

ABSTRACT

Title of Thesis:	The Upton Renaissance: A block Prototype for Urban Revitalization
	Ashley Morand, Master of Architecture and Community Planning, 2025
Thesis Directed By:	Assistant Professor, Georgeanne Matthews, Architecture Department

Housing has been a persistent issue in America since pre-WWII, and public housing remains an unsolved challenge. Nearly a century after the New Deal, efforts to address housing shortages, density, and poverty through trial and error have failed to alleviate many Americans' social inequalities and poor living conditions.

This thesis examines the shortcomings of public housing in America by analyzing global housing projects. While public housing is a pressing issue in cities like Baltimore and across the East Coast, it remains a worldwide challenge. However, America's approach to addressing fair housing has varied and has been problematic for residents, policymakers, planners, designers, and government entities. This thesis will also propose a new prototype, using an interdisciplinary framework to improve the mental and physical well-being of low-income communities while reducing displacement in marginalized neighborhoods.

The proposed prototype will challenge and seek a better model for public and profoundly affordable housing that extends beyond housing to include amenities and service buildings that empower residents. It is crucial to recognize that housing alone is insufficient to address the broader social and economic challenges experienced. However, this model offers hope, ensuring that residents' environments meet their needs and improve their quality of life despite financial constraints.

The Upton Renaissance: A Block Prototype for Urban Revitalization

by

Ashley Morand

Thesis submitted to the Faculty of the Graduate School of the
University of Maryland, College Park, in partial fulfillment
of the requirements for the degree of
[Master of Architecture and
Community Planning]
[2025]

Advisory Committee:

Georgeanne Matthews PhD, Architecture Chair

Brian Kelly, AIA, Faculty Chair

Kathryn Howell, PhD, Planning Chair

Amber Wendland, AIA, AICP, Professional Mentor

Matthew Bell, FAIA, Committee Member

Kris Marsh, PhD, On Campus Mentor

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List of Abbreviations

WWII: World War II

HUD: Department of Housing and Urban Development

CPTED: Crime Prevention Through Environmental Design

CDA: Critical Discourse Analysis

RAD: Rental Assistance Demonstration Program

LIHTC: Low Income Housing Tax Credits

Chapter 1: The Housing Crisis in America: Public Housing

Public housing has been both socialized and racialized for decades, affecting various demographic and ethnic groups worldwide. It has long carried negative connotations and stigmatized perspectives, which have become deeply embedded in American policy, particularly regarding government-assisted housing. Urban renewal efforts, coupled with conflicting policies and prejudices, have been a root cause of many challenges in American cities, making it increasingly difficult to maintain equitable and adequate living conditions. As the need for social programs grew, those relying on government aid often received insufficient support.

Dating back to 1601 in Great Britain, Queen Elizabeth I introduced the Poor Laws to address poverty and the social issues arising from economic changes. These laws categorized people with low incomes into three groups: 1) the "impotent poor" — individuals unable to work due to age, disability, or illness. This group received assistance in food, clothing, shelter, and access to poorhouses; 2) the "able-bodied poor" — those physically capable of working but struggling to find employment. Aid for this group was minimal, typically small amounts of money or food to survive, and 3) the "idle poor" — non-disabled individuals who could work but chose not to. They were often viewed as lazy and faced punishment.¹

Local officials determined who deserved public aid, operating under the prevailing belief that poverty resulted from laziness. This mindset fostered societal disdain for people with low incomes, shaping England's welfare system and later

¹ Hansan, J.E. 2011. "English Poor Laws." Social Welfare History Project. December 2011. <https://socialwelfare.library.vcu.edu/programs/poor-laws/>.

influencing social programs in America. Both countries attempted to find the balance between providing aid to groups who were deemed worthy of aid while finding ways to regulate the working and nonworking poor. Overall, it influences how American society addresses poverty and provides support to it is people.²

There was also a Western ideology that impacted the U.S., perpetuating a binary worldview that viewed society through opposing polarities. This perspective contributed to racist ideologies, where hierarchical power structures positioned White Americans above others based on perceived traits. Anthony Cook elaborates on this ideology: "In the process of creating races, the categories came to be filled with meaning: whites were characterized one way and associated with normative, positive characteristics, whereas blacks were characterized another way and became associated with subordinate, even aberrational characteristics."³ America's early years reflected this ideology as slavery became entrenched, and the treatment of Black and African slaves grew increasingly inhumane. After the Civil War freed enslaved people, segregation was legally sanctioned, reflecting White Americans' resistance to integration. African Americans were persistently depicted through negative stereotypes—untrustworthy, poor, destructive, and unfit for integration into white society. These stereotypes justified segregation and discriminatory practices. Cook notes that this fragmented the Black American experience, creating varied opportunities to experience racism across social, economic, and residential contexts, further complicating efforts for unity. ". . .the experience of being black in America became fragmented and multifaceted, and the different contexts

² Quigley, William P., *Five Hundred Years of English Poor Laws, 1349-1834: Regulating the Working and Nonworking Poor* (June 19, 1996). 30 *Akron L. Rev.* 73 (1996), Loyola University New Orleans College of Law Research Paper.

³ Erskine, Hazel. "The Polls: Negro Housing." *The Public Opinion Quarterly* 31, no. 3 (1967): 482–98.

presented opportunities to experience racism in different ways. The social, economic, and residential distance between various classes may complicate efforts to unite."⁴ Systemic racism has deeply influenced government systems, limiting Black and African Americans' ability to build generational wealth and advance economically.

During the Great Depression, housing demand surged, but the 1929 economic collapse hindered progress. The New Deal, under Franklin D. Roosevelt, introduced initiatives to address social needs, including affordable housing. However, racial disparities persisted. Black veterans returning from World War II were denied the same housing benefits and opportunities as their white counterparts. While suburban developments flourished, inner-city housing conditions deteriorated, leading to issues such as crime, overcrowding, and disease—challenges echoing those faced since the Poor Laws of 1601. Initially, public housing was not explicitly racialized. Housing projects were built for both Black and white workers but were segregated, with housing for white workers being far superior in quality. White Americans widely viewed Black Americans as unfit for integration or undeserving of aid. Housing projects for African Americans were intentionally designed to meet only the bare minimum, stripping residents of dignity.⁵

Today, public housing in America remains stigmatized, with conditions often far from adequate. What was once envisioned as a "utopian solution" has devolved into a nightmare, fostering environments of concentrated poverty plagued by poor building quality, crime, and neglect. Addressing this complex issue requires a deep understanding

⁴ Crenshaw, Kimberlé, Neil Gotanda, Gary Peller, and Kendall Thomas. 1995. *Critical Race Theory: The Key Writings That Formed the Movement*. New York: The New Press.

⁵ Erskine, Hazel. "The Polls: Negro Housing." *The Public Opinion Quarterly* 31, no. 3 (1967): 482–98.

of both historical and current conditions. It is only through the vital collaboration among architecture, urban planning, and sociology that we can create deeply affordable, dignified housing in marginalized communities without displacing legacy residents.

Public housing projects are often located in communities impacted by redlining and segregation. Addressing housing needs in these areas requires solutions that provide existing and new residents access to better housing while enhancing psychological well-being and overall quality of life. This thesis will explore past and current approaches to addressing the conditions of public housing projects in America, analyzing both failures and successes. It will propose a new framework to address financing challenges and implement thoughtful, community-centered design. The proposal includes developing six blocks, focusing on housing integrated with open spaces, services, and amenities to meet the community's evolving needs.

This approach challenges the outdated notion that any shelter is suitable simply because it prevents homelessness. It also critiques current strategies, advocating for methods that ensure housing affordability, prevent displacement, and enhance overall community well-being. Every community is unique, requiring tailored solutions beyond shelter, including local programming and support services. Adequate public housing must incorporate community voices throughout the design process, as these decisions have long-lasting impacts.

This thesis aims to shift the narrative by rethinking the American public housing framework and presenting a model that improves housing quality and the social infrastructure necessary for safe, thriving communities.

Chapter 2: How Did We Get Here?

Shifting the narrative associated with public housing is a complex and urgent task, given its systemic challenges. The persistence of issues with public housing is influenced by a multitude of factors. While this paper acknowledges the benefits and successes of public housing in some areas, it also recognizes its shortcomings. Public housing is heavily criticized for various reasons, including its design, crime rates, the concentration of low-income families, lower property values, and frequent stigmatization. These issues have been developing for decades, even before the establishment of social housing. To address these challenges effectively, it is crucial to understand the systemic nature of the issue and how we arrived at this point as a country.

In the 1920s, the country underwent significant social, economic, and political changes. Leading into this period, a series of events gave rise to a sense of nationalism in America, often called 'Americanism,' which can be understood as a belief in the superiority of American culture and values. Between 1914 and 1918, America participated in and emerged victorious in World War I. During this time, fears of communism grew following labor strikes and bombings, making Americans view communists as a national threat. In 1916 the Great Migration began, marking a shift toward urbanization as Black Americans moved from the South to cities in the North, Midwest, and West. At the same time, an influx of immigrants, including Catholics from Ireland and Southern Europe, Eastern Europeans, and some Chinese immigrants, contributed to America's growing diversity—at a rate that some white Americans found uncomfortable.

This nationalism evolved into an attitude and even a belief that if one was not of white Protestant or Western European descent, they were considered inferior.

While tensions rose, the United States also entered a modern era where urban populations surpassed rural ones. The post-war economy thrived, creating jobs for millions, including women, who, confined previously to domestic roles, could now join the workforce. Black and immigrant men also found employment in factories. For many Americans, life improved, bringing more leisure and access to luxuries such as cars and entertainment. However, despite these advancements, racial and immigration issues persisted.

The American government attempted to regulate the country's racial makeup. This led to the fulfillment of needing another to feel the exclusiveness, placing a value on binaries. Disparities began to surface, with unsafe working conditions and low wages for Black and immigrant men. Black women faced similar challenges in accessing services and opportunities available to white women. Initially, these groups did not complain, as their new circumstances improved over previous hardships. In 1921, the Emergency Quota Act limited immigrant numbers, followed by the 1924 Immigration Restriction Act, which imposed quotas based on country of origin. Segregation and Jim Crow laws restricted Black Americans' access to public spaces and services. The decade ended in 1929 with the Great Depression, one of the harshest economic periods in modern history.

The Great Depression, one of the most challenging times for Americans in the 20th century, lasted a decade, bringing widespread poverty and hardship after a period of relative prosperity. Attitudes toward poverty shifted as many Americans became

impoverished following the stock market crash, leading to support for increased government intervention, which continues to impact American lives. President Franklin D. Roosevelt introduced the New Deal, a series of programs, public work projects, financial reforms, and regulations enacted in the United States during the 1930s in response to the Great Depression. The New Deal included programs such as the Social Security Act, the Works Progress Administration, and, most notably, the National Housing Act of 1934. The National Housing Act, or the Better Housing Program, aimed to make housing and mortgages more affordable. The 1937 Wagner-Steagall Housing Act soon followed, establishing the United States' first permanent public housing program. This period was pivotal in the development of public housing in America.

As social and cultural shifts occurred between the 1940s and 1950s, nationalism evolved from deciding who was considered American to determining "who deserves aid from the American government." In addition to the view that public housing was also labeled as "un-American." This attitude embedded itself within governmental structures, creating a system that could impact millions of Americans' lives, either positively or negatively. Erskine's research examines the public opinion on housing for African Americans during the 1960s and focuses more on the attitudes of Americans who did not stay in public housing. She does acknowledge the evolution of attitudes since slavery. However, she notes that a significant amount of people had strong resistance to integration, and the root of the opposition was rooted in racial prejudice and fears of declining property.⁶ Housing conditions for African Americans were significantly

⁶ Erskine, Hazel. "The Polls: Negro Housing." *The Public Opinion Quarterly* 31, no. 3 (1967): 482–98.

different, as they were categorized as overcrowded, poorly maintained, and lacking amenities. Unfortunately, many people blamed the residents for the condition of public housing when, in reality, the fault was with the government regarding funding and policy.

While the original goals of public housing were well-intended, they were influenced by a restrictive governmental attitude. Public housing was initially designed to meet the basic need for shelter, but it was insufficient to fully support residents. Despite these good intentions, the overall history of public housing reveals that it has been used as a tool for social segregation, disproportionately affecting low-income and minority populations. It has perpetuated cycles of poverty and limited social mobility, creating long-term challenges for residents. Therefore, it is crucial to rethink public housing from both design and planning perspectives, involving designers, planners, governments, and housing authorities to develop innovative solutions that improve housing quality and the social infrastructure necessary for safe, thriving communities.

The implications of public housing are explored from the following three scopes to understand the complex relationship between design, crime, mental health, and policy:

Architecture and Design

This thesis examines the physical layouts, aesthetics, and spatial organization of public housing through the scope of architecture and design to understand their impact on residents' well-being, safety, and social interactions. Historically, public housing designs focused on high density, low cost, and scalability. As a result, massive, monolithic buildings have often fostered

isolation and negatively impacted mental health due to poor design, limited community interaction, and a sense of disconnection, particularly in urban areas.

Planning and Policy

This paper addresses how historical and contemporary policies shape public housing development, allocation, and management from a planning and policy perspective.

Factors such as economic pressures, social biases, and political priorities have influenced these policies, leading to long-term issues like racial segregation, concentrated poverty, and housing inequities that still affect public housing residents today.

Architecture and Design

Architecture and design have a profound role in shaping the built environment's ability to influence behavior and emotional response, especially in the case of public housing developments. Architects focus on form, aesthetics, and functionality throughout a building. On the other hand, public housing does not check everything off the architect's focus lists. Aesthetically, public housing has not been appealing. It became a style, an identity of the building typology. Today, many can distinguish a public housing project because of key distinct features such as its mortar brick façade, military barrack form, and vast oceans of cement paving. The architect's "vision" of an ideal living environment did not consider the social or cultural contexts of the communities they designed for.

As rapid urbanization occurred globally, housing projects were focused on efficiency and cost savings. Countries worldwide needed to figure out how to accommodate the necessary housing for all their residents while maximizing each dollar spent on each project to ensure the

demand for housing was addressed. This was prioritized over creating supportive environments that could promote.

Building Aesthetic

During the developing phases of public housing, efficiency, and replicability were prioritized and essentially became the baseline for housing projects. After the Great Depression and WWII, the federal government was not overly concerned about making the buildings look beautiful as the demand for housing was increasing. The government was focused on addressing the housing shortage within a short time frame while being low in cost and able to replicate on a block-by-block basis. Design and construction were impacted as they followed cost and resulted in bland and unexpressive building designs that did not move visitors or residents.

Public housing has a distinct and distinguishable appearance. One commonality is the use of brick cladding, which is both cheap and durable. Any other building cladding, such as plastic siding, was too expensive. The use of brick became another costly problem because brick made it difficult for buildings to keep heat in. Not only were the rents of low-income residents intended to pay for maintenance, but operating costs were also impossible with funding.

High-Rise Buildings

The concept of high-rise buildings emerged after Le Corbusier proposed his perfect city: tall buildings in the sky in the middle of parking spaces on the ground. His vision has been criticized by many designers and researchers for its lack of consideration for human experience, viewing Corbusier as someone who had unrealistic expectations. His vision was intended to symbolize efficiency and order, but it led to residents' social isolation.⁷ Residents

⁷ Almeida, Teresa. 2013. "Le Corbusier: How a Utopic Vision Became Pathological in Practice." Orange Ticker. Orange Ticker. March 8, 2013.

living in the high-rise buildings felt disconnected, undermining Le Corbusier's vision. Gifford identifies that the vertical layout of the high-rise building creates barriers to having spontaneous neighborly interactions, further limiting the community's ability to be socially cohesive.⁸

Studies have shown that the isolation in high-rise buildings harms the psychological well-being of people inhabiting these buildings, especially when community spaces are not incorporated into the building design. Due to the verticality of buildings, it is more difficult for residents to foster a sense of community and social interaction with residents not on the same floor. The disconnect and lack of social interaction can and have strained and taken a toll on the mental well-being of residents, causing mental health issues. The issues include both depression and anxiety.

In addition to crime, high-rise buildings prevent social cohesion and foster anonymity among residents, increasing the fear of crime and actual crime rates. Gifford builds on the topic, reinforcing the idea that poorly designed high-rise buildings can harm the mental well-being of residents and have a link to crime. [4] He notes that the design of high-rise buildings fosters anonymity, which is when x. The feeling of anonymity reduces natural surveillance because of the growing fear of residents occupying buildings susceptible to crime.

Implementing high-rise buildings became a strategy used during urban renewal to efficiently accommodate a large population of people on smaller lots to optimize space and resources. Many architects worldwide were inspired by Le Corbusier's vision of a perfect city and saw it as the solution to urban density. Despite the original intention of the building design, the design itself was flawed, and its application became problematic. One way it became problematic was the maintenance required to maintain that typology. All high-rise buildings are expensive to

⁸ Gifford, Robert. (2007). The Consequences of Living in High-Rise Buildings. Architectural Science Review. 50. 2-17.

maintain, and the planners believed that the rent from low-rise buildings would be able to maintain. Planners were proven wrong a few years after opening some of the projects for occupancy. Which ultimately became the downfall of many American public housing projects.

In 1962, John C. Calhoun conducted a science experiment to understand overcrowding in urban cities. His experiment involved rodents placed in a tight and compact condition, like public housing in the past and today. Calhoun allowed the population to grow until the population reached its peak. Once the population peaked, he noticed alarming changes in the behavior of the rodents. Overcrowded conditions led to increased aggression, withdrawal, and social pathology, coined as the term "Behavioral Sink." The behavioral sink results from overcrowding, suggesting that high population density can lead to breakdowns in social networks based on his observation of rats. The results from his study were alarming, especially when compared to human public housing conditions, drawing some parallels between the two. Similarly, in public housing, overcrowding fosters frustration, conflict, and mental deterioration.⁹ Unfortunately, an experiment that foreshadowed the challenges experienced with high-rise buildings was ignored and disregarded because of the questionability of how rodent behavior and human behavior were not similar and therefore could not be factored in when considering the mass construction of high-rise buildings as a solution for the housing crisis in America.

Crime and safety also became a challenge for many high-rise projects once people began to notice criminal offenders noticed the opportunity high-rise buildings presented to commit crimes without getting caught. Building features such as isolated stairwells, poor lighting, and

⁹ Calhoun, J B. "Population Density and Social Pathology." *California medicine* 113, no. 5 (1970): 54–54.

abandoned buildings are ideal areas to do something illegal and not get caught because there are fewer eyes and people around to discourage the act from occurring.

Spatial Layout

The spatial layout of campuses exhibits the connection between design physical building layouts and crime. Often, poor design choices create environments conducive to criminal activities.

The layout of communities alters neighborhood dynamics, either promoting social cohesion, which is key to crime prevention, or isolation, which makes communities more vulnerable to repeated crimes. Communities with strong social ties can manage and prevent crime better than communities that have weak social ties, and that is due to the lack of collective efficacy, according to MacDonald and Taylor.

Health

Poor housing conditions such as mold, inadequate ventilation, and noise strain the mental health of vulnerable and affected populations such as children and low-income families. Hood's research links substandard housing to both physical and mental health risks. He links poor housing to chronic stress, anxiety, and depression.

Planning and Policy

Planning and policy have also fallen short when addressing housing, especially public housing in America. Planners and policymakers have been more concerned with broader urban systems such as land use, zoning, and policy implementation than communities' individual needs.

Unfortunately, planning and policy are driven by economic and political agendas, which always cast communities in the shadows of power and capitalism. Like architects, there is a focus on efficiency concerning cost-cutting to maximize the money spent and, most importantly, density over livability and community well-being.

Public housing can serve its intended goal and be done very well if the root issues are addressed and not turned a color-blind eye. American planning includes color-blind policies and exclusionary zoning that allows systemic inequalities to persist today. Race. In 1968, the Kerner Commission Report, formally known as the Report of the National Advisory Commission on Civil Disorders, was commissioned by President Lyndon B. Johnson to understand why cities, particularly Detroit and Newark, were experiencing widespread urban riots in 1967. The report concluded that the nation was moving towards two societies one black, one white – separate and unequal.¹⁰ The urban riots were made up of frustrated American citizens about systemic racism, poverty, and segregation. Blame was essentially placed on white society as that group in society was deeply involved in the creation and maintenance of slums and "ghettos" in the areas where the riots occurred. Despite the findings in the Kerner Commission Report, the American government ignored the recommendations and takeaways mentioned in the report. In "Whither Whiteness," author Matthew Hughey notes, "Despite these findings, President Lyndon B. Johnson rejected many of the recommendations, and policy changes were not implemented, reflecting the government's unwillingness to address the plight of African Americans."¹¹ He pushes this perspective further, arguing how the government's choice to ignore the root issues reflects the stance on racial inequality as a nation. The country's willful blindness to the realities faced by African Americans allowed them to act as if racism did not exist and that housing for

¹⁰ "REPORT of the NATIONAL ADVISORY COMMISSION on CIVIL DISORDERS SUMMARY of REPORT INTRODUCTION." n.d.

¹¹ Matthew W. Hughey. "Whither Whiteness? The Racial Logics of the Kerner Report and Modern White Space." RSF: The Russell Sage Foundation Journal of the Social Sciences 4, no. 6 (2018): 73–98.

African Americans was not racialized. Instead of addressing it, the government believes they can look at policy from a color-blind lens when, in reality, race needs to be addressed head-on. The implications of race and policy have negatively impacted many Black residents, and the government believes that race-neutral policies can address the issues that were caused and enforced by racial policies. Injustices caused by racial policies can only be fixed with policies that address race.

That does not go to say that public housing was entirely unsuccessful, as some public housing projects worked, and those projects varied in the areas in which they were situated. Edward Goetz wrote *The New Deal Ruins: Race, Economic Justice, and Public Housing Policy* and places the blame for the failure of public housing on planning and policy. "Thus, planning and policy have allowed housing projects across the country to become poorly maintained."¹² State agencies and Public Housing Authorities manage and distribute funds according to local needs and priorities. However, what happens when a community is not prioritized by the person with power? We know because today, remnants of poor public housing projects and neglected areas exist as communities left behind by society, living lives as survivors of seclusion.

State agencies, policymakers, and public organizations have chosen not to use their power to intervene in societal issues, a practice called public inaction in the past, and have made little progress or improvement. Public inaction derives from plantation capitalism, where whiteness is seen as expendable, the in and out for society, especially considering America is a capitalistic society. We see public inaction when there are poor sidewalk conditions in specific communities, which informs people that the city does not care about the people who live in the neighborhood. The community is not a "priority" to those who have the power or the ability to

¹² Goetz, Edward. "Gentrification in Black and White: The Racial Impact of Public Housing Demolition in American Cities." *Urban Studies* 48, no. 8 (2011): 1581–1604.

allocate funds to improve the community's living conditions. In this case, governments deliberately avoid addressing specific issues to protect their political interest or control the policy agenda. The approach to address housing with policy and planning has always been a top-down approach where a few in positions within the local, state, and federal government made decisions on behalf of residents and expected the residents to comply and accept the decisions made for them.

The racial implication of public housing negatively impacted residents as it became a tool used against many low-income residents who were African American. Peter Marcuse's paper discusses how public housing has been used as a tool for social control and segregation.¹³ There were and still are strict requirements enforced that determine whether an individual is eligible to receive government aid. In some cases, such as the Pruitt-Igoe Apartments, the household male was not allowed to live in the apartment unit with his family as only single mothers were eligible to receive aid in housing from state and federal entities. "No able-bodied man can be in the house if a woman received aid for dependent children."¹⁴ Not only was the male of the household not allowed to live in the housing unit, but he could not live in the same state. This altered and disrupted thousands of family dynamics, pushing the single mother and absent father narrative that is typically referenced to stigmatize black communities further. Essentially, this demonstrates the amount of control the government had over the buildings, but the residents occupied the buildings. To further support Peter's claim, many housing projects deteriorated at high rates due to neglect by the housing authorities. Rather than working on a solution to address residents' challenges, it was easier to ignore and pay no heed to the communities in the projects. Soon, these "areas of concentrated poverty" became areas that needed to be demolished and redeveloped. This affected many black and brown communities compared to white communities, which supports the

¹³ Marcuse, Peter. "Interpreting 'Public Housing' History." Shibboleth Authentication Request, 1995.

¹⁴ The Myth of Pruitt Igoe

claim that the American public housing system is embedded with racist ideals that have led to displacement and gentrification. After housing projects were demolished, new middle-class families were inclined to live in areas that used to be previously black and low-income, ultimately changing the neighborhood's urban fabric with people who were viewed as more desirable to the government. Goetz, author of *Gentrification in Black and White*, focuses on how gentrification driven by the demolition of public housing has affected Black communities disproportionately.¹⁵ Gentrification is justified in the name of redevelopment aimed to improve urban areas but falls short of accommodating Black residents who have been displaced and unable to find better housing. Displacement is caused by housing demolition or the rising value of properties pricing legacy residents out of their neighborhoods.

The financial model incorporated into the program rents out units based on household income. The rent collected from each household was intended to support the physical building's long-term maintenance and operation costs. However, what many planners and designers did not expect was the increasingly high costs of maintaining the building. The rent from the residents was not enough to subsidize the costs, which led many housing authorities to look for another way. It was easier to pretend the public did not exist than to address the problems.¹⁶

Existing Approaches and Possible Solutions

Architecture and planning have always worked collaboratively during the development of projects, but there have been challenges in the past, and although they have improved, they can still be better. There has historically been a disconnect between the two fields for decades as there has been a lack of alignment between the architect's vision, urban planning policies, and residents'

¹⁵ Goetz, Edward. "Gentrification in Black and White: The Racial Impact of Public Housing Demolition in American Cities." *Urban Studies* 48, no. 8 (2011): 1581–1604.

¹⁶ Mayer, Albert. "PUBLIC HOUSING ARCHITECTURE IN THE UNITED STATES." *Ekistics* 15, no. 88 (1963): 142–45.

social realities. An architect's primary focus is aesthetics and efficiency, whereas planners prioritize logistics and policy. The two together sometimes led to socially disconnected designs, which were plastered throughout the media, criticized for their failures, and gave a new identity to public housing in America. It's important to acknowledge these past failures in order to learn from them and improve the future of public housing.

Overall, architecture and planning fell short because the two fields did not fully understand the community as a whole nor the people living there, yet those were who they were serving. Designs and policies often did not address the actual needs of the community. They also did not reflect the community's cultural values, beliefs, practices, social needs, or economic realities. They were misunderstood. It is hard to understand people when you do not try, which is what the government did. The lack of community engagement in design and cultural awareness when evaluating community wealth and pushing deconcentrating of poverty policies made some projects unsuccessful. It's crucial to emphasize the importance of community engagement in the design process to ensure that the needs and values of the community are fully considered and respected.

The three scopes will guide the new approach to building upon existing models as a potential solution to the multifaceted challenges of public housing, from design improvements to policy reform. This new approach, which prioritizes human-centered principles in architecture and design and emphasizes social equity in policy reforms, holds the potential to create vibrant, inclusive, and sustainable communities. It offers a hopeful vision for the future of public housing.

Architecture and Design

There have been different approaches and strategies to address public housing, but overall, affordable housing for America's working class is needed. While trying to figure out how to address the need for affordable housing, planners, developers, and city officials are

working to make city living attractive to bring the working population back and increase the area's overall median income and tax revenue.

In the early 2000s, the Affordable Housing Design Advisor (AHDA) was created to serve as a tool to improve the quality of design in affordable housing projects. The AHDA addresses challenges and constraints typically faced in designing affordable housing. The role was to give guidance and provide resources to enhance the design quality of affordable housing to help improve building standards while balancing the costs associated with high-density design. Alongside that, there was the development of design guidelines, case studies, and resource materials included in the tools that were designed to be helpful during the housing design process. Deane Evans concluded that the tools enhanced the design quality of many affordable housing developments better informed the decision-making during the design process, and helped promote a broader acceptance of affordable housing.¹⁷

Strategies like Crime Prevention Through Environmental Design (CPTED) aim to reduce crime through improved urban planning and building layouts. Many researchers have referenced possible solutions to the design of public housing projects; Timothy Crowe is one individual who suggests rethinking public housing through building design, thoughtful landscaping, and public spaces that bring community members together. Crowe highlights four key principles of CPTED: natural surveillance, territorial reinforcement, access control, and maintenance.¹⁸ He also makes the point that an interdisciplinary approach should also be implemented because design itself cannot fix all

¹⁷ Evans, Deane. "Bringing the Power of Design to Affordable Housing: The History and Evolution of the Affordable Housing Design Advisor." *Cityscape* 16, no. 2 (2014): 87–102.

¹⁸ Crowe, Timothy, and Fennelly, Lawrence J.. *Crime Prevention Through Environmental Design*. San Diego: Elsevier Science & Technology, 2013. Accessed September 13, 2024. ProQuest Ebook Central.

the challenges faced by housing today as many people living in public housing experience socioeconomic issues that impact their living conditions and quality of life.

The design of housing projects has also had both positive and negative effects. In some communities where CPTED principles have been adopted, design has become exclusionary as it has been pushed to the forefront.

Planning and Policy

New frameworks and policies have been implemented at federal, state, and local levels to help manage and better address the challenges many housing authorities and residents face. One issue many housing authorities across the country can agree on is that maintenance costs have been one of the biggest detriments contributing to the failure of public housing. Maintenance has been an issue since the early 1940s, meaning it has been over eighty years since the rapid deterioration of public housing began. Until 1993, the Hope VI program was enacted as a law to revitalize the country's most distressed public housing projects. This was a significant shift in U.S. public housing policy.

The Hope VI program is an initiative by the U.S. Department of Housing and Urban Development (HUD). The program aims to transform dilapidated public housing projects into mixed-income communities. The goals were to 1) deconcentrate poverty, 2) improve living conditions, and 3) promote self-sufficiency. To accomplish the following goals, HUD provided funds for the demolition, rehabilitation, and new construction of public housing. Other forms of grants under the same program targeted demo-only projects, including planning efforts to support them when there was a resurgence in public housing projects constructed and rented out. Revitalization projects and grants to support services to address the needs of the community were inadequate and ineffective. While there are several successes in revitalizing public housing, this program also has

shortcomings. One way the program falls short is the displacement of original residents, which was openly criticized.¹⁹

Another strategy to curb the housing crisis was creating Section 8 vouchers, formally known as the Housing Choice Voucher Program. It is another federal assistance program created through HUD to help low-income families, the elderly, and disabled residents with the affordability of better, decent, safe, and sanitary housing within the private market. The program provides rental assistance as a subsidy to cover a portion of the tenant's rent. The tenant pays for rent using 30% of their income to save and put money towards other responsibilities and needs while the federal government pays the remaining balance. Individuals or families interested in receiving aid were required to apply for a voucher through their local PHA, and the PHA would determine whether the individual or household was eligible. The government's power to determine whether an individual was worthy of aid is the same mannerism practiced by Great Britain with the emergence of poor laws. The paternalistic role the government fills when stepping in and providing aid. Similar to HOPE VI, there are many success stories with households that received vouchers to move to better neighborhoods. Lauren Ross and two co-authors studied public housing and vouchers' impact on residents' experience. Their study informed them that the use of vouchers has received a higher number of satisfaction ratings because of 1) the ability to have choices to pick from and 2) improved neighborhood conditions compared to previous circumstances.²⁰ But there were findings that demonstrate that all solutions may not work in every case/ Some voucher holders

¹⁹ Vale, Lawrence J. "THE FUTURE OF PLANNED POVERTY: REDEVELOPING AMERICA'S MOST DISTRESSED PUBLIC HOUSING PROJECTS." *Netherlands Journal of Housing and the Built Environment* 14, no. 1 (1999): 13–31.

²⁰ Ross, Lauren M., Anne B. Shlay, and Mario G. Picon. "You Can't Always Get What You Want: The Role of Public Housing and Vouchers in Achieving Residential Satisfaction." *Cityscape* 14, no. 1 (2012): 35–53.

experienced difficulties finding housing as many landlords refuse to accept vouchers, limiting the availability or options for new housing

While the program has been successful, it has also impacted where residents now can live in better neighborhoods that provide more opportunities and access to resources compared to previous circumstances, providing housing stability for people. Section 8 vouchers also fell short. Despite America being a country of x, many people either live below the poverty line or barely make it by. Due to high demand and limited funding, many PHAs had to create waitlists for voucher recipients. Some may take years for eligible applicants to receive assistance, leaving many in unbearable living conditions. Another shortcoming is the misconception and bias landlords have toward Section 8 vouchers. Landlords with this view are reluctant and eventually defer to accepting vouchers, limiting a person's availability to better housing choices. This can be challenging when there are HUD standards on affordable housing for voucher holders. The primary issue about housing is the limited availability of affordable homes, and with that restriction, a biased landlord strains that challenge. Both vouchers and public housing have had mixed outcomes in achieving complete residential satisfaction and proving that there is a need for improved solutions to address challenges and ensure all residents, regardless of income, have access to quality, safe, and stable housing.

The Rental Assistance Demonstration program has goals similar to those of HOPE VI but slightly different. The program was launched in 2012 and aimed to preserve and improve affordable housing. RAD allowed public housing agencies (PHAs) to partner with private entities to convert existing public housing projects into mixed-income communities. PHAs encountered challenges attempting to apply for loans to address the maintenance cost, but the collaboration with private entities allows private entities the ability to receive a loan for

conversion costs; converting the public housing projects also led to the conversion of rental assistance by converting to Section 8 contracts to leverage the private capital. As mentioned, in the past, the cost of maintenance crippled a lot of public housing projects and authorities, so by leveraging private capital and creating both affordable and market-rate units, housing authorities can now address deferred maintenance and improve the physical conditions of the housing projects with the additional capital from the market rate residents.

The stark difference between the two initiatives is that RAD focuses on preserving and improving existing housing through the conversion of Section 8 contraction, leveraging capital, and maintaining resident protections to reduce displacement. Meanwhile, Hope VI sought to transform distressed housing into mixed-income communities, which often required the demolition and new construction of the housing project, leading to significant resident displacement. RAD also incorporates community engagement, which has made a difference.

Creating mixed-income communities is intended to bring more taxable incomes into the community to help support the growing needs of the community. The program, unfortunately, resulted in a net loss of affordable housing units as many new developments did not replace units on a one-to-one basis. This reduced the availability of affordable housing units, affecting legacy residents who wanted to return but could not. Gentrification occurred in some cases with redevelopment projects. Not only were the neighborhood fabrics altered, but legacy residents also experienced exclusion, and there was an increase in socioeconomic segregation rather than integration and social cohesion. Robert Chaskin makes the same argument that people assume that the integration of

mixed-income residents will lead to interaction with social and economic benefits.²¹ In some cases, there is not much social cohesion as silos begin to form, as low-income residents did feel like an "other" to market-rate residents. He builds on his argument, pointing that middle-income residents are not the only solution to addressing housing for low-income residents. The integration of mixed-income housing was strategic in addressing maintenance costs but not strategic enough to address the social issues that are still present.

Community Development Block grants have also been used to develop communities one block at a time. They are grants through a federal program created by HUD to support community development activities and projects. To help communities, the grants have been used to address housing, suitable living environments, and economic opportunities for low-income communities. Community block development grants have been paired with community-led initiatives in collaboration with local jurisdictions and agencies. Andy Dong explored the intersection of design and policy through the capabilities approach, which focuses on helping community members realize their capabilities and help themselves. There is a link between an individual's view on personal freedom, absolute freedom, and opportunities that can be achieved to accomplish their own goals.²² Many communities today are more concerned about what things they can do to take control of their communities. Cities worldwide have been taking control of their communities, building new infrastructures, holding members accountable, cleaning, and

²¹ Chaskin, Robert J, and Mark L Joseph. 2011. "Social Interaction in Mixed-Income Developments: Relational Expectations and Emerging Reality." *Journal of Urban Affairs* 33 (2): 209–37.

²² Dong, Andy. "The Policy of Design: A Capabilities Approach." *Design Issues* 24, no. 4 (2008): 76–87.

much more. As funding continues to get cut, it is important to think of new ways to address housing and re-empower members to control and address their challenges.

More work must be done to ensure everyone has access to fair and equitable housing. A growing housing shortage makes this problem more alarming, requiring more research and innovative thinking to create affordable and dignified housing for low-income communities.

Chapter 3: Research Methodologies

Research methods are critical to this thesis as public housing is controversial and multifaceted. The purpose of this thesis is to use these methods to address the housing crisis, which is a significant social justice issue. These methods help ensure an open and unbiased perspective to unravel the complex challenges affecting public housing and the well-being of residents. By enhancing objectivity, research methods minimize personal biases and subjective influences, promoting more reliable results. They also support generalization and theoretical development, proposing solutions that benefit a broader population. Most importantly, applying research methods facilitates problem-solving and innovation, enabling targeted recommendations once the root causes of issues are identified.

The thesis committee, consisting of [committee members' names and roles], will play a crucial role in guiding and evaluating the research process. This thesis will leverage research methods to examine the psychological impacts of current urban housing models on residents, as these effects will be pivotal in evaluating whether a model is successful or detrimental. It will also address socio-cultural factors by considering social, cultural, and historical influences that shape residents' experiences. Understanding disparities along racial and socioeconomic lines is key to identifying how these factors affect psychological outcomes. Environmental considerations, such as sustainability and climate resilience, will also be assessed. Finally, evidence-based solutions will be proposed to ensure actionable recommendations. The methodology is divided into three phases: Research, Site Selection, and Design. Each phase is crucial for the thesis's development, with the Research Phase providing a foundation for

understanding the housing crisis's historical, structural, and ethical dimensions, the Site Selection Phase identifying locations that align with project goals, and the Design Phase proposing solutions based on the research and site selection.

Research Phase

The research phase is the cornerstone of this thesis, providing a robust foundation for understanding the housing crisis's historical, structural, and ethical dimensions. Its aim is to build thoughtful, inclusive, community-driven housing frameworks and design solutions.

A comprehensive literature review, a cornerstone of our research, is not just essential but exhaustive in establishing a foundation of knowledge, identifying gaps, and building on previous work. By sourcing credible, factual resources, this method ensures the research is grounded in established knowledge and theories, avoiding unreliable information that could skew results. This method informs every part of the thesis, particularly during problem identification and the development of solutions.

Critical Discourse Analysis (CDA)

Critical Discourse Analysis (CDA) is a comprehensive, multidisciplinary approach used to study language, power, and ideology within texts, spoken discourse, and social practices. It aims to uncover the social and political influences that shape discourse and, in turn, how discourse shapes social structures. In particular, CDA examines how language use can support, resist, or transform social practices, exploring discourses on controversial issues like race, gender, class, and politics. The goal is understanding how discourse reflects and reinforces power relations, shedding light on social justice issues

and ideological influences. This is particularly relevant as housing has long been a global social justice issue.

With my thesis, CDA will allow me to challenge assumptions and analyze how language, communication, and narratives about public housing, affordability, and urban development are discussed and promoted across the U.S. I anticipate using CDA during the research phase to examine policy documents, media reports, and government narratives. This will help uncover the underlying ideologies, power dynamics, and social inequalities shaping public perceptions and housing policies. Moreover, CDA will enable me to highlight alternative perspectives that support integrated, equitable housing solutions.

Philosophical Inquiry

Philosophical inquiry is a critical and theoretical research approach that examines architectural theory, aesthetics, and ethics through philosophical frameworks. It seeks to understand architectural forms' meaning, symbolism, and cultural impact. This approach is critical to the research phase of my thesis, as understanding and addressing the housing problem requires evaluating past solutions, their societal implications, and ongoing effects. Philosophical inquiry addresses moral dilemmas and guides ethical decision-making, which is vital for framing the issue of housing as a matter of justice and equity.

I will use philosophical inquiry to explore the ethical and theoretical foundations of housing policies and urban planning. Concepts such as justice, equity, and the right to housing will inform the moral implications of past and present housing strategies. These insights will guide the development of principled, ethical solutions. I anticipate applying this approach during the research and proposal stages to establish a strong theoretical

basis for integrating architecture, urban planning, and sociology into sustainable and equitable housing solutions. For instance, the critical race theory enhanced my understanding of how America has gotten to this point, dealing with housing under the federal government's responsibility.

Archival Research/ Content Analysis

Archival research involves studying historical documents, blueprints, photographs, and texts to understand architectural styles, technological evolution, or the work of specific architects. Content analysis examines architectural documents, drawings, and texts to identify patterns, themes, or trends in design philosophies, construction methods, or historical developments. Both methods are critical for understanding the historical context of federally funded public housing projects in America.

For my thesis, archival research is essential during the precedent studies phase to retrieve architectural drawings and records of public housing projects, as this information is not readily available online. Understanding past successes and failures will help identify patterns and factors contributing to effective or ineffective housing solutions, both architecturally and politically. Content analysis will complement this by revealing recurring themes and trends. Together, these methods will inform evidence-based recommendations for creating affordable housing and reducing displacement.

Case Studies

Case studies are a qualitative research method that analyzes real-world examples to understand their successes, limitations, and social impact. They provide insights into the complexities and unique dynamics of particular contexts, which broader

studies may overlook. This approach is crucial for identifying best practices and innovative solutions.

In my thesis, case studies will allow me to examine precedents where architecture, urban planning, and sociology were successfully integrated to address housing issues. During the research phase, I plan to use this method to analyze selected projects' design principles, construction techniques, and social impacts. The insights gained will help inform the design of practical, context-specific solutions and provide concrete evidence to support my proposals.

Site Selection Phase

Site selection involves identifying locations that align with project goals. I plan to use ethnography and spatial analysis during this phase to better understand potential sites' social, cultural, and spatial dynamics. Combining these methodologies ensures a holistic, equitable approach to site selection.

Ethnography

Ethnography is a qualitative method that involves observing how residents interact with their environment and understanding the cultural significance of spaces. This approach is critical for identifying how a site's current use impacts its community positively or negatively. In my thesis, I will use ethnography to study community interactions, uncover challenges related to housing and displacement, and

gain insights into residents' cultural values and social networks. These findings will inform designs that foster community cohesion and belonging.

The method will help identify how residents experience and interact with their environment, which can uncover challenges related to housing, displacement, and access to resources. Engaging with the community is another way to gain insight into cultural values and social networks. Designing dignified spaces involves understanding the cultural landscape, which can inform housing designs to support community cohesion and belonging. Lastly, ethnography can reveal historical inequalities and current policies that affect marginalized communities.

Spatial Analysis

Spatial analysis is a quantitative method that evaluates a site's physical and geographic characteristics. In my thesis, spatial analysis will help identify areas where housing interventions are most needed and effective. This method will highlight patterns of inequality, such as segregation and disinvestment while ensuring that environmental

and infrastructural considerations—like transportation networks and green spaces—are integrated into the proposal.

Design Phase

I will integrate various methodologies to bridge theory and practice during the design phase. These methods will guide the co-design process with community members and help refine solutions to meet their needs.

Research by Design

Research by design uses design proposals, models, and prototypes as tools for inquiry. This method will enable me to test innovative architectural and urban planning solutions. I plan to use it during the design phase to experiment with layouts and housing models and evaluate their impact on affordability and community cohesion.

Participant Observation

Participant observation involves immersing oneself in a community to understand residents' daily lives and interactions. In my thesis, this method will provide valuable insights into residents' lived experiences in economically transitioning areas. I will use these insights to develop culturally sensitive and contextually appropriate designs.

Interviews and Focus Groups

Interviews and focus groups will serve as direct accounts of people's experiences in the community, helping us understand the current issues in the community. This approach aims to deeply understand an individual's experiences,

opinions, feelings, or motivations. It will detail the implemented design principles and capture personal stories or insights.

Interviews and focus groups with local stakeholders, community leaders, and residents will provide diverse perspectives on housing and the overall issues the community faces. They provide insight that can help tailor the design of proposals that address the community's individual and collective priorities. They can also help reveal how housing affects people's daily lives and what they need from future developments.

Action Research

Action Research combines research with direct intervention to solve specific problems in practice. The outcomes aim to improve both knowledge and practical solutions in architectural design. Another type of method falls under Participatory and Action Research (PAR), integrating both participatory research and action research principles. This method involves actively engaging community members and viewing them as "co-researchers" in a problem-solving process to achieve social change. The method aims to empower participants to take action for social transformation while generating knowledge that can contribute to broader understanding and future initiatives. When residents feel empowered, they are more likely to take ownership of their community, which is the ideal behavior this solution aims to push for.

With this particular thesis, the method will allow collaboration with the community to implement and evaluate design interventions during workshops. This allows residents to view and refine solutions that cater to the community's needs more strategically and effectively. One of the critiques of public housing in the past and some projects today is that community engagement was either not considered or was treated as a co-option while diluting the long-term goals and visions of a project or plan. The

community can develop, co-create, and support solutions by engaging with the residents. This method can be effective and sustainable in the future.

Intervention and Provocation

Intervention and provocation involve the community in the design process, which is different from how housing was addressed in the past. Work will be produced to show the community during engagement events to see their reaction and understand what does and does not work with the proposed ideas. This is also similar to community-based research, which engages with local communities to understand their needs, preferences, and aspirations, often involving collaborative design processes. This approach is a participatory and action research type, involving the people directly affected by the issue being studied as co-researchers rather than just subjects. This approach aims to include community members, stakeholders, or end-users in all research process stages— from collecting data, analyzing results, and developing solutions. The goal is to democratize the research process, ensuring that all participants' voices and experiences guide the study's direction and that the outcomes are relevant to their needs and interests.

The intent and expected outcome of this method are similar to action research. This method allows designs to be tested to see if they are conventional. These experiments provide new insights, inform future approaches, and generate new insights and alternative approaches.

The methodologies outlined above provide a comprehensive framework for addressing housing affordability's complex social, cultural, and environmental challenges. I aim to produce informed, ethical, and socially responsive architectural solutions by integrating critical analysis, participatory research, and design-based inquiry. These approaches will ensure that my thesis addresses the immediate needs of

marginalized communities and contributes to broader conversations on social justice and sustainability in housing.

However, some risks surface when reliable outcomes are not obtained. One risk is a misleading conclusion, which can debunk and negatively impact recommendations and interventions, primarily when the research guides policies and interventions that can negatively affect communities by exacerbating issues rather than solving them. Another potential risk is loss of credibility. Inaccurate findings can damage the reputation of the researcher and the institution they are affiliated with and lead to distrust among peers, stakeholders, and the public. A robust approach improves the quality of the research and will have meaningful and impactful outcomes.

The abovementioned methodologies provide a comprehensive framework for addressing housing affordability's complex social, cultural, and environmental challenges. I aim to produce an informed, ethical, and socially responsive architectural solution that integrates analysis, participatory research, and design-based inquiry. These approaches will help ensure that this thesis addresses the immediate needs of marginalized communities and contributes to broader conversations on social justice and sustainability in housing.

Chapter 4: Lessons From the Success and Failure of Public Housing Globally

The study of precedents is a crucial component of my research on integrating architecture, urban planning, and sociology to address the housing crisis in economically transitioning areas. By examining historical and contemporary examples, we can identify successful strategies and common pitfalls in creating profoundly affordable housing and reducing displacement in minority communities.

Precedents are telling; they can inform our understanding of how different approaches have been implemented, their outcomes, and the contextual factors influencing their success or failure. By learning from these examples, we can develop innovative and effective solutions tailored to the unique challenges that economically transitioning areas face. This chapter will explore five precedents to gain an understanding of what did and did not work in the past, uncover lessons that can be applied to the current context, and guide the development of integrated strategies that promote equity, sustainability, and resilience in housing policy and urban development. Each precedent selected has a legacy associated with HUD but differs because of the strategies and approaches taken during their initial construction and, for some, the approaches to rehabilitate and redevelop the projects. Through analysis, the selected

precedents aim to bridge the gaps between disciplines and foster a holistic approach to combating the housing crisis and enhancing the well-being of minority communities.

Pruitt Igoe – St. Louis, Missouri (1954)



Figure 4.1

Pruitt-Igoe was an attempt to deal with housing in modern-day society. Architect Minoru Yamasaki, known for his innovative use of materials and his belief in the power of architecture to inspire, designed the project and drew inspiration from the European modern movement, including building form and materiality. Le Corbusier, a triumphant designer who fueled the movement with his belief in the 'Radiant City' and 'towers in the park', has been criticized by many because of the disconnection between design and the needs of the community. The housing project was entirely constructed in 1954 in St. Louis, Missouri. The housing projects were composed of thirty-three eleven-story high-rise buildings, covering fifty-seven acres of land and housing over one thousand two hundred households who were both black and white, but became increasingly segregated and predominately black as maintenance caused buildings on the campus to deteriorate

and staining living conditions. Towards the last years of the existence of Pruitt Igoe, there were only 2,500 people left out of the initial 12,000 people.

The housing project serves as a symbol of the failure of American public housing; it was one of the most significant housing developments of its time in America. Federal funds supported its entire development from the design to the construction phases. The intent behind the development of the project was to replace the previously existing tenement houses that were in poor condition, but as soon as Pruitt-Igoe was constructed, it began to deteriorate; by the mid-1960s, the housing development was plagued by poor maintenance and crime. Less than a decade later, the building deteriorated, leaving 2/3 of the complex vacant and susceptible to more unwanted crime. The impact of this deterioration on the surrounding community was profound, leading to increased crime rates and a decline in the quality of life for residents.

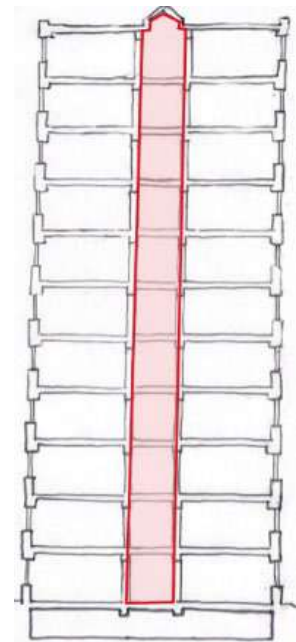


Figure 4.2

Despite the project's failure, there was a significant success, which is discussed in the documentary, "The Myth of Pruitt Igoe," which takes account of the personal interviews and experiences of previous residents. They all expressed the same message that Pruitt-Igoe was their home, and they associated so many good memories with the

project. One quote that stood out was "x," said by x. The overall theme this movie expresses is the importance of community, a vital element in any housing project.

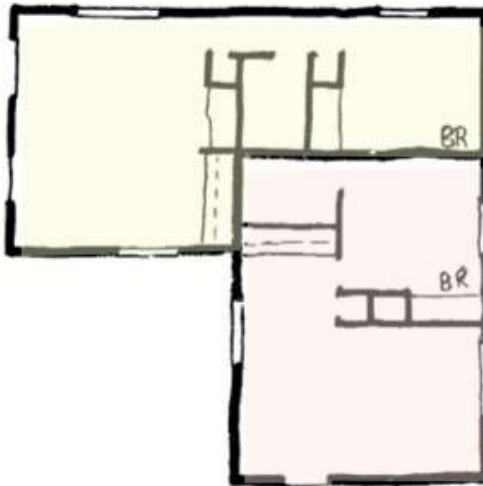


Figure 4.3

Most importantly, the failure of Pruitt-Igoe was largely due to the lack of regular maintenance that could have prevented the expedited deterioration of the building infrastructure. Initially, federal fund supported its entire development from the design to the construction phases. From a policy standpoint, planners and housing authorities believed that the income generated from the rents of the residents will be used to pay for the maintenance and operational costs of the projects. After a few months, they noticed the challenge of maintenance and realized the costs to maintain that building typology was more expensive than they expected and could not be covered with the rents. Latter, housing projects all over the world saw more cuts in federal funding, receiving even less

money than before, making it more challenging for housing authorities to maintain projects.



Figure 4.4

At a point, the water pipeline burst, leaving many residents without heat, water, and even flooding. After this occurred, residents were left to deal with the issue on their own, never receiving any help from local housing authorities or the federal government. The inaction of the government shows the government's willingness to turn a blind eye to groups, which can damage communities by evolving into both neglect and disinvestment. It was easier to pretend these issues did not exist to make officials feel less guilty of their treatment of American people who were struggling and unable to help themselves.

Despite the failures of the project, there was major success in the housing project, which was its ability to allow the sense of community to be fostered among residents. In the documentary, "The Myth of Pruitt Igoe" which uses the personal accounts of previous residents to depict what life was like living at America's most known housing project. A common message expressed by the interviewees is that Pruitt-Igoe was their home and the site holds so many good memories. One quote that stood out was "If you didn't live there, you thought it was a bad place, but growing up in there. You knew the people and you were never alone." Which is powerful because the rest of the world was influenced to think and view the housing project as a "breeding ground for crime" and "an environment

of fear” which was not wrong, but that was not all. People lived in fear due to the inaction by local authorities who stopped responding to calls from the area. Today, we see many communities pushing back against redevelopment plans for their community. There is a reason community members fight to stay in their communities because of the priceless memories associated with the site.

Emotional attachments can make places such as Pruitt Igoe valuable to people which is sometimes overlooked and masked by the “crime and problems” associated with the concentration of poverty.



Figure 4.5

Pruitt-Igoe serves as an example of the emerging themes, disinvestment and neglect and the racialization of public housing. Pruitt-Igoe was one of many housing projects that could have been a success but did not because of the failure of the government meeting the needs of not only residents but the buildings serving the community. During the documentary, one resident believes that the complex would have still been here today if it had been properly maintained like when it was first opened. But after the opening of Pruitt, no one came back and residents believed that nobody cared about Pruitt-Igoe. Demonstrating that in some case, architecture was not the only issue, but policy as well. Making this an interdisciplinary problem that requires new solutions both architecturally and politically. Planning and policy must also work alongside

architecture to create a solution that can address the financial challenges affordable housing has struggled to balance.



Figure 4.6

Grand Parc – Bordeaux, France (2017)



Figure 4.7

The Grand Parc is a three-block social housing project in Bordeaux, France. The building was initially constructed during the early 1960s as public housing when urbanization was causing rapid population growth in cities worldwide. The development

consisted of 530 apartments. The original architects were Jean Fayeton, Claude Ferret, and Adrian Courtois. This project aimed to provide modern, functional housing during a period when France had to address the housing shortages due to rapid urbanization. The design approach was influenced by the principles of modern architecture, which prioritized the design's simplicity, functionality, and efficiency. Like housing projects in America, the buildings begin to deteriorate and deal with maintenance issues and social stigmas.

Due to the need to address deteriorating housing, many projects were renovated. In 2017, the architectural firm Lacaton & Vassal, Frederic Druot, and Christophe Hutin transformed three buildings that needed maintenance and rehabilitation. One of the project's primary goals was to transform the three buildings without having to relocate or displace the residents. Design strategies prioritized the improvement in housing quality and improve the well-being of residents.



Figure 4.8

The project provides a comparative difference between Pruitt Igoe and the approach by the American government compared to this project, which is approached

differently by European countries. It shows that thoughtful design and community-focused planning can transform neglected housing. It also highlights the significant role of the American government in housing development, suggesting that more could have been done and that the buildings did not have to be demolished. A combination of building materials was utilized to achieve the new look of the façade, using a combination of concrete, glass, and polycarbonate materials. The polycarbonate panels and glass in the new facades provided additional insulation to improve the level of comfort inside the spaces. The combination of the materials made costs for materials lower in costs and overall sustainable.



Figure 4.9

Figure 4.10 is what the Grand Parc apartment building initially was designed as designed and planned as 4.11. On the right of that image is figure 4.x, showing how each unit has been transformed with the added winter gardens and balconies, The addition significant increased the amount of natural light that can penetrate the space and provided a connection between the indoor and outdoor spaces. Living conditions were not only

improved but the existing structure fully remained, making this project both cost effective and sustainable.

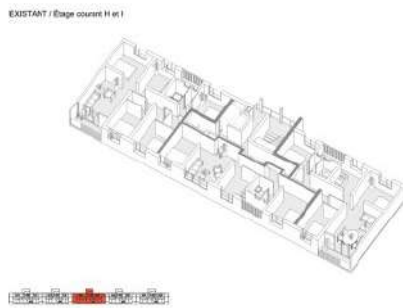


Figure 4.10

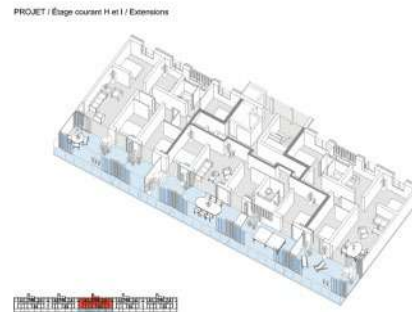


Figure 4.11

A major takeaway from this precedent is the use of cost-effective building materials because funding continues to decrease as budget cuts continue to be made. Thinking of materials that can promote sustainable and durable housing solutions.

Rosemont and Dukeland – Baltimore, Maryland (1960s and 2011)



Figure 4.12

Rosemont Duke is one of the many public housing projects the Baltimore City Housing Authority (BCHA) owns. The housing development is located in Baltimore, Maryland. It was constructed and first occupied in the 1960s. It has also faced significant challenges related to maintenance and safety. The initial architects were Matz, Childs, and Associates.



Figure 4.13

Prior to the renovation of the development, the project fell short architecturally because of 1) the lack of quality green and open spaces, 2) dilapidated spaces and buildings and 3) financial strain.

Its renovation also indicates the direction and trend for housing in Baltimore, Maryland. The city of Baltimore has been trying to partner with private entities to take control of the building to provide maintained housing options for Baltimore residents.

The city's housing authority understands its limitation in being able to address all the maintenance-related issues experienced by many of the city's housing projects.

Specifically, with this project, there were budget limits, which became a limiting factor for the firm Moseley Architects, responsible for renovating the housing project in 2011. They transformed the property into a prosperous community that is once again full of life and hope. Through a combination of RAD and Low-Income Tax Housing Credits (LITHC), the project's overall cost of 32 million was funded, which is why many housing authorities have partnered with developers for-profit and not-for-profit, as they have more access to loans to support the construction and development costs of the project.

The housing project's renovation successfully creates spaces where community members can gather. With the rehabilitation of the property, new design approaches and strategies were applied to the site to maximize the impact while getting the full benefits of funding. The renovation of the housing project successfully 1) provided improved amenities, 2) rehabilitation the existing building stock and infrastructure and 3) improved and created green and open spaces on site.



Figure 4.14

Figure 4.15 is the elevation of one unit before the rehabilitation of the housing project and figure 4.16 is the elevation of the same unit after, delineating areas of work. Both the windows and doors were replaced. The delineation of the door required some of the brick facade to be removed and saved for potential patch work and the windows and frames were replaced as well. The replacement of window is a passive strategy to reduce energy consumption. Improved insulation was also added as a renovation to keep the apartments warmer during the cold and winter months. Both strategies can impact the costs for heating and cooling for residents.

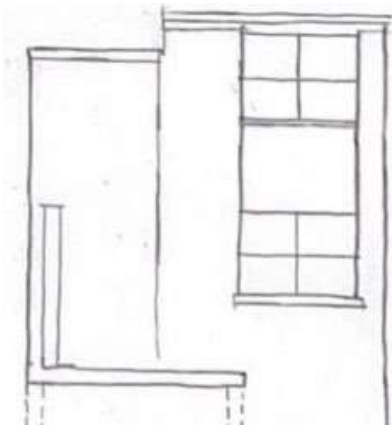


Figure 4.15

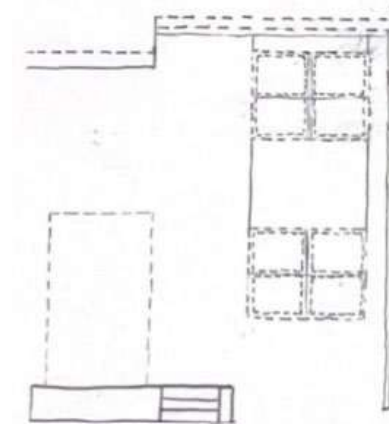


Figure 4.16

What Moseley Architects did was take advantage of the existing spatial layout of the buildings. Throughout the project the edges of the buildings create spaces and moments within the site. After the rehabilitation of the project there were opportunities; a few moments created was the spatial layout of A. It also takes advantage of the topography of the site, giving spectators the ability to sit outdoors and still have a view of the basketball court. With the two building edges, a picnic area was added, being adjacent to the basketball court for residents to gather and participate in recreation activities, building and forming new and existing bonds. This programming is very ideal for younger generations, providing spaces to engage in activities that foster positive

behavior. The spatial layout of B depicts three buildings and their edges coming together and forming another spatial moment to add additional programming, such as another sitting area with chairs and a table. Another area where residents can leisurely enjoy themselves with another person or alone. Last, is the spatial layout of C, where the building edges of four buildings create an outdoor space that became a connection to the community building. A new children's playground was added.

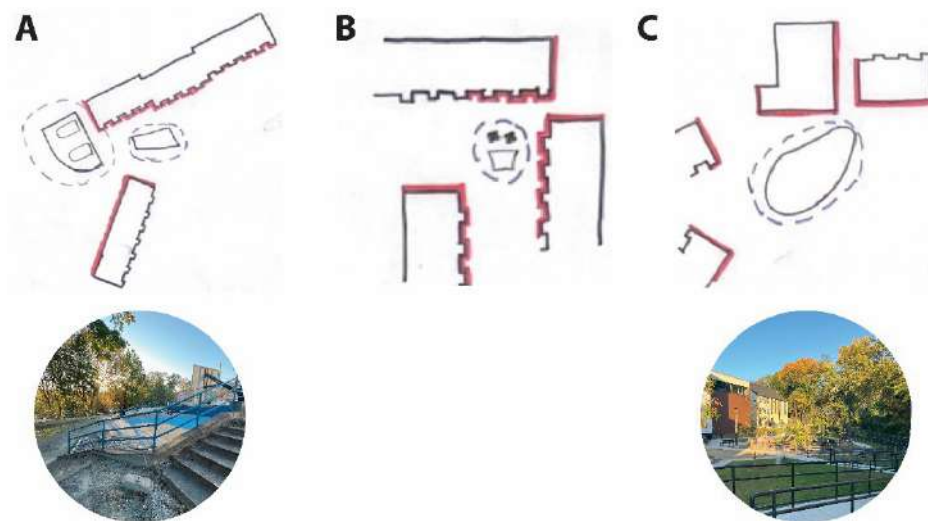


Figure 4.17

Major lessons from this project are 1) the use of color to create foster the sense of identity, 2) the implementation of CPTED design principles, and 3) benefits from

landscaping and greenery. What seemed minor, impacted the area by making it a desirable space for residents to leisurely enjoy.

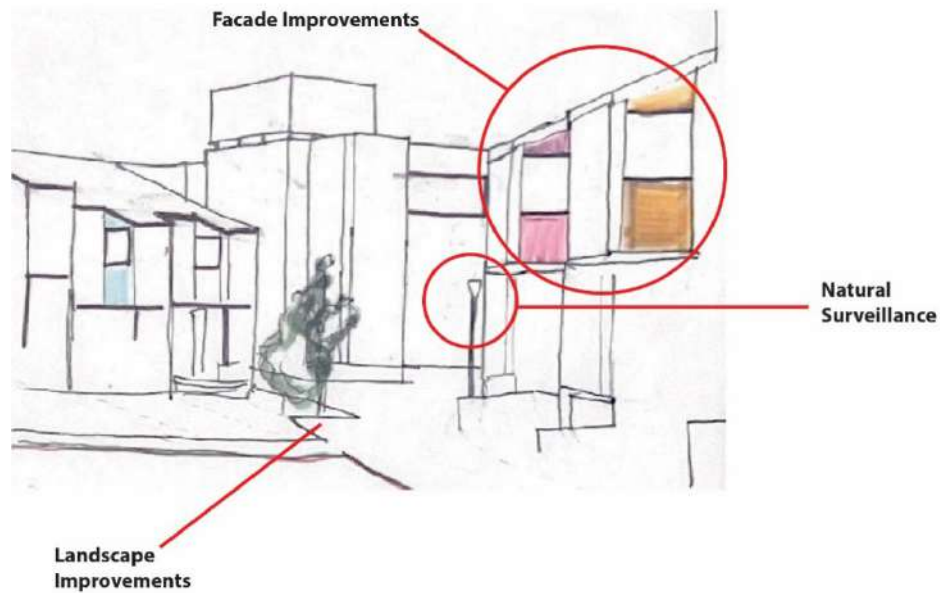


Figure 4.18

Gold Smith Street – Norwich, United Kingdom (2018)



Figure 4.19

The Goldsmith Street is a beautiful and thoughtfully designed social housing project located in Norwich, United Kingdom. It was designed by a London based architectural firm Mikhail Riches who works in housing, urban regeneration and community focused projects. The project was also done in collaboration with Cathy Hawley, a British architect that has centered her career in housing design and community-focused architecture. What is more significant about the project is that it was a council-driven initiative, where the city of Norwich developed the project itself, rather than partnering with private developers to ensure the housing project remained affordable and sustainable. This is a different approach taken as we see in American city and state entities collaborating with developers more with hopes the developer will take control of the project. While there are policies in America placed to ensure housing remains affordable, we have seen that it is not always the case.

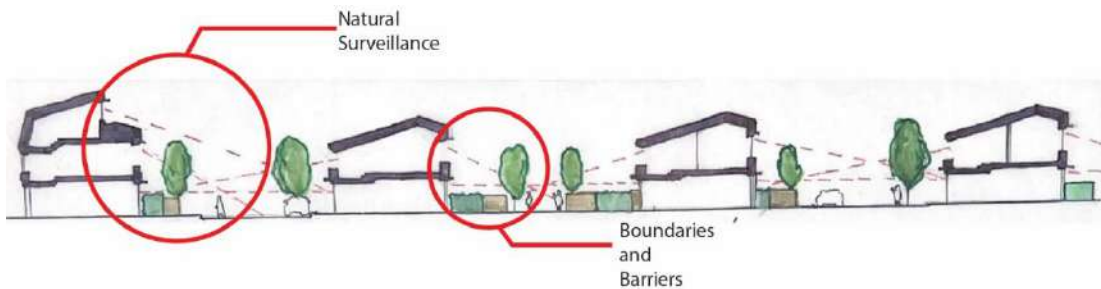


Figure 4.20

The development was completed in 2018 and is praised for its innovative approach to sustainable design and high-quality affordable housing. It responded to the urgent need for quality, dignified, and affordable housing in the UK which has consideration to environmental and social challenges. The design also incorporates CPTED design principles and defensible spaces. In figure 4.x, a transversal section through x within the site. Taking advantage of building units and height, the ability for residents to monitor their own space even from inside their homes. All units have clear lines of sight and have the benefit of creating well-lit interior spaces with window

glazing. There are also boundaries and barriers such as hedges that define property lines without blocking the vision of people.

Perkins Homes – Baltimore, Maryland (1942 and 2022)



Figure 4.21

The selection of Perkins homes was influenced by x. Focusing on a housing project that serves as a precedent for the future of public housing in America. Perkins Homes was one of Baltimore's oldest housing projects, constructed as early as 1942, serving 649 households in East Baltimore. Before Perkins Homes was built, the site selection process occurred. Before the clearance of slums, the area was home to many African-American families but was seen as an area to be occupied by white families who were immigrants. To reinforce residential segregation, the city justified displacing thousands of negro families to create a city-wide balance of racial areas. This was an attempt by the city to change the neighborhood composition with groups who they felt deserved the area. Later justifying the displacement of African-Americans, "The Negro inhabitants which would be evacuated from this area should form part of a similar development in a more desirable location." Perkins Homes holds some significance for

Baltimoreans because, after its construction, it was one of six "white" housing projects intended to serve the white labor force during the 1940s. Perkins Homes remained a white project until the 1960s.

Not only does Perkins home exemplify intentional segregation practices in housing, but it is also an example showing the trend observed in American public housing that many housing authorities who did not have the capacity nor funding to support the housing projects in their impact areas have been attempting to relieve ownership of housing and focusing more on the privatization and partnership with a third party. Today, the housing project has been reimagined and approved for redevelopment. Designers, developers, and housing authorities have come together to approach public housing development differently to ensure that residents have access to quality and dignified housing options. Treating Perkins Homes as the "hole in a donut" needed to be safer and connected to the surrounding neighborhoods.



Figure 4.22

Before the redevelopment of Perkins homes, the housing project fell short in many ways which impacted the living conditions of residents for years and contributed to the failure of the housing project. Through careful examination of Perkins Homes failed

The design process of the redevelopment of Perkins Homes was quick and consisted of over twenty iterations. Already there was a difference in the approach towards designing for public housing, there was more thought and consideration involved. Examining the design, the project consists of x volumetric buildings whose massing and form was based on an economic model created by the developer. Although this was intentionally done to keep costs for the project within its constrained budget, the volume of the building made the project human scale. Building heights were capped at four stories which was similar to the old Perkins Homes. What was done differently was the placement of windows and doors. The design of Perkins Homes placed doors inward of the block and placed limited amounts of windows look out into the street. This approach caused for there to be limited eyes on the street, that allows residents to monitor their neighborhoods. Eyes on the street impacts safety and crime, many sapient professors, researchers, and professional agree that eyes on the street discourages crime and allows residents to have the ability to monitor and hold others accountable about their

shared public spaces. This collective effort builds on the community's cohesion as a whole.



Figure 4.23

The construction of the projects was carried out very drastically. Perkins Homes was constructed from brick and concrete like most of America's housing projects. During the construction phases, brick was viewed for his durable and cheap characteristics but underestimated the building's capability to trap heat within the building, Perkins Square although is a wood construction project, which is a renewable and ideal for modular construction.



Figure 4.24

The facade was also approached by Hord Coplan Macht, who wanted the façade to be refreshing while reflecting Baltimore's heritage as an industrial city in the past. The

team wanted to create variety and distinct identities for each building, to form smaller communities within the community. This was achieved through the selection of materials, being intentional about how texture, color and patterns can help create a sense of community.

Most importantly, the prevention of displacement of legacy residents. The displacement of residents disrupts social networks. The firm tried to strategic approaches through the phasing and experienced challenges. There was a one-for-one replacement approach that was very critical for preventing displacement of low-income residents. Perkins Homes accommodated 649 units, therefore the new development, Perkins Square maintained and accommodated each of the 649 units to remain affordable to ensure that in the case all residents are interested in returning, have the ability to. Which impacted the density of the project, causing designers to double the density while maintaining the four story cap. This helped developers, designers, planners and housing authorities to build and maintain trust with the community, as there was a level of distrust initially beginning in of the design process.

A common issue many public housing projects deal with is financial support to maintain and operate the housing projects. The three precedents located in America, Pruitt-Igoe, Rosemont-Dukeland and Perkins Homes, all failed with the contributing of funding for maintenance. In this article “Radical Plans for Public Housing Stir Up Hope, and Doubt” states, “In 2021, President Biden urged Congress to earmark \$40 billion for public housing upgrades across the country. That would barely have covered NYCHA’s capital deficit.”²³ Realistically the entire budget for public housing across the country

²³ Kimmelman, Michael, and Lila Barth. 2024. “Radical Plans for Public Housing Stir up Hope, and Doubt.” The New York Times, October 31, 2024.
<https://www.nytimes.com/2024/10/31/arts/design/radical-plans-for-public-housing-stir-up-hope-and-doubt.html#>.

still would not be able to address NYC public housing challenges, yet the government is expect housing authorities to meet the needs of residents with the very little funding being received to distribute among many housing projects under the jurisdiction of many housing authorities. Federal funding continues to decrease as more budget cuts have been made throughout the last four decades. Housing Authorities across the country do not have the funds to address all the necessary for the maintenance of the overall building. Even today, costs of maintaining housing projects continue to increase, which has influenced the trend of the public-private partnerships between housing authority and profit and not-for-profit developers who are able to receive loans to finance and manage the property. Shifting the responsibility from the state to the private entity, which many has criticized for reducing the government's role and responsibility to ensure affordable housing for low-income households. There is also the concern of the loss of public control when thinking about the long-term affordability of housing projects and the difficulty that may arise to enforce regulations to keep costs low for residents.

Outside of America, public housing is addressed differently, being very holistic with the prioritization of the well-being and support of their low-income residents. Many of the countries have dedicated funds and programs to ensure cost of living remains low for residents while providing dignified housing that approach architecture and urban design holistically. As it is the understanding that housing is a right and not a privilege. Looking at a range of projects that have gone through redevelopment with the implementation of different programs that resulted in different ways with both positive and negative effects. As mentioned, maintenance and funding will be a crucial component that will have been to thoughtfully approached as it has notoriously shown

that it is not a simple solution, and needs additional support through the implementation of policies and planning.

Chapter 5: The Impact of Community in Programming

Programming has the potential to significantly impact communities by enabling their ability to foster a sense of community among residents. This sense of community is essential for neighborhood dynamics as it enhances social cohesion, promotes safety, and supports the overall well-being of community members. It is a feeling many people want to feel and experience throughout their lives. Community means not being or feeling alone and always having a person who can be there. It also means a support system outside familial ties that can empower and build strong bonds. A strong and stable community contributes more than taxable income to a neighborhood; it has profound impacts on 1) social support, which has benefits of improvements in mental health; 2) safety and security, re-enforcing measures to deter crime; 3) resilience, enhancing the ability to overcome challenges, and 4) cultural heritage, fostering a supportive and inclusive environment. These impacts are shaped by the everyday challenges frequently experienced in public housing projects and marginalized communities for decades.

The community provides emotional and practical support as residents help one another, reducing feelings of isolation. Taylor and Gottfredson analyzed the relationship between environmental design and crime, focusing on the social characteristics of communities and their influence on criminal behavior and prevention. Their research revealed a critical link with neighborhoods that are socially cohesive experience less crime.²⁴ Cohesive communities exert greater control and responsibility over their environment and can discourage criminal activity from occurring. Many housing projects

²⁴ Taylor, Ralph B., and Stephen Gottfredson. "Environmental Design, Crime, and Prevention: An Examination of Community Dynamics." *Crime and Justice*, vol. 8, 1986, pp. 387–416.

are situated in areas that have not supported the evolving needs of the community which has negatively affected the community, and promoting the opposite of social cohesion, social disorganization. The Social Disorganization Theory states, "Crime is more likely to occur in areas with high levels of social instability, such as poverty, residential mobility, and ethnic heterogeneity, all factors that can weaken and even prevent community cohesion, allowing crime to occur because of the difficult resident have monitoring and controlling crime without it." Many American housing projects are concentrated on residents experiencing socio-economic challenges that can take a toll on their health, level of involvement, and responsibility for their community. Taylor and Gottfredson research further validate the claim that close-knit communities are more likely to look out for one another, further deterring crime and creating safer neighborhoods. The alleviation of economic stress and pressure makes it possible for community members to engage in civic activity as they will have more time available for leisure activities. At the same time, design plays a significant role in crime prevention; the dynamics of a united community indeed strengthen safety measures.



Figure 5.1

To understand the guiding principles, techniques, and strategies implemented to foster community at a public housing project. Rosemont-Dukeland is a successful and

accessible project located in West Baltimore, Maryland. One approach that was successfully executed in this project was providing spaces for programming and gathering to occur. This gives residents the ability to gather formally and informally to engage in different activities on-site. During the field visit, several groups of children, ranging in age from toddlers to teenagers, were outside playing football and tag with each other. There were also adults outside conversing with one another while ensuring the children were safe.

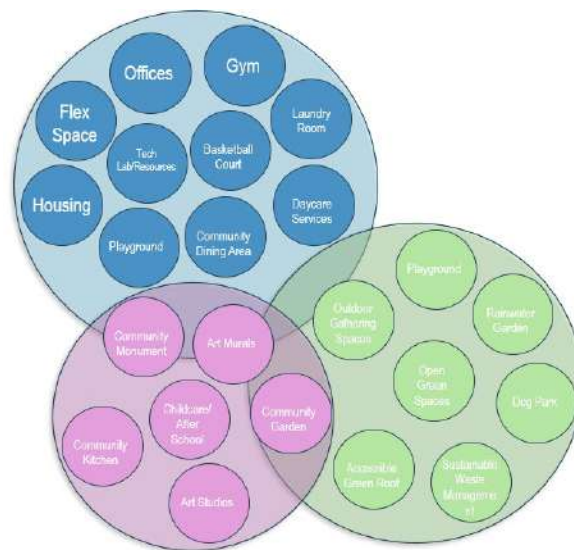


Figure 5.2

The building program was divided into three emerging themes: cultural identity, community connections, and environmental connections. Cultural connection focuses on spaces and programs that bring community members together. The spaces and programs are built on the community's values, traditions, or experiences that help bring people together. Next is community connections, which are crucial in fostering a sense of belonging and support within the community. Programming helps develop supportive

environments where residents feel uplifted and share resources with the end goal of being successful. The peer effect is a theory that focuses on the negative impacts of influence on people in harmful environments. Programming can be applied in communities that are positive environments that can influence good behavior. The difference between the two connections thus far is that cultural connections reflect who the people of the community, bringing them together for a shared experience, in comparison to community connections that foster community support systems to push each other and build on what people within the community can do themselves to improve their development. Lastly, there is an environmental connection, which builds on the existing landscape to create spaces for community members to enjoy nature and each other in their context, as there are positive benefits related to health and nature. While the infrastructure in the community must be quality and able to serve the community, inner relationships must be formed for a community to thrive. Hence, it is a shared and collective responsibility rather than a member trying to independently take on an entire community. Each community lies to its historical legacy and builds on the community's level of pride.

In "Neighborhood Characteristics," the authors examined the relationship between neighborhood environments, peer networks, and violent behavior among residents.²⁵ All the connections examined are factors that do impact neighborhood dynamics and can inform the approach to this solution because, in low-income communities, crime occurs more. The youth is exposed to behavior that is frowned upon and negatively impacted. Youth is also the second of third dominating groups living in public housing; therefore,

²⁵ Haynie, Dana L., Eric Silver, and Brent Teasdale. "Neighborhood Characteristics, Peer Networks, and Adolescent Violence." *Journal of Quantitative Criminology* 22, no. 2 (2006): 147–69.

they are programming for youth to foster healthier and positive connections within their community. The main takeaways from this journal article are 1) neighborhood-level factors contribute to social conditions that can foster violent behavior, and 2) peer influence is central to adolescent behavior—creating spaces for adults and children in the community to engage in less violent behavior. While it is a part of the design goals, creating spaces that bring more eyes to the street also makes it easier for residents to monitor their own spaces by applying defensible spaces and CPTED principles.



Figure 5.3



Figure 5.4

Program Tabulation

Cultural Connection	Sq. Ft	Floors
Total	9910	0

CommunityConnection	Sq. Ft	Floors
Total	10017.08	2

Environmental Connection	Sq. Ft	Floors
Total	13652.17	0

Figure 5.5

Above is the program in a tabular format, distinguishing where programming at Rosemont-Dukeland falls in. In the past, programming did not always benefit or add more to residents' quality of life. Building programming should provide services and amenities that improve the quality of life. Residents should have access to spaces that can help build on their current skills or be accommodating to make the lives of residents easier. I will focus on a community whose community program informs me of the type of programming to consider for a community with a neighborhood makeup like the selected site. Some programs apply to multiple program themes, which led to some overlaps. The overlap informed me that some programming can accomplish two goals. For example, the community's basketball court is both a cultural and community connection. Basketball is not a cultural sport but a shared experience for many African-American and black boys and men. It is also a catalyst that brings children and teenagers together to foster a sense of community and build on existing friendships.

Spatially, this was intentionally done throughout the plan, using the adjacencies between buildings to create spaces for intimate and community gatherings. Small moments were created in

this plan; the basketball court was formed in the corner by two building edges, and the picnic area mimicked the same approach as the outdoor playground area. This supports Gehl's "Soft City" principles, using building enclosure to create informal and intimate spaces that are easier to monitor, which was intentionally done on the site of Rosemont-Dukeland. The landscape was also improved, adding more green spaces and trees to make the public realm more comfortable throughout the seasonal changes. Before the renovation, the playground area was unused, dilapidated, and unattractive. Now, the space is more inviting, especially to children in the area.

A thriving community enables individuals to feel a sense of belonging. In *Designing for Belonging*, Christine Wong Yap defines belonging as when "people feel safe, seen, and accepted."²⁶ Involving the community is essential for promoting housing integration and addressing historical inequalities after being voiceless and unheard of in the past. As new problems emerge, it can benefit communities to leverage their diversity of perspectives and experiences to think of new and innovative ways to approach problems. Integrated communities are better equipped to confront challenges head-on as residents mobilize resources, advocate for support, and collaboratively build on each other's strengths to improve their well-being. Hood stresses that community-led housing initiatives, inclusive engagement, and supportive services enable community cohesion and housing stability. Cultivating a sense of belonging strengthens neighborhood dynamics. Members are more inclined to take responsibility for their own spaces and contribute to its improvement and growth.²⁷ Thus, intentional programming and design efforts are necessary to encourage interaction and collaboration among residents. By

²⁶ Wise, Susie. 2022. *Design for Belonging : How to Build Inclusion and Collaboration in Your Communities*. Emeryville, California: Ten Speed Press.

²⁷ Wise, Susie. 2022. *Design for Belonging : How to Build Inclusion and Collaboration in Your Communities*. Emeryville, California: Ten Speed Press.

prioritizing programs that foster a sense of belonging, programming can bridge gaps or divides and create lasting positive impacts and relationships in public housing sites and marginalized communities.

Chapter 6: American Hyper Segregated Cities: Charm City

One common factor contributing to the failure of American public housing is the site's inability to provide necessary resources and services. Ongoing investment in neighborhoods offers hope for change. Depending on the area and its surrounding context, American public housing is often located in places deemed 'undesirable' by the working middle class. These areas range from industrial zones to locations adjacent to multi-modal transit hubs.

Despite the often-overlooked perceptions of these projects, they play a crucial role in fostering a strong sense of community among residents. This community cohesion is not just a byproduct but a critical factor in the success and well-being of neighborhoods. Unfortunately, this is an area where American public housing has historically fallen short in its initial development and the new approaches and solutions applied to address recurring issues.

America has approximately twenty-one hyper-segregated cities. According to Princeton's Office of Population Research, hyper-segregation refers to metropolitan areas where Black residents experience high levels of segregation across various measures, including urban poverty, racial inequality, and racial violence. The Office of Population Research director Douglas Massey states, "Hypersegregation produces high levels of social isolation from mainstream society, but also high concentrations of poverty and disadvantage" (Massey). Baltimore is one of America's twenty-one cities considered hyper-segregated. When discussing hyper-segregated cities, categories help distinguish between different levels of segregation. Baltimore is classified as a category five

(concentration) hyper-segregated city. Category five cities focus on the physical space occupied by minority groups relative to the majority population. These cities are assessed by how densely packed minority communities are within a city's geographic boundaries compared to more spacious or dispersed living conditions for majority groups. Residents in category five hyper-segregated cities face overcrowding, limited housing quality, and higher stress on infrastructure.

Baltimore's history towards fair housing offers a unique microstructural lens on how racism is embedded in U.S. housing policies. Baltimore has been used as a case study by many researchers, providing a blueprint for understanding the broader patterns and implications of racial segregation and inequality in American cities. Discriminatory practices originated in Baltimore, paving the way for other American cities. In 1910, Baltimore became the first U.S. city to pass an official racial segregation ordinance. This ordinance restricted Black residents from moving into predominantly white neighborhoods and vice versa, laying the foundation for legal housing segregation in an American city. It remained in effect until 1917, when the U.S. Supreme Court ruled against residential racial segregation in the *Buchanan v. Warley* case in Louisville, Kentucky. The court's decision was based on a violation of the Fourteenth Amendment.

Before this court case, the pattern of selling homes was simple: white homeowners sold homes and properties to other white residents, including Jewish immigrants. Jewish residents then sold homes to Black buyers but often exploited them

by inflating prices. In some cases, the homes were divided into units and rented out to multiple tenants, profiting off the circumstances of Black residents, a slumlord.

Soon after, Baltimore became one of many American cities affected by redlining. Redlining, a practice by the Homeowners' Loan Corporation (HOLC) who created maps marking areas as 'high-risk' areas for lending, deprived residents of these communities of opportunities for investment and homeownership outside of the areas African-Americans and marginalized communities were—another instance of institutionalized racial discrimination that perpetuates the wealth gap we see today in society.

Simultaneously, the creation of the "Black Butterfly" was emerging. As described by Lawrence Brown, the Black Butterfly illustrates Baltimore's racial geography resulting from systemic policies and practices that created racial and economic disparities throughout the city. The butterfly shape consists of Black neighborhoods spanning the eastern and western parts of the city. Within the butterfly is the "White L," representing affluent, predominantly white areas extending from north-central to southeast Baltimore, reflecting the city's racial segregation and unequal distribution of resources. *The* Homeowners' Loan Corporation (HOLC) 1937 map with an overlay of Baltimore neighborhoods. Urban renewal, also coined as the term "Negro Removal," led to the demolition of many Black

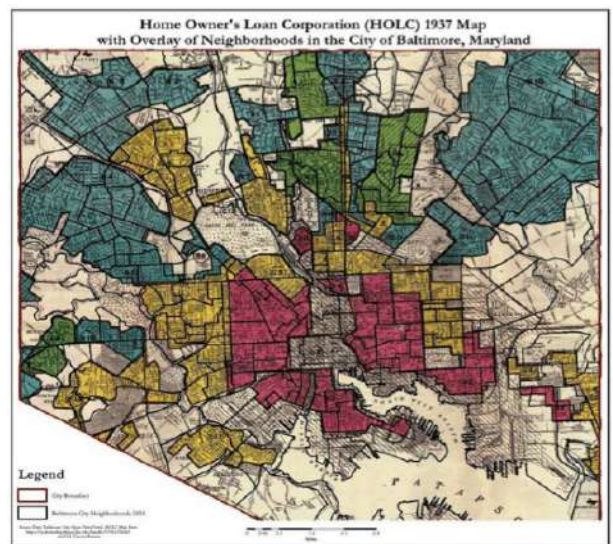


Figure 6.1

neighborhoods and the displacement of thousands of families without adequate support.

Most importantly, Baltimore's public housing system reflected and reinforced segregation policies and practices. In the 1950s, high-rise developments were built in areas with concentrated Black populations, physically and spiritually isolating residents. These housing projects became underfunded, perpetuating poverty and limiting opportunities for upward mobility.

Today, the city continues to grapple with the legacy of systemic and racialized policies that affect Black and marginalized communities. Despite its unfortunate history, Baltimore's rich cultural heritage and strong community spirit remain vital to its identity.

One of the issues of public housing is the location of the housing project. As mentioned, the location of many projects lacked adequate or reliable access to public transportation to get to areas where opportunities and resources are located, which is why site selection is essential to this thesis' approach to address housing for residents who rely on public housing as a housing option. The site will be situated in a neighborhood with a working class that is not below the poverty line but not in a neighborhood that is not affordable for a household that is barely making it by as in the past, low-income residents were concentrated into dense urban areas. The goal is social cohesion; therefore, the focus is on finding neighborhoods with shared values and an existing sense of community identity.

To select a site, a criteria matrix accompanied by a scoring system was used to evaluate the site both spatially and holistically:

Criteria Matrix

History	Area Median Income	Local Institutions	Local Amenities	Quality of Green Spaces	Accessibility	Safety & Security	Future & On Going Development
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Figure 5.7

History

Communities are connected by shared roots, traditions, and values, fostering a sense of belonging and pride. These are important to marginalize and disinvested communities striving to preserve their community cultural legacy. History makes the area more meaningful to the community members who are part of it.

Area Median Income

The neighborhood's Area Median Income is crucial for determining investment and potential developments, giving a picture of the community's economic landscape. Developers use it to determine the demand for affordable housing to ensure projects align with residents' economic realities. It also promotes economic equity and inclusion so economic growth does not increase the existing socioeconomic gaps.

Local Institution

Institutions play a crucial role in communities. Local institutions can serve as anchors, providing resources and services that uplift the community where they are located. They become the backbone of healthy, resilient communities all over the world. They help foster community identity and cohesion by creating a sense of belonging and fostering pride in the community's local heritage.

Local Amenities and Services

Residents need to have access to resources and services within their own community not only to reduce travel time but also make communities more walkable. The choice is available where community members can stay in their neighborhood, invest, and continue to the neighborhood economy, which enhances the overall quality of life and promotes social equity.

Quality of Green Spaces

Research has shown that access to green spaces has physical and mental benefits, such as improving residents' overall well-being, physical health, stress reduction, and mental well-being. Giving spaces that can host programming can bring communities together to promote social cohesion and inclusion among community members while supporting environmental sustainability that can improve air quality, regulate temperature, and support other biodiversity.

Accessibility

Access to different modes of transportation is essential for a community to be healthy. It allows mobility for residents who do not own cars. Improving access to employment, resources, and opportunities outside the community helps promote social equity. Access furthermore gives residents the choice and ability to get resources and services from their local community or another nearby community to contribute to the local economy.

Safety and Security

Fear prevents social cohesion in communities, as safety is essential for strong and thriving communities. Community cohesion relies on residents feeling protected and empowered to live, work, and engage in community life. It is important to select an area that is not a crime hot spot, which will deter people from doing so.

Future and On-Going Development

The community's needs will continue to evolve, grow, and change as long as people inhabit the area. Future and ongoing development should serve the community and address the current needs and challenges affecting people today and possibly future generations. It is critical for the continued growth and sustainability of any community.

Using the criteria, three sites were analyzed to determine which site would work to reach the overall goal of the thesis: Old East Baltimore, Upton, and Oliver. All three neighborhoods are situated within the Baltimore City boundary.

Old East Baltimore – Not Selected

History	Area Median Income	Local Institutions	Local Amenities	Quality of Green Spaces	Accessibility	Safety & Security	Future & On Going Development	Total
8	6	10	4	6	2	4	2	50

Figure 5.8

Old East Baltimore is a historic neighborhood in East Baltimore, Maryland. The neighborhood was first settled in the mid-18th century. As the settlement grew, it expanded northward and became a residential area by the nineteenth century. Historically, the settlement was a homogenous melting pot. There was an influx of Irish and German immigrants in the nineteenth century until white flight and segregation occurred, leading to the neighborhood's cultural fabric being predominately African American with some Hispanic and Asian representation. In 2006, Old East Baltimore was added to the National Register of Historic Places for its architectural and historical significance. Throughout the neighborhood, houses are built in the Greek Revival style, with an elegant design, symmetrical facades, and gable roofs. A substantial number of

rowhomes remain from the late nineteenth century, showing Renaissance Revival styles with characteristics such as brickwork, decorative cornices, and bay windows. The community also has many open and green spaces within a half-mile radius of the site.

In recent years, the community has seen some efforts to help revitalize the Old East Baltimore such as the East Baltimore Revitalization Plan. The plan is intended to connect and build on the neighborhood's assets and approach the site as an infill project. The site is accessible via public transit, but there are challenges. The reliability of public transit in the area is not the best and can be inconsistent. In addition to the revitalization plan, there are future development plans to improve access and connectivity with the Redline project. The neighborhood also has issues with crime and safety, but there are current efforts to improve safety and reduce crime in the area.

As mentioned earlier, this selected area should be an area in the process or currently seeing investment to implement the proposed solution. Old East Baltimore's existing parks are not in terrible condition and have the potential to become a community catalyst to foster engagement among community members. In addition, the historical and architectural significance of the area makes the site more desirable in terms of maintaining the existing fabric and building on the block with modern housing typologies that relate to the past, showing that architecture is timeless.

Oliver, Baltimore – Not Selected

History	Area Median Income	Local Institutions	Local Amenities	Quality of Green Spaces	Accessibility	Safety & Security	Future & On Going Development	Total
8	6	8	8	8	8	6	6	64

Figure 5.9

Oliver is a historic neighborhood in Baltimore, located in the heart of East Baltimore. The neighborhood's development began not long after the Civil War and peaked during the 1870s, contributing to the Civil Rights Movement, including the Black Panther Party. The neighborhood is known for its brick rowhomes. The community was initially settled by German and Irish Catholic immigrants and flourished as a market town and commercial center during the 1900s. A few years later, Oliver began to experience a decline as crime and poverty took over as economic challenges worsened.

There has been more recent efforts have been made to help revitalize the community. Such as new and affordable homes that are also energy-efficient townhomes. Community-led initiatives, such as the Oliver Community Association and Come Home Baltimore, are also working to improve living conditions and promote economic development in the area. The neighborhood is predominantly African-American, with 93% of the population identifying as such. Oliver has many residents living below the poverty line, with a median income of approximately \$47,000, surrounded by stable neighborhoods.

The site's proximity to Johns Hopkins presents employment opportunities and additional services for residents. Oliver is another neighborhood that applied to the site criteria matrix created. The area is currently seeing investment, which will propose a solution that can be implemented on the site. The neighborhood will also have a rich significance as it was a former redline neighborhood still working to address the challenges of past injustices.

Upton, Baltimore – Selected

History	Area Median Income	Local Institutions	Local Amenities	Quality of Green Spaces	Accessibility	Safety & Security	Future & On Going Development	Total
10	6	8	6	8	8	4	8	64

Figure 6.10



Figure 6.11

Before any formal block prototype could emerge, there was a need to first understand the history and existing conditions of the site—not only physically, but socially and politically. The neighborhood is known for its rich cultural heritage and historical significance. It is a historically redlined community with remnants of the past prejudices and challenges that were dealt with by legacy residents. Upton became a stage for resisting residential segregation back in 1910 when 1834 McCullough Street was purchased by W. Ashby Hawkins, who then rented his home to George McMahon. This was the first home ever sold to a Black resident in the history of the block. It created an

uproar for residents of the community. It was one of Baltimore's earliest African-American middle-class neighborhoods, with ties to prominent figures such as Thurgood Marshall and Clarence Mitchell. Upton also prides itself on preserving architectural details, arts, landmarks, and districts.

The site has excellent proximity to the downtown area of Baltimore via personal car or public transportation. The Upton neighborhood has a metro stop in the immediate area and two additional stops within a half mile of radius of the neighborhood. In addition to the metro, the bus serves the community, making the area very accessible, especially for residents who are not choice riders and rely on the services available to them. This is crucial because residents need access to better-paying and supportive jobs, which increases the demand for transportation in the area. Hence, residents have access to opportunities such as employment options. The site is also located just north of Downtown Baltimore, positioning the site as very accessible to jobs, opportunities and services.

Similar to the other two sites, Upton is an area seeing investment, with an AMI on the lower end and surrounded by stable neighborhoods. As mentioned throughout this thesis, public housing failed to support the evolving needs of residents and provide access to opportunities such as employment and education. Due to the location of public housing, many residents struggle to reach areas with higher-paying jobs, so the average median income for residents is low.

Today, the community is seeing investment through revitalization efforts such as the West Investment Impact Plan, the restoration of the Upton Mansion, and the homeownership campaign, as well as attempting to resurge and reclaim the neighborhood as a place of hope and opportunity. With the community stakeholders and community

partners, the neighborhood can reclaim its power to become a self-efficient and thriving neighborhood. There is something significant to remember about the neighborhood and its people. Baltimore residents continue to be victims of racist policies, planning and design.

Chapter 7: Discovery Phase



Figure 7.1

The Upton Renaissance began with a series of early conceptual explorations that grounded the thesis in both spatial clarity and community-centered intent. As the city of Baltimore continues to tackle the long-standing legacies of segregation, disinvestment, and public housing failure, this thesis sought from the outset to ask: what kind of block can foster community, implement sustainable strategies, improve walkability, foster ownership, support diverse and growing families, and preserve culture and identity. This chapter highlights the initial design explorations, sketches, and programmatic ideas that shaped the development of the block prototype at the heart of this thesis.

Throughout the design exploration phase of this thesis, a primary focus was the overall layout and organization of the block. This is crucial as the intent of the block prototype is

to be replicated throughout the Baltimore area in areas where there is interest in block development that community members are leading.

Existing Conditions:

The existing organization of the selected block is two blocks that have been combined; the existing dimensions of the block are 150 feet by 350 feet. After combining both blocks, the site became more manageable, becoming one superblock that is now 350 feet by 357 feet. On the site, there are 49 building structures, but only two homes are currently living in the house, which presented the opportunity to transform and reimagine what this block could be. In relation to parking, parking is on-site. Per article 32, 9 - 703, it is required for each housing unit to receive one parking spot. By calculating the site parking, there is the potential to have 156 parking spots within the immediate blocks and a maximum of 205 parking spots, including street parking that is adjacent from the immediate site. However, this site is unique because of its proximity to nearby institutions, transit, and retail. In addition the historical legacy which the community possess.



Figure 7.2

Design at this stage was iterative and purposefully speculative. It was rooted in finding a solution but was more about asking what if. What if block redevelopment was community-led development? What if the form of the block itself could support mixed-income living without triggering displacement? What if urban design could restore rather than erase the identity of neighborhoods historically impacted by disinvestment?

The Upton Community's Public Safety Chief officer conducted a Crime Prevention Through Environmental which provided insight on what residents of the Upton community felt and perceived their neighborhood as from a crime and safety lens. Referencing the wants of residents throughout the design process ensured that resident input was incorporated into the design and influenced the final layout.

Rather than starting with form, these early explorations began with questions about equity, memory, and opportunity. Each drawing, diagram, and model represents a moment of testing and rethinking: how to embed affordability without sacrifice, blend new housing types with existing fabric, and create dignified spaces that reflect the lived experiences of legacy residents.

One of the first considerations made was the housing typologies that would be on the site. One major issue with housing in America is the lack of diversity to accommodate a range of demographics, both economically and in household composition. Units were either 1) unaffordable to many low-income households or 2) units could not accommodate the growing size of families in modern-day America. To capture a range of

different demographics, the following housing typologies were implemented into the prototype:

Townhouse

The townhouse typology is ideal for larger families, preferably those with more than five members. It has the longest width compared to the other typologies on the site. The townhouse is comprised of three levels and has a total square footage of 558 sqft.

Typical Baltimore Row House

The typical Baltimore row home is 15 feet by 31 feet, with a total square footage of 465. This housing typology is ideal for families with xx members, but it is not limited to families but couples or single parents with dependents. What differentiates the typical Baltimore row house from the end row house is the depth of the structure. The door of the rowhome does not provide the duplicate square footage an end row house has, but it can still house larger families with the additional basement level.

End Row House

The typical Baltimore row home is 15 foot by 45, with a total square footage of 675. This housing typology is ideal for families with xx members, but it is not limited to families but couples or single parents with dependents. This typology will cost more compared to the typical row house because of the location, which allows more light into the home, and the additional square footage provided.

Apartment Building with Micro Unit Apartments

Using Baltimore's architectural vernacular, a typical Baltimore rowhouse's dimensions were used to create a module for the apartment units. Each unit maximizes and strategically uses the square footage, 308 sqft to be exact. Each floor has community amenities, such as a laundry room, since the units do not hold washer and dryer facilities. Other

Micro Stacked Townhouse

The micro-stacked townhouse typology is ideal for small families, ideally a couple looking for a path towards home ownership. It shares similarities with a stacked townhouse but differs in available square footage. Each unit has two levels: the ground/lower level is dedicated to living areas, with the upper level dedicated to rooms and bathrooms. Each unit has a total square footage of 360 sqft.

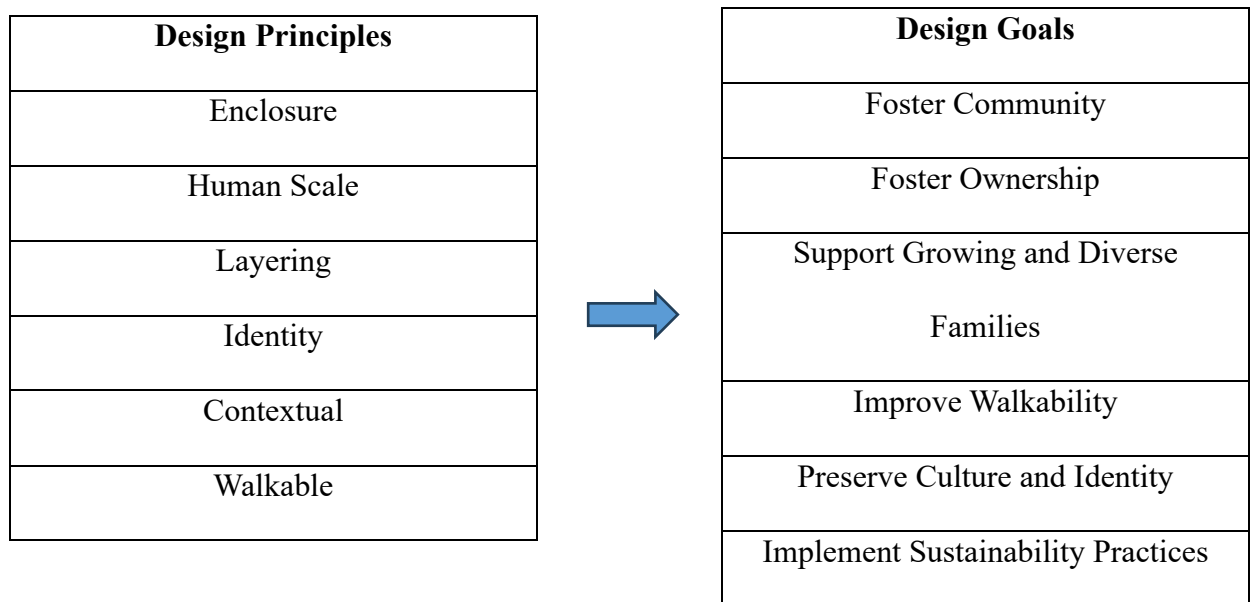


Figure 7.3

Another consideration was the immediate context of the site. What is the current architectural vernacular of the neighborhood? How can new development address modern-day issues while also fitting within its context? Which made the creation of an architectural library necessary. This influenced the emerging design goals, which, from this point, was the driving factor of the overall design and programming of the block prototype. Prior to developing the design goals, design guidelines were the driving factor. The project's focus needed to shift as the solution continued to change. What was intended to be the solution for public housing soon became a solution to address housing for low-income families who may be eligible for housing aid such as public housing.

Scheme 1: Push and Pull



Figure 7.4

The push and pull scheme explored the possibility of creating green spaces for families living in the row homes. The blocks are organized around a central communal green space, establishing a strong interior-oriented spatial hierarchy prioritizing community gathering and walkability over vehicular access. These moments were created in the home's front and back yard spaces, creating larger green spaces to attract residents of the block. The scheme also situates larger buildings along the street edge that see more vehicular traffic. The larger building holds institutional services, retail, and housing, making this apartment building a community building.

The plan demonstrates a courtyard-based approach, with two primary open lawns framed by a cross-axial pedestrian circulation system. These lawns are intersected by wide walkways that facilitate movement and visual connections across the block. The plan integrates setbacks and entry thresholds that establish semi-private transition zones between units and shared spaces. At the southern edge of the block are the larger building footprints geared towards community-oriented, mixed-use buildings with shared facilities, resource centers, and live-work housing.

Scheme 2: Quad Pods



Figure 7.5

Another avenue that was explored was organizing the block into four quads. There were outdoor rooms that supported gathering spots for students to socialize and study. It introduces a more formal approach to the overall spatial organization, demonstrating a clear hierarchy of public, semi-private, and private spaces. The block has strong axial connections, cutting the site vertically.

The central green spine dominates the site to serve the residents. Tree lines are planted within the green space to provide shade for the scorching summer sun. The openness of the site was a trade-off. Was it more important to have density on the site over a holistic space that can serve the community physically and mentally, Regarding housing, there are five typologies on the site grouped into distinct rectangular clusters with internal courtyards or semi-private green spaces. These units are arranged in a U-shaped configuration that keeps eyes on the street and through the inner block, which was an issue from the precedent studies analyzed early on. The configuration of the homes also reinforces privacy while connecting to the broader community through the pedestrian circulation network.

The southern edge of the block is anchored by a wide entry boulevard flanked by a denser building edge—likely indicating community-serving uses, such as shared facilities, multi-family housing, or social infrastructure. The symmetrical layout of the southern gateway gives this block a more civic, almost campus-like character. The block perimeter maintains a continuous street wall while allowing visual porosity and pedestrian access, suggesting a balance between defensible space and open public spaces.

In contrast to the previous scheme, this iteration emphasizes formal structure, axial alignment, and monumental green space. It suggests a stronger and more collective identity for the block .

Overall, the block composition balances density, hierarchy, and flexibility. The strong green infrastructure spine through the center reflects a human-centered approach, supporting visual cohesion and everyday social interaction.

Scheme 3: Neighborline



Figure 7.6

After each scheme, the design continued to develop and get closer to being a practical prototype that embodies the project's overall goals. This scheme articulates a vision for a community-oriented housing block that achieves a balance between urban density, open space, social equity, and, most importantly, neighborhood vitality. It builds on the previous schemes by tightening spatial relationships, a deeper programmatic focus, and a refined means of circulation for both pedestrians and vehicles.

The heart of the block is a central green promenade that runs north-south and is mirrored by a hybrid corridor that runs east-west, creating a cross-axis that serves as an organizational spine of the block. The axial connection allows precise movement, gathering, and visibility throughout the site. The green spaces vary in scale and are shaded by the trees, providing space for passive recreation and social interaction. The narrow green corridors and semi-private green yards provide breathing space, natural light, and community gardening and outdoor play opportunities. The repetition of green space evokes a sense of neighborhood continuity while preserving variety and flexibility.

As previously mentioned, the cross-central axis allows each courtyard cluster to be aligned with pedestrian walkways that connect back to the central axes, enhancing walkability and access throughout the site. The overall scale of the site supports a human-centric experience and fosters casual encounters between neighbors.

The residential units are arranged similarly to Quad Pods but are more defined because of the implementation of fenced backyards to foster a sense of ownership among residents.

The units are oriented to face inward toward a green corridor to ensure that eyes are within the inner block. Other units were oriented to face the streets to maintain eyes on

the street. This is crucial in allowing residents to self-monitor their block as a CPTED strategy to discourage crime from occurring within or near the block.

To the south, is a larger building, serving as an anchor and threshold into the block. The building houses community-service programs such as a public library, career and job training center, day care, café, and fresh food grocery store. As mentioned, housing alone cannot address the other issues that put a strain on the lives of residents. There must be programming and services that can support and enhance the current circumstances experienced by residents.

The perimeter of the bounding streets is softened by the new, continuous tree planting, creating a buffer between vehicular traffic and pedestrian sidewalks. Each corner is addressed with the implementation of vegetation, enhancing visibility, and improving the overall walking experience compared to today's urban heat island. Overall, *Neighborline* emphasizes equitable distribution of open spaces for homeowners, renters, and the public, integrated semi-private courtyards, a precise block rhythm and sense of modularity, a new and defined formal axis that anchors movement and programmatic flexibility through varied building typologies and spaces throughout the block.

The ideas shown here are iterative and exploratory, forming the foundation for a block design that aspires not just to build but to repair. There is also growing clarity around the thesis' central values, values that would later evolve into a block prototype grounded in both community aspirations and urban realities.

Chapter 8: Thesis Design Solution

Design and planning are deeply interconnected disciplines, and when aligned, they can reshape communities in ways that are equitable, sustainable, and rooted in residents' lived experiences. This thesis demonstrates how integrating urban planning principles with thoughtful architectural design can address long-standing disinvestment, displacement, and inequity issues, particularly in historically underserved neighborhoods like Upton in West Baltimore.

Through a community-driven approach, the proposed block prototype emerged as a holistic solution that responds not only to the need for affordable and dignified housing but also to the neighborhood's spatial, social, and cultural fabric and needs. The development process led to a design that supports mixed-income households, enhances green infrastructure, and fosters strong social connections through intentional block organization and shared public spaces.

Proposed Architectural Solution:



Figure 8.1

Foster Community

Several design strategies were implemented to foster community. One strategy is the creation of shared community green spaces. Located at the central axis of the site are green spaces that vary in size and allow moments for gathering and recreation.

Foster Ownership

To achieve the goal of fostering ownership, strategies related to CPTED were implemented. One strategy is the implementation of fences to define each resident's property line, defining boundaries.

In addition, the apartment building and townhome typology have balconies th

Improve Walkability

The Upton community is an example of an urban heat island, where the ground plane is more exposed to the sun's rays, causing the area to feel extremely hot and even unbearable for some. The constant exposure to the sun makes it more necessary to improve the overall walking experience for not only residents but also visitors. Trees have been planted continuously and strategically to ensure that tree canopies can provide shade coverage for people walking along the sidewalk.



Figure 8.2



Figure 8.3

Support Growing and Diverse Families

To support growing and diverse families, the block prototype's overall design and programming incorporated five different housing typologies, each varying in square footage and housing type.

Implementation of Sustainable Strategies

The Upton area struggles with addressing flooding as the neighborhood's topography slopes downward, moving south of the neighborhood. Specifically within the selected site, the topography sees a fourteen-foot decline in elevation north-south of the block. At the same time, the topography declines by eleven feet west-east of the site, which requires some attention to the movement of people and water.

Preserve Culture and Identity

To preserve culture and identity, the design followed the existing architectural vernacular throughout the neighborhood: brick and mortar facades, stone and concrete stoops, arched doorways, and even the overall building height.

insert image of elevations

Significant findings include the importance of open space as a tool to promote community cohesion, the role of varied housing typologies in preventing displacement and supporting diverse and growing families, and the impact of small-scale, block-level interventions in catalyzing broader neighborhood revitalization. The evolution of the design, from early conceptual explorations to the final block scheme, demonstrates a growing clarity around what it means to design *with* and *for* a community rather than simply around it.

Proposed Planning Solution:

As we look for new ways to shift our narrative and approach to housing, we must change how we view fair and just housing. We must reconsider the power dynamic

relationships between communities and their local municipalities that limit neighborhoods' ability to take back control of their communities.

One possible solution is to incorporate reparative planning to help solve issues of inequality in community development. Recognition must occur, where the past is acknowledged and understanding of how it happened. Time needs to be spent reviewing and changing policies and standard practices used by professionals that allow inequalities to impact generations of marginalized communities. Corrective justice, involving actual change, is the start to truly address and solve the disparities experienced with federal public housing.

Reparations begin with acknowledging groups affected by racism dating back to slavery. Acknowledgment also includes accountability and taking responsibility for damages and pain inflicted on the black population. William Darity Jr. and Kirsten Mullen further confront the nation, stating that until the country is ready, the possibility for a reparations program can become practical.³ Housing is an issue that affects all low-income households. However, the demographic that has been dramatically affected has been the African-American population who experienced slavery, Jim Crow, segregation, and today's hyper-policing and neglected communities with inadequate building infrastructure, services, and institutions. A significant population needs fair, safe, quality, and affordable housing.

Reparations have been made in the past; Sherman's Field Order No. 15 acts as an example of reparations done by the American government. General William Tecumseh introduced the order during the Civil War. The intent was to address the issues of land distribution for newly freed Black families. The land was divided into 40-acre parcels and

distributed to each freed family. This was done up until the assassination of Abraham Lincoln. Germany serves as another example, where they have implemented a repayment plan for victims and survivors of the Holocaust. A model proposed in the text is establishing a trust fund for eligible blacks for various asset-building projects, which include education, self-employment, and, most importantly, homeownership. The long-term effect of systemic racism is the inability of black families being able to accumulate generational wealth. Business and homeownership are both forms of wealth that can be built throughout generations. Funds from the trust fund will be used to eliminate the racial wealth gap evident in America. This model would create opportunities for building wealth for the black American population. Funding would come from the "Reparations Superfund," according to historians V.P. Franklin and Mary Frances Berry. Funds would come from institutions and organizations that have benefitted from slavery, becoming a shared responsibility between public and private entities. There would also have to be the establishment of a National Reparations Bureau (NRB) as a civil service agency that will work closely with the General Accounting Office overseeing funding for the program. Building on the model, an additional new program will be implemented and overseen by the NRB specifically for communities that have experienced historical segregation and redlining. The NRB will determine funding and distribute funds to neighborhood associations. There will be contingencies requiring neighborhood associations to work with the city to ensure funds are used appropriately to reach the goal and meet the needs of communities. This approach shifts the standard power dynamics of American housing, giving power back to the communities and dismantling the top-down approach and bias affecting the allocation of resources. Communities will now be viewed as partners in the

development of cities rather than just residents who abide by the policies and laws of the cities.

A Refined Framework

- Focus on giving community members control of their on neighborhoods
 - Block-by-Block prototype
- Neighborhoods are self organizing and forming neighborhood associations
- The government is already giving money for funding through grants
 - The refined framework targets specific neighborhoods with government grants
- Neighborhood associations can apply and directly receive funding, following state regulations to oversee the distribution of funds
 - Giving residents control over their own space

44

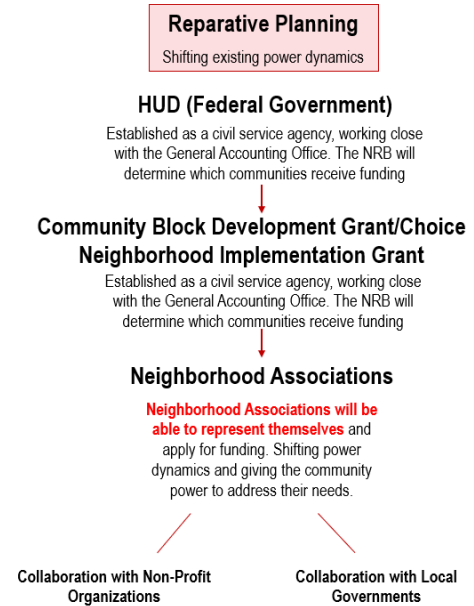


Figure 8.4

This approach, paired with community-guided architectural design and urban planning, can re-empower cities that have suffered decades of neglect and inequality.



Figure 8.5

In conclusion, The Upton Renaissance offers a design and planning solution that reimagines urban revitalization through a community-led, equity-centered lens. This thesis has shown that when architecture and planning work in tandem, grounded in history, data, and resident voices, they can produce solutions that are not only spatially functional but socially transformative. The final block prototype reflects a careful balance of density and openness, public and private space, and flexibility for changing household needs. Significant findings reveal that when informed by inclusive planning strategies, design interventions at the block level can address housing affordability, reduce displacement risk, and strengthen neighborhood identity.

Possible Block Implementation Efforts

This work serves as a model to address the housing crisis in urban cities nationwide, restore trust, reclaim agency, and reframe the future of disinvested

communities. Pushing this thesis further, what if the block prototype was implemented in a different Baltimore neighborhood? What will the block prototype look like in other similar urban areas in throughout the country? Ideal conditions will include 1) similar block size (350' x 357'), 2) experiencing similar vacancy issues, allowing a series of blocks to be revitalized, 3) have community members or developers interested in leading the block revitalization efforts.

Druid Heights, Baltimore, Maryland

Before Block Prototype Implementation

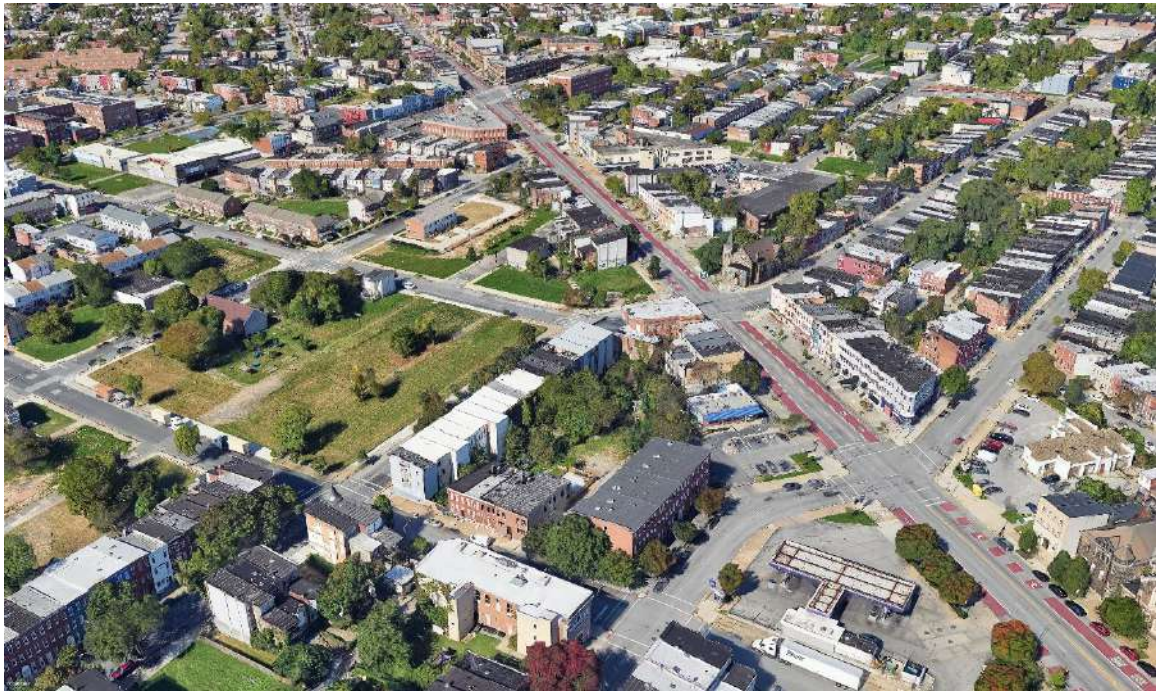


Figure 8.6

After Block Prototype Implementation



Figure 8.7

Cabrini - Green, Chicago, Illinois

Top View of Site

Before Block Prototype Implementation



Figure 8.8

After Block Prototype Implementation



Figure 8.9

Bibliography

Almeida, Teresa. 2013. "Le Corbusier: How a Utopic Vision Became Pathological in Practice." Orange Ticker. Orange Ticker. March 8, 2013.

Almeida critiques Le Corbusier's utopian architectural vision, highlighting the problems that arose when it was implemented. The high-rise buildings, intended to promote efficiency and order, often led to social isolation and a lack of community. These outcomes underscore the complexity of urban planning and design, particularly when addressing urban density and future growth. One of the key issues was social isolation; residents frequently felt disconnected from their neighbors and surroundings, undermining Corbusier's vision of community cohesion. Another challenge was the maintenance and deterioration of the large-scale, high-density structures, which required significant upkeep. Without proper funding and management, these buildings quickly deteriorated, becoming unlivable. Crime and safety were also concerns, as the design inadvertently fostered environments conducive to crime, with poor natural surveillance and isolated spaces making safety difficult to ensure.

The most significant critique was the cultural and social misalignment. Corbusier's emphasis on uniformity and efficiency often ignored local cultural contexts and social norms, resulting in designs that did not align with the communities they were intended to serve. This oversight undermined his goal of creating human-centered designs, as communities require more than uniform solutions to thrive. Almeida stresses the importance of considering social, cultural, and economic factors in urban planning and design, emphasizing that a one-size-fits-all approach is insufficient for creating vibrant, inclusive communities.

Keywords: Le Corbusier, high-rise, crime, urban environments

Benson, Michael, and Greer Fox. 2002. "The Author(S) Shown below Used Federal Funds Provided by the U.S. Department of Justice and Prepared the Following Final Report: Document Title: Economic Distress, Community Context and Intimate Violence: An Application and Extension of Social Disorganization Theory, Final Report."
<https://www.govinfo.gov/content/pkg/GOVPUB-J28-PURL-gpo16255/pdf/GOVPUB-J28-PURL-gpo16255.pdf>.

The authors applied and extended Social Disorganization Theory to explore the relationship between economic distress, community context, and intimate violence. This source will be used to examine the community context of the theory. Developed by sociologists Clifford Shaw and Henry McKay in the 1940s, Social Disorganization Theory explains how community factors contribute to crime, especially in urban areas. It suggests that communities with weak social structures and limited cohesion are more prone to criminal behavior due to their inability to regulate activities.

Key factors contributing to social disorganization include 1) economic deprivation, 2) residential instability, and 3) ethnic and cultural diversity. Social disorganization can also occur when institutions like families, schools, and local organizations fail to provide the tools needed to maintain social control and promote pro-social behavior.

The authors highlight the role of informal social control in well-organized communities, which use relationships, norms, and shared expectations to regulate behavior. In disorganized communities, weaker social ties reduce the capacity to address issues like crime and violence. The theory explains that crime rates are higher in neighborhoods marked by poverty, turnover, and diversity, where social cohesion and informal control are low, further reinforcing the theory's findings.

Keywords: Community, social structures, crime prevention, cohesion

Calhoun, J B. "Population Density and Social Pathology." *California medicine* 113, no. 5 (1970): 54–54.

In 1962, John Calhoun conducted an experiment to explore the effects of high population density on social behavior using laboratory rats. He placed the rats in confined spaces with ample food and water but limited physical space, allowing the population to grow until it reached high density. As the population increased between 1958 and 1962, the rats exhibited a range of abnormal behaviors, which Calhoun termed the "Behavioral Sink"—a collapse in behavior due to overcrowding.

Key behaviors observed included increased aggression, social withdrawal, and high infant mortality. The rats fought more, some withdrew from social interaction, and there was a higher death rate among young rats due to neglect and aggression. Calhoun suggested that humans might experience similar effects in situations of overcrowding, though his approach was criticized for using animal behavior to predict human behavior, as the social structures of rats and humans are quite different.

Despite the insights from Calhoun's research, it was largely ignored, including by policymakers, when making decisions about housing. Today, similar behaviors are observed among residents of high-rise buildings, lending some support to Calhoun's theory and raising the question: What should America do now?

Keywords: Social, experiment, behavior, implication

Chaskin, Robert J, and Mark L Joseph. 2011. "Social Interaction in Mixed-Income Developments: Relational Expectations and Emerging Reality." *Journal of Urban Affairs* 33 (2): 209–37. <https://doi.org/10.1111/j.1467-9906.2010.00537.x>.

Many public housing authorities around the country has been transforming public housing projects into mixed-income communities. Chaskin and Joseph observed the behavior of a mixed-income community, seeking to understand the relationships between

Crowe, Timothy, and Fennelly, Lawrence J.. *Crime Prevention Through Environmental Design*. San Diego: Elsevier Science & Technology, 2013. Accessed September 13, 2024. ProQuest Ebook Central.

Timothy Crowe outlines a multidisciplinary approach to decrease criminal behavior through the design of the physical environment. He believes that modifying elements of space; buildings, landscaping, and public areas can ultimately help reduce crime, making communities safer. He focuses on the integration of urban design, architecture, and environmental psychology to create spaces that promote natural surveillance, territorial reinforcement, and access control.

Key principles of CPTED include: 1) natural surveillance 2) territorial reinforcement, 3) access control, 4) maintenance. Crowe emphasizes that collaboration between law enforcement, urban planners, architects and the community are crucial for creating safer environments. Arguing that properly designed spaces can not only prevent crime but promote a sense of community and well-being. The Crime Prevention Through Environmental Design framework is applicable to residential areas, commercial spaces, public spaces, and in urban design and planning.

Even though the theory has been widely adopted, some may argue that the over emphasis on design may lead to exclusionary practices. Another concern critics have is the neglect of deeper social issues such as poverty and inequality.

Keywords: Crime prevention, community, built environment

Dong, Andy. "The Policy of Design: A Capabilities Approach." *Design Issues* 24, no. 4 (2008): 76–87. <http://www.jstor.org/stable/25224195>.

Andy Dong explores the intersection of design and policy through the capabilities approach, a framework developed by economist Amartya Sen and philosopher Martha Nussbaum. This framework focuses on enabling individuals to lead fulfilling lives by ensuring access to opportunities and resources, linking personal freedom to concepts similar to Hannah Arendt's views on the public vs. private realm.

Key concepts include: 1) Capabilities, referring to the real freedoms or opportunities individuals have to achieve what they need. Success is measured by what people can do, rather than by their resources or income. 2) Functioning, which refers to the outcomes or achievements individuals accomplish, with well-being assessed by the extent to which people can reach their desired goals.

This approach may be applicable to solving my problem, with communal housing and case studies (e.g., Liverpool) serving as precedents to support Dong's perspective on the intersection of design and policy.

Keywords: Intersection, capabilities, opportunities

Erskine, Hazel. "The Polls: Negro Housing." *The Public Opinion Quarterly* 31, no. 3 (1967): 482–98. <http://www.jstor.org/stable/2747399>.

Erskine examines public opinion on housing for African Americans during the 1960s, focusing on white Americans' attitudes toward having Black neighbors. While attitudes have evolved, they were historically marked by strong resistance to integration, often rooted in racial

prejudice and fears of declining property values. Although overt discrimination has decreased, subtle forms of opposition persist, with a notable number of white Americans still supporting the right to discriminate in housing, highlighting ongoing challenges to achieving true integration.

The condition of housing for African Americans was a significant topic. These homes were often overcrowded, poorly maintained, and lacked basic amenities. In addition, they were typically located in neglected neighborhoods with limited access to essential services. Local governments and officials often showed little concern for the upkeep of these areas, contributing to the rapid deterioration of housing. This neglect reflected the broader attitudes of white America and perpetuated housing discrimination. While public housing and suburban developments for white Americans facilitated upward mobility, segregation in Black and Brown communities limited opportunities for better housing and social mobility.

Keywords: Attitude, substandard, poor, neglect, psychological

Evans, Deane. "Bringing the Power of Design to Affordable Housing: The History and Evolution of the Affordable Housing Design Advisor." *Cityscape* 16, no. 2 (2014): 87–102. <http://www.jstor.org/stable/26326885>.

Deane Evans examines the development of the Affordable Housing Design Advisor (AHDA) in the early 2000s, a tool designed to improve the quality of design in affordable housing projects. The purpose of the AHDA is to address the challenges and constraints faced in designing affordable housing by providing guidance and resources to enhance design quality, focusing on the necessity of improved building standards while balancing cost with high-density designs.

More recently, public and affordable housing projects have been criticized for poor design, low-quality construction, and a lack of attention to community needs. In many cases,

design followed cost, leading to uninspired buildings that failed to positively impact residents and the surrounding neighborhood. This text is useful because it includes tools and features designed to assist during the design process: 1) Design guidelines, 2) Case studies, and 3) Resource materials. These tools enhance design quality, inform decision-making, and promote broader acceptance of affordable housing, all of which will be useful for other possible design solutions.

Keywords: Design, standards, quality

George Kikuchi. 2010. *Neighborhood Structures and Crime: A Spatial Analysis*.

Criminal Justice: Recent Scholarship. El Paso: LFB Scholarly Publishing LLC.

George Kikuchi examined the relationship from the lens of the Social Disorganization theory between neighborhood structures and crime using spatial analysis techniques. Like in "Economic Distress, Community Context and Intimate Violence," neighborhood characteristics contribute to crime. Kikuchi although touches on the influence of the built environment, highlighting how physical structures—housing density, building conditions, access to public spaces, streets, and community facilities—affect crime rates. Poor infrastructure, abandoned buildings, and limited public resources create environments conducive to crime. He argues that the condition and design of a neighborhood's physical infrastructure significantly impacts crime.

Kikuchi critiques high-density housing, such as large apartment complexes, for poor living conditions, noting that building layout (e.g., isolated staircases, minimal surveillance) allows crime to go unnoticed. Abandoned buildings, too, attract criminal activity due to lack of maintenance.

He also links street infrastructure (lighting, road layouts, transportation access) and public spaces (parks, vacant lots, community facilities) to crime, arguing that poorly maintained spaces hinder community interaction and become crime hotspots—small areas with concentrated

crime. These hotspots are often found in socially disorganized neighborhoods with poor infrastructure and can lead to crime spilling into adjacent areas.

Kikuchi suggests solutions to reduce crime by improving physical infrastructure: 1) investing in housing, 2) maintaining public spaces, 3) improving street lighting, and 4) addressing vacant lots and abandoned buildings. These strategies could foster social cohesion and reduce crime globally.

Keywords: Physical infrastructure, poverty, crime, built environment

Gifford, Robert. (2007). The Consequences of Living in High-Rise Buildings. *Architectural Science Review*. 50. 2-17. 10.3763/asre.2007.5002.

Gifford reinforces that poorly designed high-rises can negatively affect residents' mental well-being and highlights the link between high-rise living and crime. Studies show that residents experience reduced social interaction, and a weaker sense of community compared to those in low-rise buildings or single-family homes. The vertical layout creates barriers to spontaneous neighborly interactions, decreasing social cohesion.

Additionally, residents report a higher fear of crime, impacting their quality of life. The design of high-rise buildings fosters anonymity and reduces natural surveillance, increasing opportunities for criminal activity. This fear is driven by perceived safety concerns and signs of disorder within the building. Overall, Gifford emphasizes that the high-rise typology is not conducive to fostering community.

Keywords: Social behavior, crime, mental health

Goetz, Edward. "Gentrification in Black and White: The Racial Impact of Public Housing Demolition in American Cities." *Urban Studies* 48, no. 8 (2011): 1581–1604.

<http://www.jstor.org/stable/43081801>.

The author, Goetz, examines the racial implications of public housing demolition and redevelopment, focusing on their effects on Black communities compared to white communities. He explores how gentrification, driven by public housing demolition, has led to the displacement of low-income residents, disproportionately affecting Black communities. Despite redevelopment efforts aimed at improving urban areas, these often result in the displacement of long-standing Black residents, increasing segregation and inequity.

Demolition of public housing plays a key role in gentrification, which attracts middle-income and affluent white residents to previously lower-income, predominantly Black neighborhoods. Although intended to revitalize areas, gentrification typically leads to higher property values and rents, further displacing residents and altering the demographic and social makeup of neighborhoods.

Displaced individuals often struggle to find affordable housing and services, forcing them to move to areas with similar characteristics to their pre-gentrification neighborhoods. Goetz uses Chicago as a case study, focusing on the impacts of demolishing public housing projects like Robert Taylor Homes and Cabrini-Green, which exacerbated racial segregation and marginalization. He also examines Washington D.C.'s Barry Farm and North Capitol Street areas, where redevelopment led to rising housing costs and changes in neighborhood racial composition.

The main takeaway from the text is the need for equitable redevelopment policies that consider the social and economic impacts on existing communities, aiming to prevent displacement and maintain affordable housing options.

Keywords: Gentrification, demolition, displacement, segregation

Haynie, Dana L., Eric Silver, and Brent Teasdale. "Neighborhood Characteristics, Peer Networks, and Adolescent Violence." *Journal of Quantitative Criminology* 22, no. 2 (2006): 147–69. <http://www.jstor.org/stable/23367486>.

This journal examines the relationship between neighborhood environments, peer networks, and violent behavior among adolescents. I chose this resource because youth contribute to the crime occurring within housing complexes and surrounding neighborhoods. Understanding how design affects youth during crucial developmental years can help me understand the crime that occurs, who is involved, and why they are successful.

Key concepts from the text that are new to my research include: 1) Neighborhood-level factors contribute to social conditions that foster violent behavior. 2) Peer influence is central to adolescent behavior, with a focus on the composition of peer networks (presence of crime and the quality of friendships).

What stood out the most was the idea that the presence of crime and violence within a neighborhood can normalize deviant behaviors in adolescents and increase their exposure to violent activities. Living in high-crime environments leads to desensitization to violence, along with fear and distrust, which made me think of the Peer Effect Theory.

Keywords: Crime, neighborhood, peers

Hood, Ernie. "Dwelling Disparities: How Poor Housing Leads to Poor Health." *Environmental Health Perspectives* 113, no. 5 (2005): A311–17. <http://www.jstor.org/stable/3436233>.

Ernie Hood examines the impact of poor housing conditions on health, highlighting key issues such as environmental hazards, mental health, infectious diseases, and safety risks. Residents in substandard housing are often exposed to hazards like lead, mold, and asbestos, which can lead to chronic conditions such as asthma, lead poisoning, and respiratory infections. Poor housing also contributes to mental health issues, including stress, anxiety, and depression, exacerbated by overcrowding, noise, and lack of privacy. Inadequate ventilation, due to poor construction, can further spread infectious diseases, negatively impacting community health. Addressing these design flaws is crucial to improving the health and well-being of residents, especially in low-income communities living in older buildings.

Hood also stresses the importance of community involvement in promoting housing integration and addressing historical inequality. Community-led housing initiatives, inclusive engagement, and support services can foster social cohesion and housing stability. These are essential factors to consider when addressing housing inequities.

Keywords: Health, risk, poor, design, quality

Hunt, D. Bradford. "What Went Wrong with Public Housing in Chicago? A History of the Robert Taylor Homes." *Journal of the Illinois State Historical Society* (1998-) 94, no. 1 (2001): 96–123. <http://www.jstor.org/stable/40193536>.

The article by D. Bradford analyzes Robert Taylor Homes, constructed between 1962-1968, as part of a larger effort to address the housing shortage and provide affordable housing in Chicago. Issues that arose with the complex include: 1) Isolation due to the design of high-rise buildings, which created a sense of isolation and appeared as monolithic structures in the sky. The layout did not foster social interaction or community cohesion. 2) The buildings quickly

deteriorated due to poor construction quality and inadequate materials. As the buildings decayed, security issues increased, compounded by the failure to address natural surveillance.

Taylor Homes is one of many symbols of failed public housing projects in America but serves as a precedent for my thesis. The decline in building conditions led to the displacement of the existing community, who later moved to other similar communities and faced the same challenges. Taylor Homes also highlighted the need for reform in public housing design and management. Architects should design for safety and livability by implementing natural surveillance and inclusive planning. Other reforms could include mixed-income developments and community-centered design, approaches I may consider as I begin to develop solutions.

Key words: Housing, decay, safety

Katyal, Neal Kumar. "Architecture as Crime Control." *The Yale Law Journal* 111, no. 5 (2002): 1039–1139. <https://doi.org/10.2307/797618>.

Neal examines how building and public space design can influence crime prevention. He argues that architecture can help control crime by shaping human behavior and interactions to deter criminal activity. Neal incorporates principles from Crime Prevention Through Environmental Design (CPTED) and introduces the following enhancements: 1) Situational Crime Prevention, which reduces opportunities for crime; 2) Defensible Space Theory, which suggests that design features promoting ownership and territoriality can reduce crime; and 3) Behavioral Architecture, which explores how architectural and environmental factors affect human behavior.

Neal identifies several challenges: 1) Improved design may not eliminate crime but could merely shift it to less well-designed areas; 2) Design improvements must consider all users,

including marginalized communities, and avoid exclusionary practices; 3) Ongoing maintenance and management are essential to ensure design features continue to be effective over time. She advocates for a proactive approach to crime control through architectural design, emphasizing that subtle changes in the built environment can significantly impact crime rates.

Key Words: Crime control, architecture, behavior

Marcuse, Peter. "Interpreting 'Public Housing' History." *Shibboleth Authentication Request*, 1995.

Peter Marcuse's paper examines the development and function of public housing in America, arguing that it has historically served conflicting purposes. While the goal is to provide affordable housing for low-income families, there is also a desire to control urban development and reinforce social segregation. This contradiction creates barriers to the overarching goal of helping people. Marcuse breaks down these conflicting purposes, starting with the Reformers' Program of the 1930s, when liberalism surged after the war. He discusses how public housing has been used as a tool for social control and segregation, the stigmatization of public housing, and the influence of policies from the 1970s onward.

Marcuse encourages readers to rethink housing as a human right, advocating for policies focused on inclusion, equity, and decent living conditions, rather than using housing as a tool for urban development. He even suggests the radical idea of community-based efforts with less government involvement and more local action.

Keywords: Great Depression, social control, interests, programs, equity, inclusion

Marie Skubak Tillyer; Rebecca J. Walter, "Low-Income Housing and Crime: The Influence of Housing Development and Neighborhood Characteristics," *Crime and Delinquency* 65, no. 7 (June 2019): 969-993

The study focuses on neighborhood characteristics and their impact on crime, highlighting factors such as 1) economic conditions, 2) demographics, 3) social cohesion, 4) the physical environment, and 5) access to resources. This analysis will focus on the physical environment and access to resources, referring to the quality of housing, availability of public spaces, and overall neighborhood upkeep. Studies suggest that well-maintained environments can deter criminal activity by promoting a sense of order and community pride.

Key points related to the physical environment include 1) quality housing, 2) public spaces, 3) infrastructure, 4) neighborhood upkeep, and 5) design and layout. When these areas are neglected, neighborhoods become more susceptible to crime, aligning with the "Broken Window Theory"—the idea that visible signs of disorder, such as broken windows, graffiti, and litter, can lead to increased crime and antisocial behavior. Addressing these issues early is crucial, as unchecked disorder can escalate and result in higher crime rates. The study emphasizes that physical environment factors do not operate in isolation but interact with other neighborhood characteristics and housing types to influence crime.

Keywords: Neighborhood characteristics, physical environment, effects, crime

Mayer, Albert. "PUBLIC HOUSING ARCHITECTURE IN THE UNITED STATES." *Ekistics* 15, no. 88 (1963): 142–45. <http://www.jstor.org/stable/43616075>.A

Albert Mayer traces the evolution of public housing back to the 1930s, noting that it was an effort to address the housing crisis during the Great Depression. He emphasizes the importance of thoughtful design, advocating for a focus on community interaction, safety, and well-being. Mayer believed public housing should encourage social engagement among residents, and his designs included communal spaces for people to gather. He also critiques the government's emphasis on maximizing efficiency over design and aesthetics.

One of the key challenges Mayer discusses is funding limitations, which often led to building deterioration due to poor maintenance. He also addresses political opposition, and the social stigmas associated with public housing. Mayer critiques the "one-size-fits-all" approach, stressing the need for adaptable designs that meet the specific needs of different communities. Uniform designs often lacked sufficient amenities and failed to create a sense of community by not addressing the diverse needs of residents. Mayer's critique highlights the importance of flexibility and resident involvement in public housing design. He advocates for solutions responsive to the unique characteristics of each community.

Keywords: Design, challenges, social, community

Matthew W. Hughey. "Whither Whiteness? The Racial Logics of the Kerner Report and Modern White Space." RSF: The Russell Sage Foundation Journal of the Social Sciences 4, no. 6 (2018): 73–98. <https://doi.org/10.7758/rsf.2018.4.6.04>.

Matthew Hughey examines the racial dynamics and implications of the 1968 Kerner Report in the context of contemporary white spaces. The Kerner Report addressed racial inequality and segregation in America, famously stating, "We are moving toward two societies, one black, one white—separate and unequal," highlighting the stark racial division. The report

was a response to a series of urban riots in 1968 and identified white racism as the root cause, pointing to systemic issues such as segregation, discrimination, and economic inequality that marginalized African Americans.

The Kerner Report called for comprehensive reforms to address racial inequality, including measures to promote racial integration, improve housing, create jobs, and enhance education and social services. Despite these findings, President Lyndon B. Johnson rejected many of the recommendations, and policy changes were not implemented, reflecting the government's unwillingness to address the plight of African Americans.

Hughey argues that this willful neglect mirrors the broader national stance on racial inequality. He emphasizes that many white Americans fail to fully grasp the systemic nature of racial inequality, not due to ignorance but willful blindness to the realities faced by African Americans. Hughey highlights the report's continued relevance, as many of the disparities it addressed persist today. He stresses the importance of acknowledging and addressing white ignorance to create more equitable and inclusive communities.

Keywords: Racial, discrimination, inequality, white, attitude

Morton, Patricia A. "Territoriality and Surveillance: Defensible Space and Low-Rise Public Housing Design, 1966-1976." *Amerikastudien / American Studies* 65, no. 2 (2020): 171–91. <http://www.jstor.org/stable/45439474>.

Patricia explores the influence of the concept of defensible space on the design of low-rise public housing projects during the late 1960s and early 1970s (post-Civil Rights era). The concept originated from Oscar Newman, an architect and urban planner, who emphasized

creating environments that discourage crime and promote safety through design features that encourage natural surveillance and territoriality. This involves designing residential environments in ways that enhance residents' ability to control and monitor their surroundings, thereby discouraging crime.

The concept was applied to low-rise public housing projects in an effort to improve safety and community well-being. Although the intent was genuine, the results were mixed. Some projects implemented the concept successfully, while others continued to face safety challenges, undermining its effectiveness. For instance, designers planted vegetation to aid natural surveillance, but the routine maintenance of the greenery became a burden as property managers failed to maintain the space. This text could be useful for my thesis, particularly when considering concepts, strategies, and theories for creating spaces that address urgent needs.

Keywords: Defensible space, design, crime

Pommer, Richard. "The Architecture of Urban Housing in the United States during the Early 1930s." *Journal of the Society of Architectural Historians* 37, no. 4 (1978): 235–64. <https://doi.org/10.2307/989243A>.

A year before 1930, the stock market crashed, triggering the Great Depression and widespread unemployment across the nation. This continued until America entered WWII, when the demand for workers grew to support the war effort. During Franklin D. Roosevelt's presidency, he introduced the New Deal in 1933, an economic program designed to lift America out of the Depression. Among the various programs created by Roosevelt's administration and Congress, public housing emerged as a solution to the housing crisis of the 1930s. Pommer examines this through the lens of architectural and social developments in urban housing.

Key points include: 1) Economic hardship severely impacted housing. Industrial cities became overcrowded, with unsafe and poor living conditions. 2) There was a shift in architectural design. Architects in the 1930s drew inspiration from European modernist movements like Bauhaus and International Style, prioritizing functionalism, simplicity, and efficiency. The focus was on maximizing space for a growing population rather than aesthetics, resulting in simple, clean designs. 3) The rise of public housing projects. Initially, the goal was to foster community and provide healthier living conditions, with features like courtyards for gatherings. While some projects succeeded, others faced challenges such as maintenance, social isolation, and the stigma associated with public housing.

Keywords: Great Depression, programs, housing

Read, Dustin C., and Alexandra Tsvetkova. "Housing and Social Issues: A Cross Disciplinary Review of the Existing Literature." *Journal of Real Estate Literature* 20, no. 1 (2012): 3–36. <http://www.jstor.org/stable/24884144>.

Read and Tsvetkova's review examined how housing affects various social issues across a range of different disciplines—urban planning, sociology, economics, and public health—to understand the relationship between housing and societal outcomes. During their research, key themes emerged: 1) Housing and health outcomes are interrelated, especially in vulnerable populations. Poor housing conditions affect the physical health of inhabitants (respiratory disease, lead poisoning, and injury) as well as mental health (depression, anxiety, and other psychological problems in children and low-income families). 2) Neighborhood effects and social mobility address how the quality of a neighborhood influences social mobility and the availability of resources. In addition, neighborhoods shape social networks that can enhance access, support, and

more opportunities. 3) Racial segregation and discrimination, rooted in the legacy of segregation, have caused neighborhoods around the country to suffer from a plethora of issues (low property values, underfunded schools, higher crime rates, and the reinforcing cycles of poverty and limited upward mobility for minority residents).

The text will be used to advance the importance of health and architecture. There is a link between housing and health outcomes, where poor housing quality, instability, and overcrowding are associated with negative health outcomes, while stable, high-quality housing promotes well-being. Addressing housing-related health disparities is essential for fostering healthier communities and enhancing the quality of life for residents.

Keywords: Housing, social issues, crime, architecture

Ross, Lauren M., Anne B. Shlay, and Mario G. Picon. "You Can't Always Get What You Want: The Role of Public Housing and Vouchers in Achieving Residential Satisfaction." *Cityscape* 14, no. 1 (2012): 35–53. <http://www.jstor.org/stable/41553080>.

A clear distinction is made between public housing and housing vouchers, both designed to impact resident satisfaction. The study focuses on the effectiveness of these programs in achieving residential satisfaction, defined by housing quality, neighborhood conditions, and social integration.

Key findings include: 1) Voucher holders reported higher satisfaction due to having more choice in where they lived and access to better housing than public housing residents. 2) Voucher users often experienced improved neighborhood conditions, contributing to greater security and well-being. 3) Despite the benefits, some voucher holders struggled to find housing, as many landlords refused to accept vouchers. 4) Public housing residents were less satisfied, largely due to poor maintenance, overcrowding, stigma, higher crime rates, and fewer resources.

Overall, both programs have had mixed outcomes in achieving residential satisfaction and need improvement to ensure that low-income residents have access to high-quality, safe, and stable housing.

Key Words: Housing, satisfaction, effectiveness, limitations

Taylor, Ralph B., and Stephen Gottfredson. "Environmental Design, Crime, and Prevention: An Examination of Community Dynamics." *Crime and Justice*, vol. 8, 1986, pp. 387–416.

In the journal written by Taylor and Gottfredson, an analysis on the relationship between the environment design and crime focuses on the physical and social characteristics of communities and their influence on criminal behavior and crime prevention. The relationship between the two is critical, especially as we investigate crime prevention.

Key points highlighted in the text are: 1) Building on crime prevention, they build on the Crime Prevention Through Design (CPTED) principles suggesting the built environment can influence crime rates. The exploration of elements that seem basic, but those elements can either deter or facilitate criminal activities. 2) Social cohesion and community organization can play a role in crime prevention. Communities with strong social ties and collective efficacy can control crime through community intervention. 3) The Social Disorganization Theory states that crime is more likely to occur in areas with high levels of social instability, such as poverty, residential mobility, and ethnic heterogeneity, all factors that can weaken and even prevent community cohesion, allowing crime to occur because of the difficult residents have monitoring and controlling crime without it. 4) Poorly designed spaces and neglected urban areas attract criminal

activities becoming crime hotspots. By improving the design of the built environment around and in these hotspots, crime can be reduced.

Key Words: Target, physical environment, neighborhood, social

Tromp, Nynke, Paul Hekkert, and Peter-Paul Verbeek. "Design for Socially Responsible Behavior: A Classification of Influence Based on Intended User Experience." *Design Issues* 27, no. 3 (2011): 3–19. <http://www.jstor.org/stable/41261940>.

The authors explore how design can foster socially responsible behavior by classifying approaches based on their intended user experience and their potential to encourage actions that benefit society. They propose an influence-based classification: 1) Persuasive Design, which seeks to change users' attitudes and behaviors by making socially responsible choices more appealing or easier; 2) Functional Design, which supports socially responsible behavior through product or service functionality; and 3) Reflective Design, which encourages users to consider their behaviors and the consequences of their actions.

The paper emphasizes the need to design with user experience in mind to ensure that designs promote socially responsible behavior while meeting users' needs and preferences. The role of user experience is crucial for the design's effectiveness in influencing behavior. While diversity is important, the paper acknowledges the challenge of addressing varied user experiences within an area. Overall, this classification approach will help designers choose the most effective methods to influence behavior and achieve social responsibility goals.

Keywords: Classification, experience, socially responsible behavior, design

Vale, Lawrence J. "THE FUTURE OF PLANNED POVERTY: REDEVELOPING AMERICA'S MOST DISTRESSED PUBLIC HOUSING PROJECTS." *Netherlands Journal of Housing and the Built Environment* 14, no. 1 (1999): 13–31.
<http://www.jstor.org/stable/41107778>.

Lawrence Jale examines the challenges and strategies behind redeveloping America's most troubled public housing. Key themes in his book include the origins of public housing, highlighting its poor design, racial segregation, and chronic underfunding in already deteriorating areas. The central theme is the HOPE VI Program, a federal initiative launched in 1992 by the U.S. Department of Housing and Urban Development to address the severe physical and social decline of some of the nation's most distressed public housing. The program aimed to replace failing developments with mixed-income communities, improve neighborhoods, and reduce concentrated poverty. While it had some success, Jale criticizes it for displacing low-income residents due to a shortage of affordable units and stricter eligibility requirements. The initiative also fueled gentrification, changing neighborhood identities and making areas unaffordable for the original residents. This raises questions about whether urban revitalization benefits wealthier populations more than those it was intended to help.

Jale concludes by acknowledging that housing challenges persist and advocates for more thoughtful, equitable approaches that prioritize both the built environment and the needs of low-income residents.

Key Words: Public Housing, mixed-development, displacement