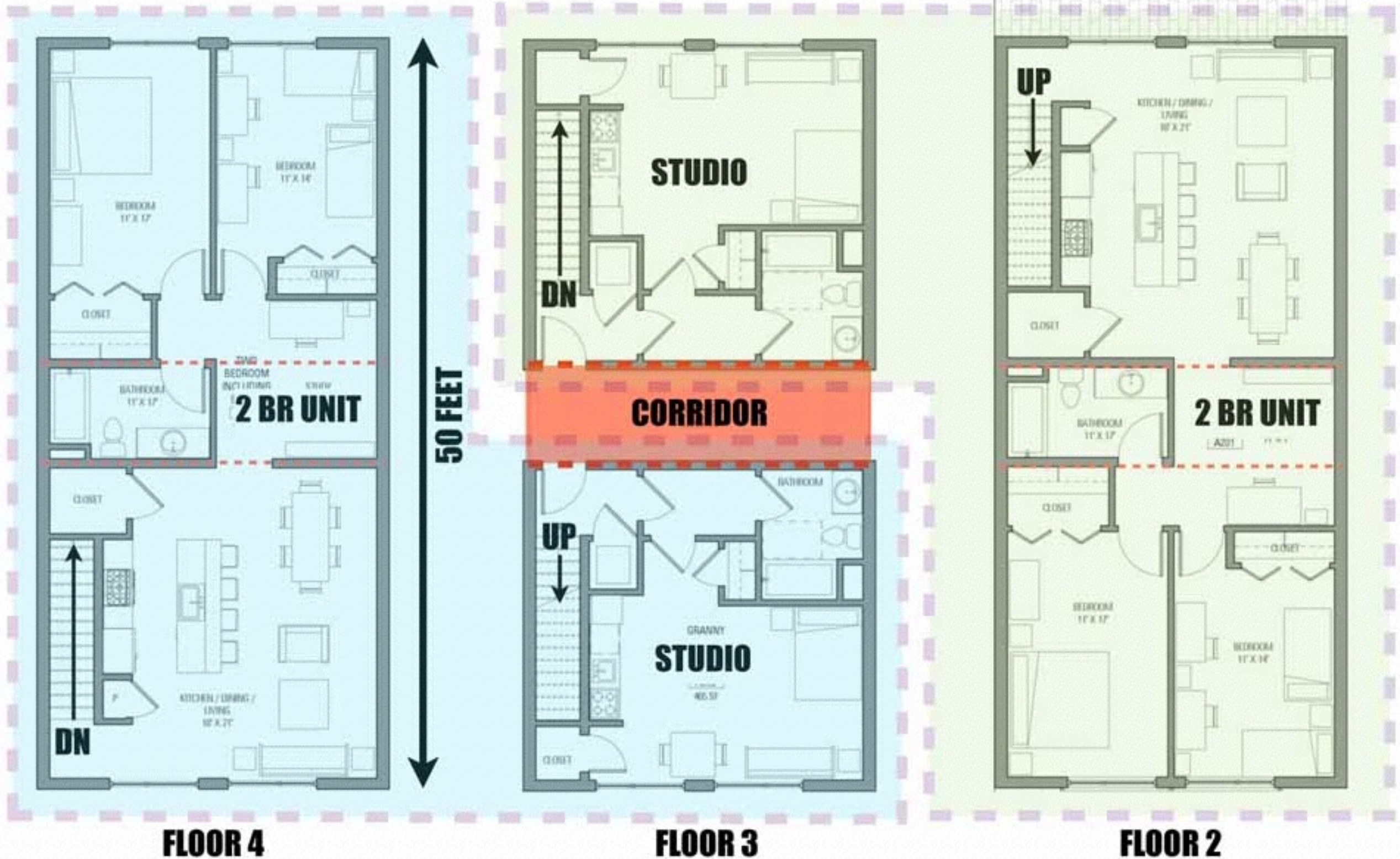


# THE DOUBLE SKIP-STOP FLEX UNIT:

Providing extreme area efficiency for developers.

**UNIT A - FLOOR 3 AND 4**

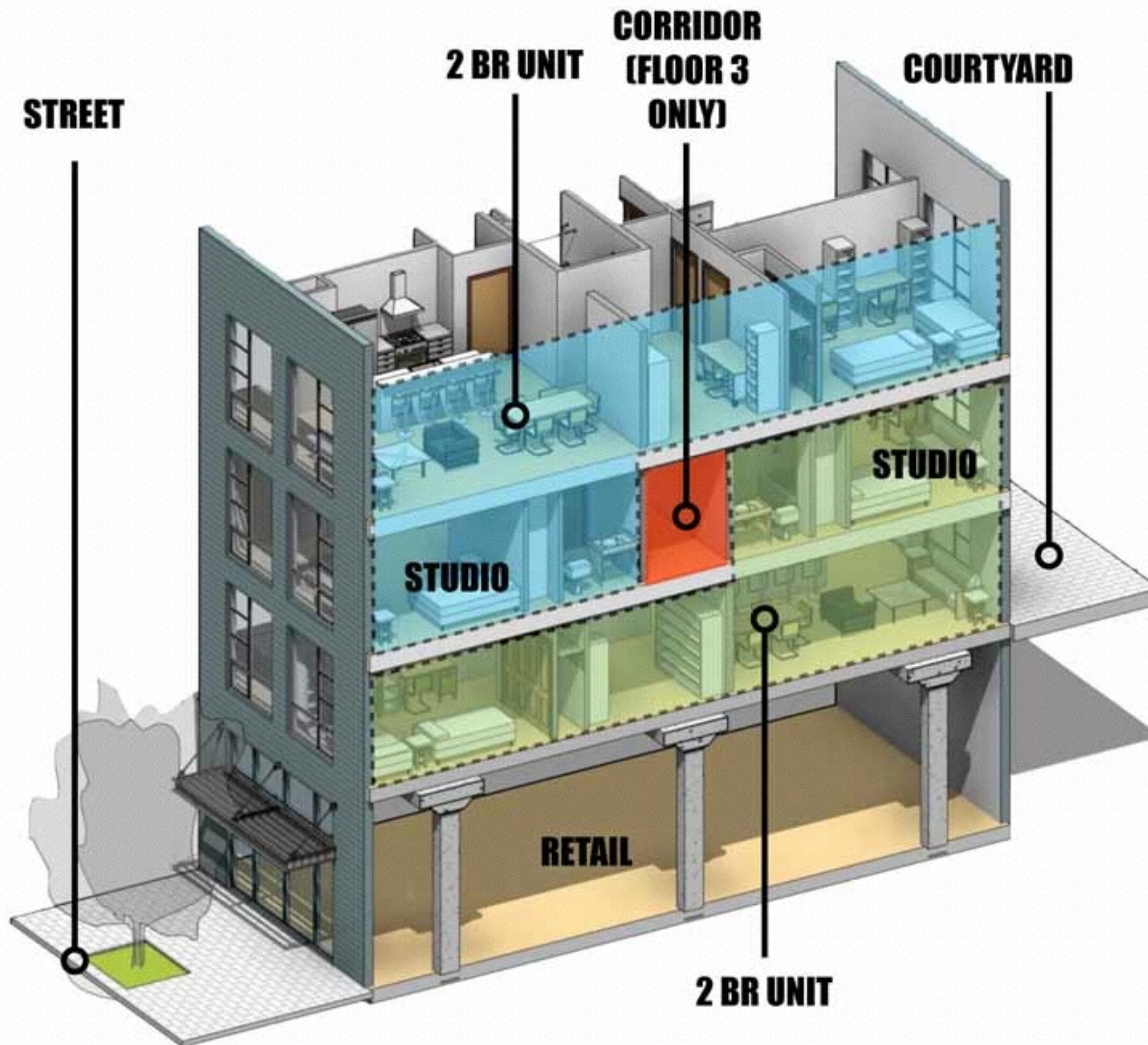
**UNIT B - FLOOR 2 AND 3**





# **THE DOUBLE SKIP-STOP FLEX UNIT:**

**Providing extreme area efficiency for developers.**



- **ONE CORRIDOR FOR EVERY THREE FLOORS**
- **280 SF OF CORRIDOR SAVED FOR EVERY 2 UNITS**
- **+/- 9% MORE TOTAL SELLABLE AREA**
- **+/- 90% EFFICIENCY**
- **BUILD AN EXTRA 9 UNITS FOR EVERY 100 UNIT BUILDING**
- **or PUT ANOTHER WAY, BUILD 14,000 SF LESS PUBLIC SPACE FOR**





©Jason E.

HOUSING OUR CITY

PECHA  
KUCHA

#55