ABSTRACT

Title of Document: PREPARING FOR LIFE AFTER HOMELESSNESS: TRANSITIONAL HOUSING FOR THE HOMELESS

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Homelessness is a state to recover from, not a problem to fix. Currently in the United States, there are three main strategies provided for aiding the homeless: emergency shelters, permanent housing, and transitional housing. Emergency shelters provide temporary services, however they are often associated with crime, filth, and danger[1]. Permanent housing programs aim to get the homeless of the street and into housing while providing social services, yet places the burden of proof on applicants. Transitional housing however provides temporary living situations and supportive services with an ultimate goal of helping homeless individuals and families prepare to reenter permanent housing, transition to independent living, and become productive members of society.

This thesis focuses on models of transitional and supportive housing, and how through design, the needs of homeless individuals and families are best provided for through services. This thesis explores how locating programs and facilities in the underserved community of Harlem Park Baltimore, MD can integrate two communities that have been isolated and neglected.

[1] Sam Davis, *Designing for the Homeless: Architecture that Works* (California: University of California Press, Nov 29, 2004), 18-19.

PREPARING FOR LIFE AFTER HOMELESSNESS: TRANSITIONAL HOUSING FOR THE HOMELESS

By

Katarina Svensson

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Dedication

I dedicate this project to my mom, Denise Svensson. Without her strength and support I would not be here today finishing my thesis and addressing a topic so close to home.

Acknowledgements

I thank Ronit Eisenbach, Michael Ambrose, Michael Sisson, and everyone who has helped me through this process. Thank you for encouraging me and challenging me to discover as much as I can during this process. Thank you for supporting me and my love for Architecture.

Table of Contents

List of Figures

Introduction

This thesis explores the state of homelessness that provides a transition from being placeless to one of strength and independence. Homelessness is a state to recover from, not a problem to fix. People become homeless when they lose their residence, are unable to find new dwelling accommodations, and cannot convince anyone to provide shelter. It is a state that plagues all cities, for which current policy relies on shelters and subsidized housing to alleviate conditions. In providing for the homeless two main issues must be approached; housing and supportive services.

Permanent housing is currently seen by the State of Maryland as the singular and ultimate solution to homelessness. Current programs provide temporary shelter, supportive services, and subsidized housing. But permanent housing solutions are primarily for the chronically homeless, and often require proof of a permanent disability that will keep a person or family from recovering. This does not provide for the recently homeless or for individuals and families that do not need long term support or do not fit the criteria. Transitional housing provides stable living arrangements combined with professional support and education with the intent that residents become independent once more.

This thesis will analyze the psychological and sociological impacts of homelessness and how they can be alleviated through architecture. The main focus will be on three points; the first, of reintegrating the homeless with the surrounding community by designing a shelter as a community asset. The second consideration must be meeting the specific needs of the homeless. Finally the design must take into account the concept of home and loss. While transitional housing is a temporary

accommodation it is important that the architecture provide a sense of stability and safety: a place like home.

Chapter 1: Homelessness in the United States

Section 1: Defining Homelessness

People become homeless when they lose their residence, are unable to find new dwelling accommodations, and cannot convince anyone to provide shelter. According to the United States Department of Housing and Urban Development, a person is considered homeless when he or she resides in one of the following places or conditions listed:

- places not meant for human habitation (cars, parks, sidewalks, abandoned buildings)
- emergency shelters
- supportive housing
- supportive programs after hospitalization or incarceration
- evicted from a residence with no subsequent housing or support
- or fleeing domestic violence with no subsequent housing or support

Homelessness is further defined as an individual who lacks housing, including one whose primary residence during the night is a supervised public or private facility that provides temporary living accommodations; an individual who is a resident of transitional housing, or an individual who has as a primary residence in a public or private place not designated for, or ordinarily used as a regular sleeping

accommodation for human beings[2]. To be homeless, is to feel "the absence of belonging to a place and with the people settled there"[3].

Section 2: Homeless Populations in the United States

Homeless in the United States:

Currently in the United States at any one point there are approximately 633,782 people who are experiencing homelessness. Of the 633,782 the majority of the population consists of individual adults, approximately 394,379. Individuals are defined by the HUD as people who are not part of a family and may include unaccompanied youth under the age of 24 during their episode of homelessness. Veterans and unaccompanied are another set of subpopulations accounting for approximately 62,619 individuals. Families make up 38 percent of the homeless population, broken down to 239,403 people in 77, 157 households.

[2] " Homelessness - Homeless Assistance - CPD - HUD." Homes and Communities - U.S. Department of Housing and Urban Development (HUD). 29 Feb. 2009 <http://www.hud.gov/offices/cpd/homeless/chronic.cfm>.

[3] Hart, Mechthild U. *Psychological, Political, and Cultural Meanings of Home*. New York: Haworth, 2005.

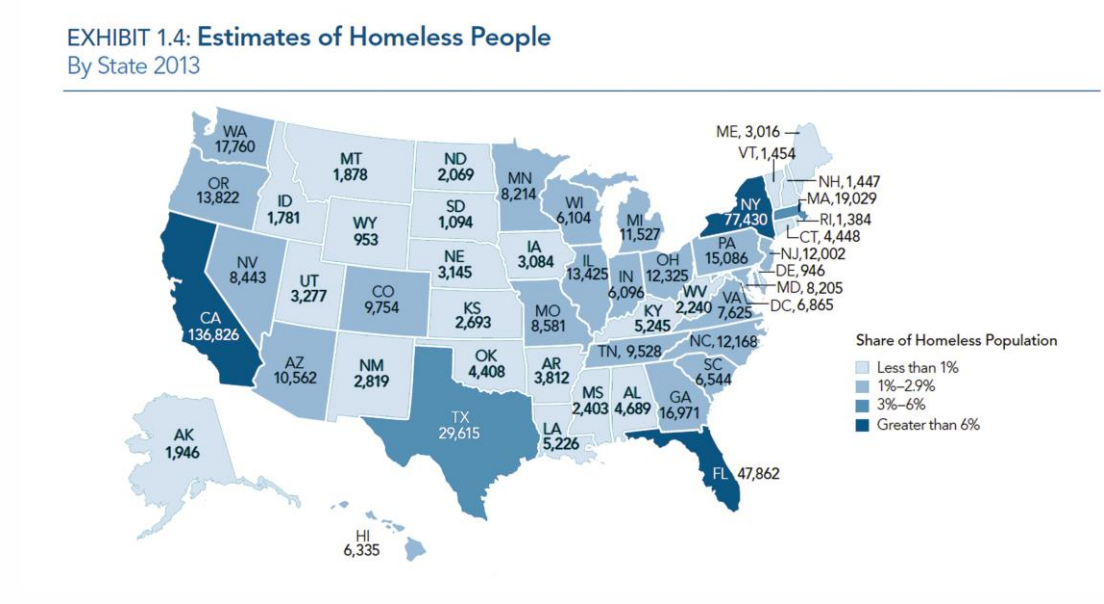

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Figure 1: US Map of Estimates of Homeless People.
Image by AHAR The U.S. Department of Housing and Urban Development

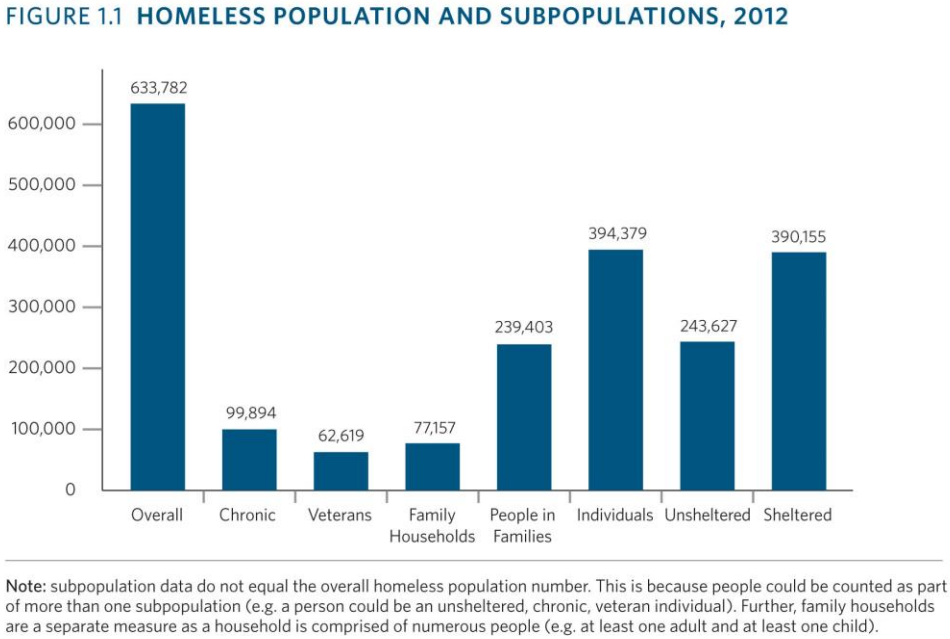

Figure 2: Bar graph of Homeless Populations and Subpopulations
Image by AHAR The U.S. Department of Housing and Urban Development

Of the various populations and subpopulations, the HUD defines various states of homelessness based on how long one has been homeless and their state of shelter. These states include:

Sheltered: one must be staying in emergency shelters, transitional housing programs, or safe havens

Unsheltered: include people with primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings

Chronically Homeless: one must be continuously homeless for a period of one year or more; or experienced a minimum of four episodes of homelessness within the past three years.

A term not defined by the HUD but important to consider, is the category of the newly homeless. These are individuals or families that have been homeless for less than half a year and are experiencing their first episode. The newly homeless and those at risk of becoming homeless receive less assistance from programs, and often their situation are chronic symptoms of issues that have lead others becoming homeless. The newly homeless are also more likely to seek help and services as well as desire to reenter permanent housing.

The State of Homeless in Baltimore, Maryland

In the State of Maryland, including the District of Columbia approximately 15,070 residents are homeless. As of January 27, 2013 approximately 2,638 homeless persons were counted during the City of Baltimore's Point in Time (PIT) census of the homeless. Upon analyzing the PIT count it was found that "Over four of every

1,000 Baltimore City residents are homeless – more than three times the rate of homelessness in the State of Maryland as a whole…Despite having only 11% of Maryland's population, 32% of homeless persons in the state reside in Baltimore City"[4]

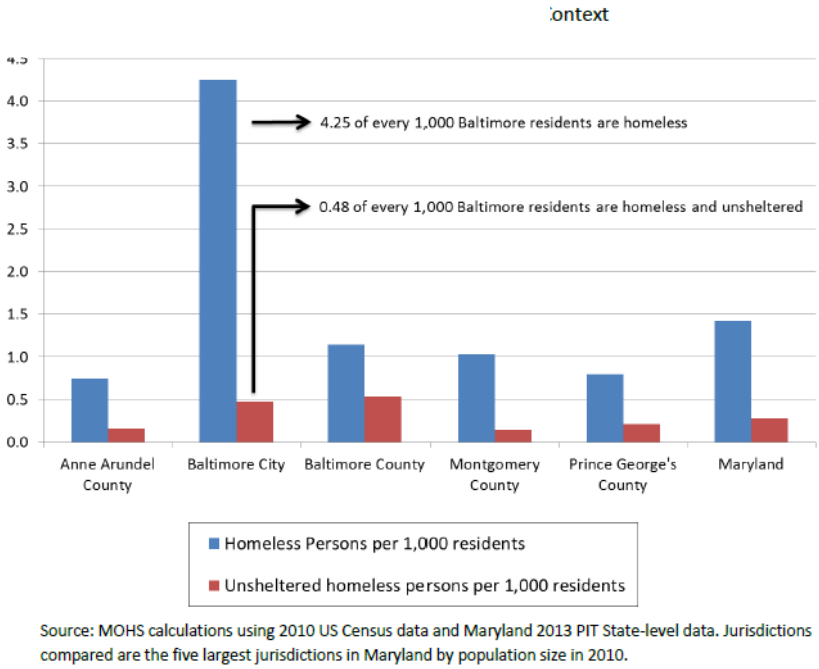

Figure 3: Bar Graph of Homeless Populations in Maryland and its Cities
Image by the 2013 Homeless Point in Time Count Report." Mayor's Office of Human Resources

Baltimore City has a high rate of homelessness that surpasses the overall State of Maryland's rate. The homeless population of Baltimore City is mainly comprised of adults without children as shown in Figure 4. These are individuals or households that are primarily African American or Caucasian in demographic, and have primarily received a high school education or similar equivalent (Figure 5).

[4] "2013 Homeless Point in Time Count Report." Mayor's Office of Human Resources. City of Baltimore 2013.

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Household Composition	# of Households
Households with Adults and Children	215
Households without Children	1,972
Households with Only Children	5
Total	2,192

Figure 4: Table of Homeless Household Compositions in Baltimore
Image by the 2013 Homeless Point in Time Count Report." Mayor's Office of Human Resources

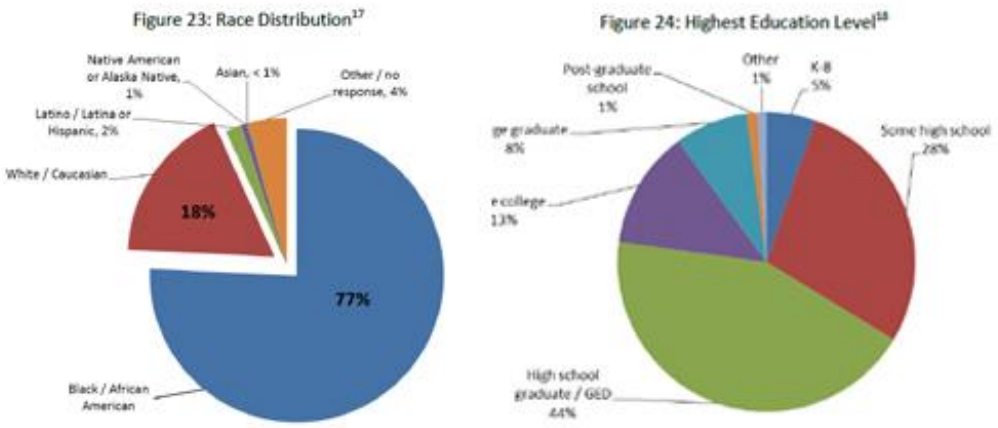


Figure 5: Graph of Race and Education in Baltimore
Image by the 2013 Homeless Point in Time Count Report." Mayor's Office of Human Resources

Within Baltimore's homeless population, various subpopulations and their specific needs become prominent. The largest subpopulations include those with chronic health problems, the formerly institutionalized, and those who lack in education and income. These populations have the greatest need for assistance

A number of factors contribute to Baltimore's high volume of homelessness.

While increased federal spending on solutions and the implementation of a 10 year plan to end homelessness has kept numbers from rising substantially, continuous trends in housing cost burden and slow economic recovery has prevented substantial decreases in homelessness. This can be seen in Figures 6, 7, and 8. As stated by the Baltimore City's 10-Year Plan to End Homelessness:

"Homelessness is a complex problem caused primarily by a lack of affordable housing, lack of affordable healthcare, low incomes, and a lack of comprehensive services."

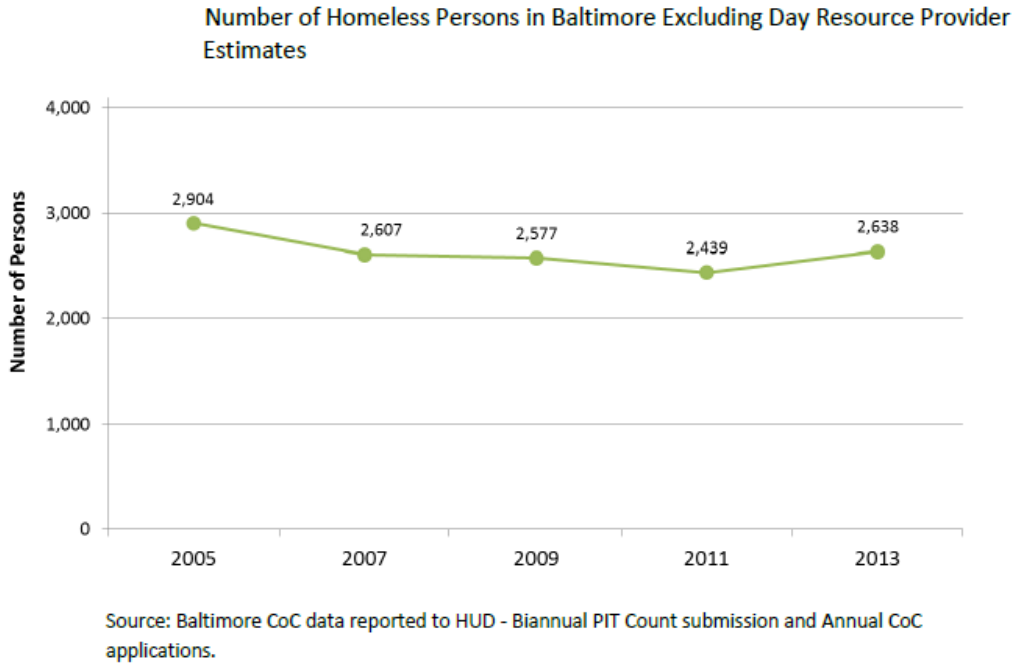
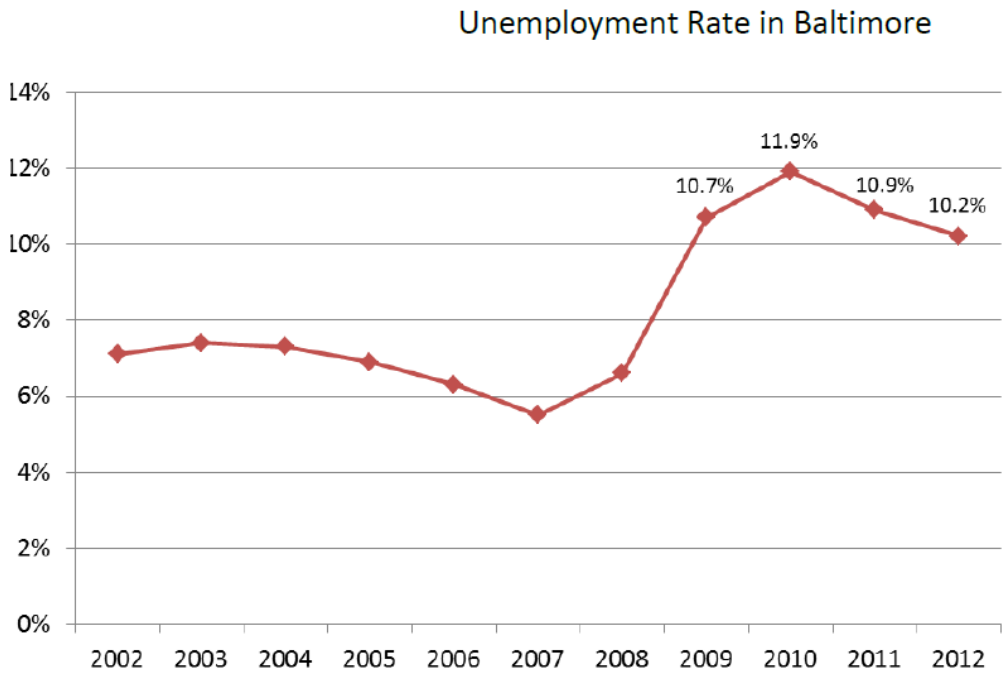


Figure 6: Graph of Homeless in Baltimore
Image by the 2013 Homeless Point in Time Count Report." Mayor's Office of Human Resources



Source: Bureau of Labor Statistics, "Labor Force Data by County." Retrieved from http://www.bls.gov/lau/#cntyaa

Figure 7: Graph of Unemployment Rates in Baltimore
Image by the 2013 Homeless Point in Time Count Report." Mayor's Office of Human Resources

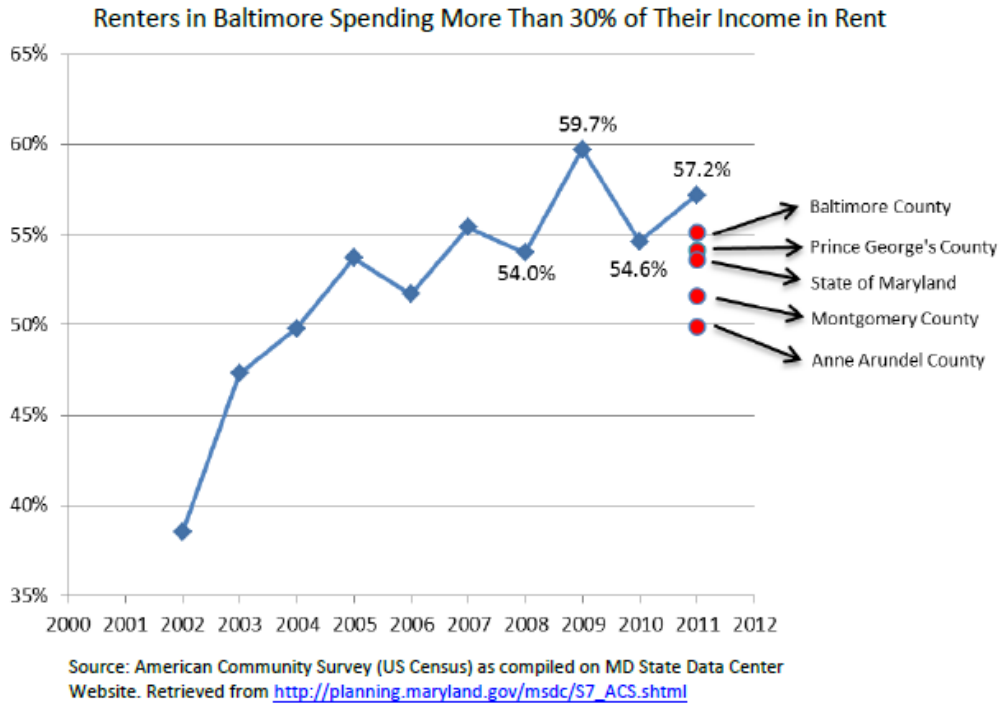


Figure 8: Graph of Renters in Baltimore Spending More Than 30% of Income on Rent Image by the 2013 Homeless Point in Time Count Report." Mayor's Office of Human Resources

As a part of the mayor's "The Journey Home" campaign and the city's 10-Year Plan to End Homelessness, the City of Baltimore calls for the expansion of "Housing First" to 500 units; increasing access to employment and training for homeless persons, and increase healthcare services. The plan avoids shelters in favor of placing homeless individuals in supported apartments and housing units. However according to those who responded to the PIT census of 2013, up to 35% were on a waitlist for subsidized permanent housing and stayed in emergency shelters[5]. While the plan has been successful in keeping numbers from rising, the lack in services and funding has kept the plan from making substantial impacts in the city. Thus this project proposes

[5] "2013 Homeless Point in Time Count Report." Mayor's Office of Human Resources. City of Baltimore 2013.

transitional housing as a means to provide shelter and services while preparing to enter permanent housing.

Section 3: History of the Homeless in the United States from the 1930's to the Present

Homelessness is a state that has most likely always existed in the United States and elsewhere. However it is a state that has developed and changed with time. This section will analyze the patterns of social awareness and reactions to the problem of homelessness in the United States.

1930's Homeless

The Great Depression of the 1930's marked one of the first times homelessness became a wide spread and highly prominent problem in American society, that also lead to some of the first social programs for the homeless. The 'Depression Homeless' were often single men or families, whose loss of home followed their loss of employment. Often they were housed in police station lodgings, warehouse shelters, or most iconic, the Hoovervilles (shanty towns). As previously stated, the Great Depression during Franklin Roosevelt's presidency led to the implementation of social programs, primarily the Civilian Conservation Corps (CCC). This program provided men with skills and work while working towards solving the ecological problem of the dust bowl which aggravated the economic situation of the United States.

Homeless from 1940's – 1970's

Following the Great Depression, the period of time between 1940 and 1970 continued to see trends of homelessness in the population and society finding ways to house and aid the homeless. This became known as the Skid Row Era of the 'Old Homeless'. The Old Homeless were still primarily single men. However many of these men were sheltered and had listed residences, some managing to retain employment. These men were considered homeless primarily due to living outside of what was considered the traditional family environment. During the Skid Row Era, emergency shelters were available to the homeless, but most resided in Single Room Occupancy (SRO) hotels, more commonly known as Flop Houses. SRO's are successful at housing the homeless, as they provide an affordable address. However, simply providing affordable housing did not help the homeless with other problems such as obtaining or maintaining employment, physical health issues, and one of the main causes of homelessness: substance abuse.

Homeless from 1980's to the Present

The Skid Row Era was followed by another drastic increase in homelessness during the 1980's. Starting with the Reagan Era and continuing through today, is what is now considered the 'New Homeless' marked by social problems associated with poverty and lack of affordable housing. Cuts to social services, cuts to spending programs for the poor, urban renewal linked to gentrification, and loss of affordable housing have all contributed to the increase in homelessness. The Reagan Era specifically closed many institutions that housed people with mental and physical

disabilities. Due to these disabilities they were unable to care for themselves or survive in society independently. At the time they were both placed in these institutions as well as the time they were forced out, they were considered threats to themselves and to society. This time period is called the New Homeless, because a new population arose. While men still made up a large part of the homeless population, now there was an increase in women, children, families, and minorities. While the Reagan era saw cuts to social services, more recently the primary focus has been supportive housing with inclusive services. There are three forms of supportive housing: emergency shelters, transitional housing, and permanent housing. With increased awareness of the homeless, more has been done to aid and find shelter. The form and program of services however is heavily influenced by society's views.

Section 4:Causes of Homelessness

Starting with the 1980's analysis of contemporary homelessness and continuing to today, there have been two prevailing explanations for the cause of homelessness. The first explanation was based on the prominent population of the homeless who were 'troubled' or 'troublesome'; the assumption in this case being that people were homeless because something was wrong with them. The response to this characterization of homelessness among policy makers was that either the system had failed to help people, or that the homeless should shoulder the burden and take responsibility for getting better. This path has resulted in laws that make conditions or results of homelessness illegal, such as: squatting, panhandling, and loitering in public spaces. Housing and services are currently in more demand than can be met.

The proposed solution to this problem has been efforts to increase the construction and supply of low-income housing and services. Today this has been implemented as the primary solution to homelessness,.

The causes of homelessness can further be found in two categories: economic factors and or personal factors. Economic factors often include: availability of affordable housing, the burden of rent, availability and access to social services, and availability of employment. Personal factors are more extensive and include: loss of employment, eviction by family or others, domestic violence, incarceration, mental and physical disabilities, changes in family status, substance abuse, and the experience of situational crises. A person's past history with poverty, homelessness, or institutionalization may also contribute.

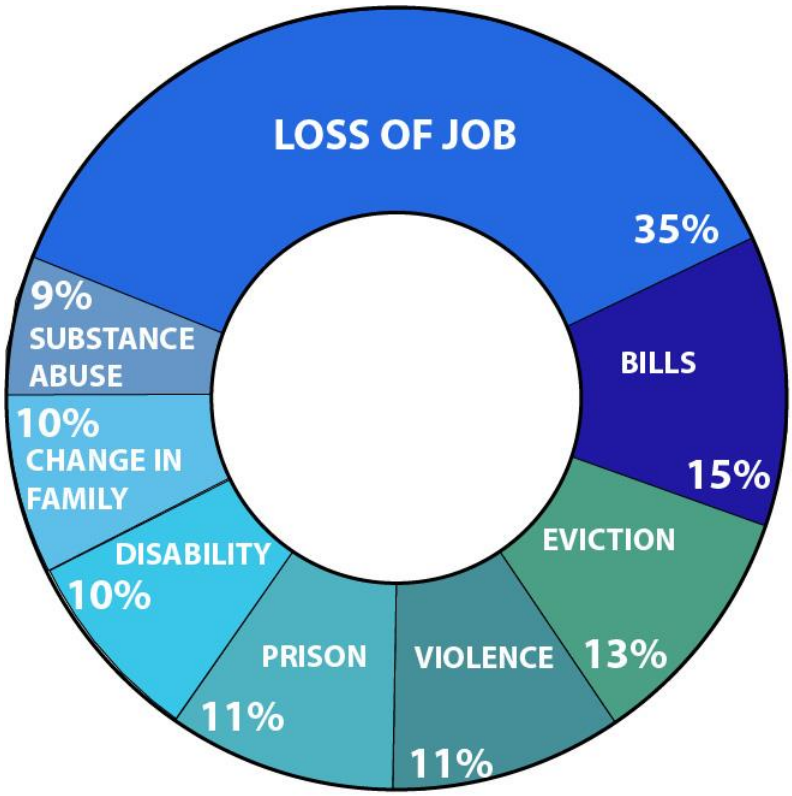


Figure 9: Causes of Homelessness

Image created by Katarina Svensson, Data from AHAR 2013 Census

All these factors put people at risk, and while it is feasible for any one of these factors to trigger homelessness, most often it is a combination of them. Factors can be bundled together based on how they are interrelated, and it is common for people of all status or income level to acquire any number or combinations of factors. While these can be identified, determining the probability of becoming homeless cannot be assigned.

There is no single or simple solution to homelessness. Identifying the factors that contribute to homelessness in this thesis will impact the architecture of the project including choices made in site and program. This project is particularly program driven, for it is in program and use of space that architecture can begin to resolve or alleviate the causes of homelessness. Elements such as educational facilities for adults and children, and mental or physical health facilities will influence the integration and manipulation of spaces within transitional housing. What cannot be programmed on site should then be found or located nearby.

Section 5: The Stigma of Homelessness

What has been alluded to in the previous section and will be further covered in this and other chapters is the stigma of homelessness and how it has affected the political and sociological responses. Stigma is defined as a mark of disgrace associated with a particular circumstance, quality, or person[6]. Goffman describes it as "an attribute that

[6] Gove, Philip Babcock. *Webster's Third New International Dictionary of the English Language*. Unabridged ed. Springfield, Mass.: Merriam, 1967.

is socially defined as 'deeply discrediting', spoiling one's identity and disqualifying one from full social acceptance"[7].

In the past, homelessness was romanticized. There was freedom in not having a home; one could travel the rails, go where one pleased, and chose what work to do. Today we have panhandlers and bag ladies. The homeless are considered a marginalized and liminal population, whose place in society is close to nonexistent. Theirs is a state that is unresolved and characterized by instability. This is a view that is revealed in society's call for assimilation or criminalization of the homeless. It is further reflected in how the homeless have come to view themselves:

> "There is no place for a homeless person. I always feel out of place, no matter where I am. I feel I shouldn't be there, I'm not wanted there… I feel I've lost my citizenship. I have not rights and no responsibilities. No one cares what I do. I have no connection with the society I grew up in."
> -A homeless person, quoted in Eliot Liebow, *Tell Them Who I Am*

Society fears the homeless and often feels the need to protect themselves from those who have lost their place. This comes from the concept that the homeless represent the pathologies of mankind including: alcoholism, drug abuse, poor parenting, abuse, violence, and squalor; resulting in the many stigmas of today. Some of the more common stigmas include the beggar as a parasite and consuming agency, another useless mouth to feed. There is also the thought that their situation is one they have brought on themselves and they are in this state because something is wrong with them. On the other hand, there is also the notion of the victim of circumstance. Society tries to aid the homeless through social programs and shelters. While

[7] Goffman, Erving. *Stigma; Notes on the Management of Spoiled Identity.* Englewood Cliffs, N.J.: Prentice-Hall, 1963.

intentions are well meant, decisions are made by communities and policy makers with the implicit attitude of Not in My Backyard.

With the understanding that stigmas of homelessness are prevalent in American society, this thesis must take into consideration societal acceptance, and strategies for gaining acceptance. It is common for people to want to ignore the existence of problems, returning to the theme of Not in My Backyard. How to select a site for this thesis will heavily depend on overcoming the views and opinions of the surrounding community. Beyond societal acceptance, the internalization of stigmas amongst the homeless must also be considered. By reimagining transitional housing and shelters as community assets, social barriers between the homeless and communities will begin to lessen and a debunking of the myth and stigma of homelessness.

Chapter 2: On Home and Homelessness

Section 1: Vernacular

By federal definition, homelessness is residing in a place not normally meant for human habitation. The homeless can be considered sheltered or unsheltered, but until they are residing in a form of housing independently, will continue to be homeless. At the heart of this lies the concept of place and identity. Place, according to Augé, "can be defined as relational, historical and concerned with identity"[8]. Place has a connotation of belonging, and with the loss of home often comes a loss of place. Homelessness is not only marked by the loss of physical location, but also the loss of status and belonging within a community. With this understanding homeless and placeless as descriptors can become more synonymous. To be homeless, by another description is to be houseless; returning to the concept of physical loss. A house is not the same thing as a home, in that a house acts as a vessel for the things that constitute home. Which lends us to question what is home?

Section 2: What Makes Home?

The root of the word homeless is home. To understand what it means to be homeless, one must understand what home is, what makes a home, and what loss of home means. Home as a precondition for citizenship is a notion that has infused many cultures. For example one condition of citizenship and enfranchisement in Greece and

[8] Auge, Marc, and Turhan Ilgaz. *Yer Olmayanlar: Üstmodernliğin Antropolojisine Giriş*. İstanbul: Kesit Yayıncılık, 1997

Rome, was the possession of land and simultaneously home. The right to participate in the body of politics was also dependent on land and home. Today home is defined by Merriam-Webster dictionary as:

> **Home *n.*** the place where a person lives; one's place of residence; a familiar or usual setting **:** congenial environment **:** the focus of one's domestic attention; or a place of origin"

While society has done its best to define home, the definition does not carry nor embody the true feel and meaning attributed to the word. 'What is home?' is a question not unlike asking What is a room? What makes a fish fish-shaped? Why do people behave in certain patterns? What makes trees grow in certain patterns and forms? Looking at Rupert Shedrake's *The Presence of the Past: Morphic Resonance and the Habits of Nature*, the answer is memory. We do not simply store our memories in our brains but in objects, rooms, and possibly other people. A house devoid of objects and people has no meaning other than that of an object or structure itself. It is in interacting and the personal association that the inhabitants bring that makes it a home. According to Clare Cooper Marcus home is a place of self-expression, a vessel of memories, and refuge from the outside world. The framework for home is found in needed amenities, but home itself is found in a personal spatial sense.

If memories are the first layer that makes home, then rules come next. Rules and ritual mark how we interact and use space. No running in the house, feet off the table, don't open the door to strangers, always put clean dishes away, make sure the door is locked. As children we learn the household rules not only to control our

actions, but to protect ourselves and to protect the objects we use. Rules teach us how to act, and are then further enforced by location and space. As adults, rules become a matter of comfort and an ingrained way of life. After so many years of following the rules we were taught, it is normal to get up early, make the bed, get dressed, make coffee etc. We then realize when something seems off or wrong because the rule or ritual has been broken. For example coming home to find the door unlocked. The rule that became the ritual was to lock the door whenever one leaves; now that the rule is broken there is a sense of intrusion. As Wood and Beck would state in *Home Rules,* the Voice of Comfort speaks when we analyze and go through the rituals of home and the day[9].

The final element that makes a place home, are people. An empty house would not be considered a home for lack of objecst that would lend towards the reading of home. Likewise it is arguable that the staged house is not a home. It now has the objects within, which by the previous statement would make this seem like a home. However it is the lack of personal spatial quality or personal attachment to these objects that disqualify it from being considered home. When one invests time and bits of themselves in a space it becomes their own. Home is also made for others and it is in the making and the connection to kin that makes the place home for the creator. One particular view of home being made by the people who inhabit it is made by Helen, a woman interviewed in *Home and Loss.*

[9] Wood, Denis, and Robert J. Beck. *Home Rules*. Baltimore: Johns Hopkins University Press, 1994.

> "…the home and children go together… I create belonging by creating a space which was mine, which was always decorated in a very particular way which is mine, and which was my place of belonging for me and my kin… that's my home – it's just absolutely essential to me."[10]

For some, home is a place where they can sleep safely. For others it is a place to store keep-sakes and other objects imbued with memory and meaning. For others yet it is a place of routine, where one cooks, cleans, participates in hobbies etc. Home is a place that holds memories. Home is a place to be shared with family and friends, and creates a social status within a community. This is best shown in Qu and Hasselarr's opinion on home and housing in *Making Room for People:*

> *The Home and the Neighborhood: Making room for people - Lei Qu and Evert Hasselaar*
>
> "In its most basic form, housing provides protection against outdoor influences and is a living and meeting place for a household including friends and family. Besides providing a home, the owner-occupied house is an asset, a means to build capital and to create a financial buffer for 'later'. Dwellings express the identity and socio-economic status of the household. This status is conveyed both by the dwelling itself and by its neighborhood."[11]

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[10] Thompson, Susan. "Home and Loss." *Renegotiating Meanings of Home in the Wake of Relationship Breakdown* 10, no. 4 (2007).
[11] Qu, Lei, and Evert Hasselaar. *Making Room for People Choice, Voice and Liveability in Residential Areas.* Amsterdam: Techne Press, 2011.

Section 3: Loss of Home

Home has been described as "a place to be one's self"[12]. It is a place of not only physical shelter, but an emotional shelter where one can "relax away from the rest of the world"[13]. It has been described by participants in interviews by Sarah Thompson in *Loss of Home*, as home creating sense of belonging and understanding, a place to nurture relationships. It is a physical place of dwelling, and adorning space with personal identity. What does it mean then to lose one's home and how does that affect a person let alone a family.

It has been found that in the wake of losing home objects such as photos, artifacts, pets, and other symbols of home and the shared place it was, take on much greater meaning. Helen, who lost her home fleeing domestic abuse to live in an apartment states

> "I did take things from the house. I took all the things I'd hidden in cupboard that were not used or second-hand… things that weren't used every day or on display or anything… things I'd take like if you were going camping… I wasn't at home… it was awful…[but gradually]… I put things around… to make it homely for me and I would spend

[12] Qu, Lei, and Evert Hasselaar. *Making Room for People Choice, Voice and Liveability in Residential Areas.* Amsterdam: Techne Press, 2011.

[13] Qu, Lei, and Evert Hasselaar. *Making Room for People Choice, Voice and Liveability in Residential Areas.* Amsterdam: Techne Press, 2011.

> hours doing it, just hours… paintings on the wall are important, and a stereo system and music was important. My books were important… and photographs became very important."[14]

Furthermore, some definitions of home extend to the surrounding community, neighborhood, and the network of relationships that have been built. With the loss of home these relationships become strained and more times than not severed completely, leading to isolation and loneliness in most people who become homeless.

Loss of home greatly impacts the emotional state of people. Fear is a prevailing emotion. Fear of not finding shelter, fear of what is to come, and more importantly a fear of never having another home again along with a realization of taking things for granted. Greg in *Home and Loss* states about his loss of home during divorce as:

> "There was also a loss in the sense of not having a physical space which I kind of wanted to live in… [I] don't like living in small units or rented rooms… I just prefer what I see as a proper house…so downsizing [my accommodations] just kind of makes the whole emotional situation worse… there was [also] a lack of domesticity, and the kind of sharing of meals and so on that does…make you feel some sort of warmth…"[15]

[14] Thompson, Susan. "Home and Loss." *Renegotiating Meanings of Home in the Wake of Relationship Breakdown* 10, no. 4 (2007).
[15] Thompson, Susan. "Home and Loss." *Renegotiating Meanings of Home in the Wake of Relationship Breakdown* 10, no. 4 (2007).

In order for people to transition from homelessness to permanent housing, the issue of loss and home must be brought to closure. Becoming homeless is a transformation itself, and a lost home is something that can never be returned to. Too much change has occurred, and the only thing left is to continue the transformation of self. Only this time from homeless back to having a home. This is a strong driver that this project will handle.

Chapter 3: Housing the Homeless in the United States

Section 1:Types of Programs

Currently in the United States, there are three main programs provided for aiding the homeless. These are: emergency shelters, permanent housing, and transitional housing. Emergency shelters are generally organized into dormitory style wards. There are on site social services available. Often different homeless populations are housed separate from others. Duration of stay at an emergency shelter can last anywhere from a few weeks to a number of months. Emergency shelters are not a popular solution with the homeless, as they are often associated with crime, filth, and danger. Permanent Housing Programs aim to get the homeless off the street and into housing efficiently. Social services are often provided. However permanent housing places the burden of proof on those applying. Applicants must prove need, and fit the criteria of the program. Funding and availability of affordable housing often limits the number of people who receive aid. Transitional housing however

focuses on temporary living situations and supportive services with the ultimate goal of helping the residents prepare to reenter permanent housing, achieve independence, and become productive members of society.

Section 2:Transitional Housing

In order to bring individuals out of homelessness, transitional housing must tackle the isolation of the homeless in conjunction with the stigmatization of their situation, provide services for the needs of the homeless, and provide stable conditions that allow for rehabilitation and the right situation/opportunity for the homeless to improve themselves

Homelessness is a social situation that affects not only individuals, but the surrounding community. 'Not in my backyard' (NIMBYism) is often the response to proposals for shelters and housing programs. The homeless often find themselves isolated from their original community as well as the homeless community they find themselves now a part of. By reimagining transitional housing as a community asset, the stigmatization of the homeless and shelter type will begin to lessen. This project proposes program elements and spaces that match the needs of the homeless with the surrounding community. Transitional housing as a community hub that provides socialization between diverse groups of people will be achieved by integrating people through the integration of spaces. The connection of key program spaces and how they are operated to accommodate daily activities will be analyzed and implemented in the design. How the spaces connect will be indicative of how residents and member s of the community will interact. While integration will have strong

architectural implications in form and program, it is important to note that levels of privacy and security of spaces will vary as individuals and families will be in a range of stages in transitioning from homelessness as residents.

Housing programs today still seek ways to strictly monitor its residents. One common critique is that the goals of the resident are not acknowledged but rather the goals of the program are imposed upon them. Besides providing temporary accommodations, transitional housing focuses on providing educational programs and services with the purpose of resolving the factors that led to each resident's loss of home. This often requires a period of time for stabilization, learning, and planning for residents to leave homelessness and stay housed. Duration of programs and residency are dependent on each case presented, as there is no single solution or cause for homelessness. Currently programs offer residency and programs for a maximum of 24 months. While limits can be placed on residency to ensure transition, complacency is an issue that must be addressed. This leads to the question: *Does the transitional housing provide a space for the homeless to assemble, or does it provide a way for the homeless to transition to permanent housing?* The goal then, is through in-depth analysis of program, spaces that are flexible, efficient, and conducive to the transition to permanent housing are designed.

It is through home that we create a sense of identity and self-awareness. As previously defined, home is made through memory, rules and ritual, and people. All this is lost in the transition of becoming homeless. As stated in *In the Absence of Home* by Suzanne Dumbleton:

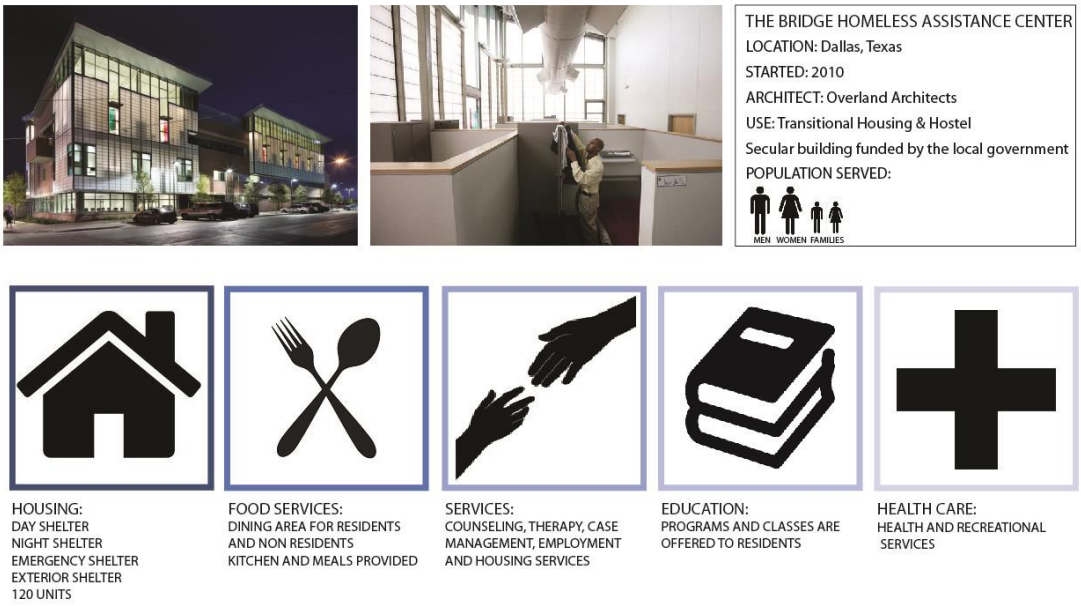
> "To be without a home is more than a technical problem or legal challenge. It is, rather, an individual hurdle so great as to be almost insurmountable in the quest for a meaningful life."[16]

To transition the homeless into permanent housing residents must be allowed the opportunity to learn independence. In learning to become independent one needs their own space to reestablish routine and responsibility. Allowing residents to create a *place like home* will alleviate many of the symptoms and effects of homelessness such as a loss of purpose, identity, and place. Not all homeless people experience homelessness the same way, and the architecture must then reflect this through flexible spaces that can be customized and adapted based on the unique needs. As residents transition through the program, spaces will likewise transition and adapt with them. Considerations to take into account when allowing residents create a place like home are the extents to which residents can manipulate space. Transitional housing units should not appear institutional. By allowing residents to have a hand in making spaces their own, they gain a sense of purpose and achievement. This can take the form of belongings that residents bring with, or allowing the choice of paint within units. Since this is a transitional facility, the permanence of the changes must be taken into account and limits placed on what can be done, returning to the consideration of fostering complacency versus transitioning out of homelessness.

[16] Hart, Mechthild U. *Psychological, Political, and Cultural Meanings of Home*. New York: Haworth, 2005.

Section 3:Architectural Precedence and Typology

The Bridge Homeless Assistance Center



Graphic Created by Katarina Svensson

The Bridge Homeless Assistance Center by Overland Architects is a shelter for the homeless that provides both emergency and transitional shelter to the homeless of Dallas, Texas. Taking up an entire city block, the shelter creates its own complex and community through a series of buildings focused on an interior courtyard. This provides a strong sense of security for the residents of the building as they transition out of homelessness. For those that The Bridge, cannot house on site or do not become part of the program services, placement offices are offered to help find shelter and housing. While designed to aid and house up to 600, today it services up to 1,400 people per day. The success of this program is due to the comprehensive nature of the services offered and the different forms of housing. For those reluctant to stay indoors, an exterior sleeping pavilion is offered. There are dormitory units, studio units, and apartment units offered based on need and preference. This can be

seen in Figures X and Y. This precedence offers a successful typology of courtyard and building complex that avoids complacency with its residents and aids in the homeless regaining independence.

Figure 10: Program Use of Space in The Bridge Homeless Assistance Center
Diagram Created by Katarina Svensson,
Plans by "The Bridge Homeless Assistance Center / Overland Partners." ArchDaily. March 1, 2011. Accessed December 13, 2014. http://www.archdaily.com/115040/the-bridge-homeless-assistance-center-overland-partners/.

Figure 11: Types of Housing Units
Diagram Created by Katarina Svensson,

Plans by "The Bridge Homeless Assistance Center / Overland Partners." ArchDaily. March 1, 2011. Accessed December 13, 2014. http://www.archdaily.com/115040/the-bridge-homeless-assistance-center-overland-partners/.

Shelter Home for the Homeless, Pamplona, Spain

Graphic Created by Katarina Svensson

Shelter Home for the Homeless by Larraz Architectos is a transitional shelter in Pamplona Spain that combines the function of housing for the homeless and a hostel for visitors to the city. Studio units with supportive services located within one building makes up the typology of this transitional shelter. 27 rooms are provided for residents; 18 double rooms to those who are part of the transitional program, and 9 double rooms to short term residents. Services provided beyond shelter include: counseling and therapy; recreational spaces including gardens; dining and kitchen services; and offices for education and work. Larraz Architectos describes the program as

> "The user center takes the ground and the whole of the first floor, and accounts for a total of 18 double rooms. It is complemented with the

corresponding toilets and bathrooms, an occupational workshop where the users are offered the possibility of developing several types of work during the day, a dry-cleaners service, a social dining room with a capacity of up to 48 seats, leisure rooms, administration, reception and locker." [17]

Figure 12: Programmatic Use by the Transitional Shelter
Diagrams created by Katarina Svensson
Plans by "Shelter Home for the Homeless / Javier Larraz." ArchDaily. April 5, 2011. Accessed December 13, 2014. http://www.archdaily.com/124688/shelter-home-for-the-homeless-javier-larraz/.

[17] "Larraz Arquitectos." Larraz Arquitectos. Accessed December 13, 2014. http://www.larrazarquitectos.com/detalle-proyecto.php/idioma/en/nombre/centro-de-acogida-para-personas-sin-hogar/idp/3.

Figure 13: Programmatic Use by the Hostel
Diagrams created by Katarina Svensson
Plans by "Shelter Home for the Homeless / Javier Larraz." ArchDaily. April 5, 2011. Accessed December 13, 2014. http://www.archdaily.com/124688/shelter-home-for-the-homeless-javier-larraz/.

Residents as part of their stay must work within the shelter to maintain the building through cleaning, painting, gardening etc. They can also create work as previously quoted through workshops and offices. This method provides the homeless with a sense of purpose as they transition through the shelter. While Shelter Home provides services for two different populations, there is a strict divide between the two, with the notion that the two programs should not interact. This is shown most clearly in the separate entrances and division of space.

Figure 14: Separation of Populations
Diagrams created by Katarina Svensson
Plans by "Shelter Home for the Homeless / Javier Larraz." ArchDaily. April 5, 2011. Accessed December 13, 2014. http://www.archdaily.com/124688/shelter-home-for-the-homeless-javier-larraz/.

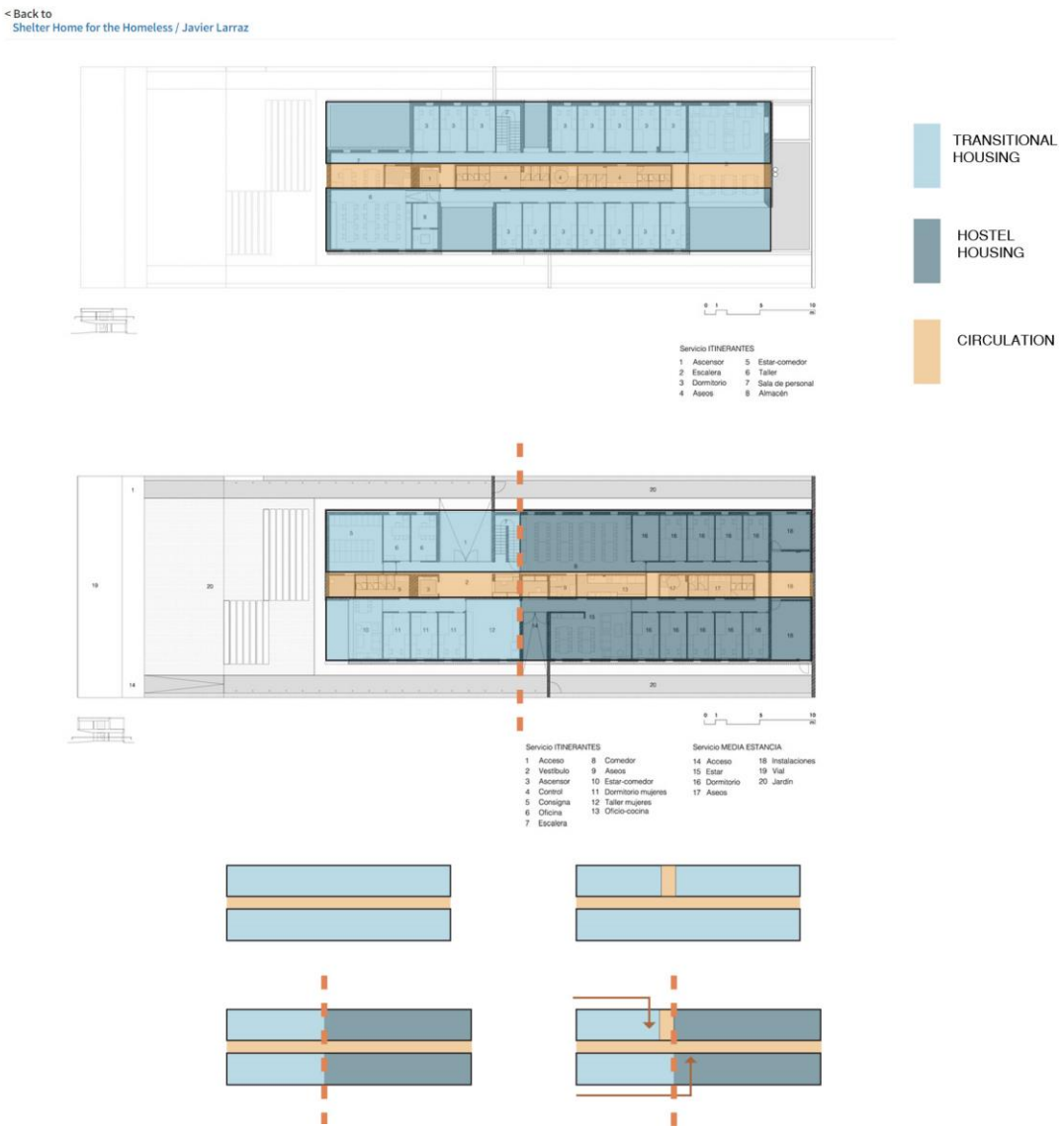


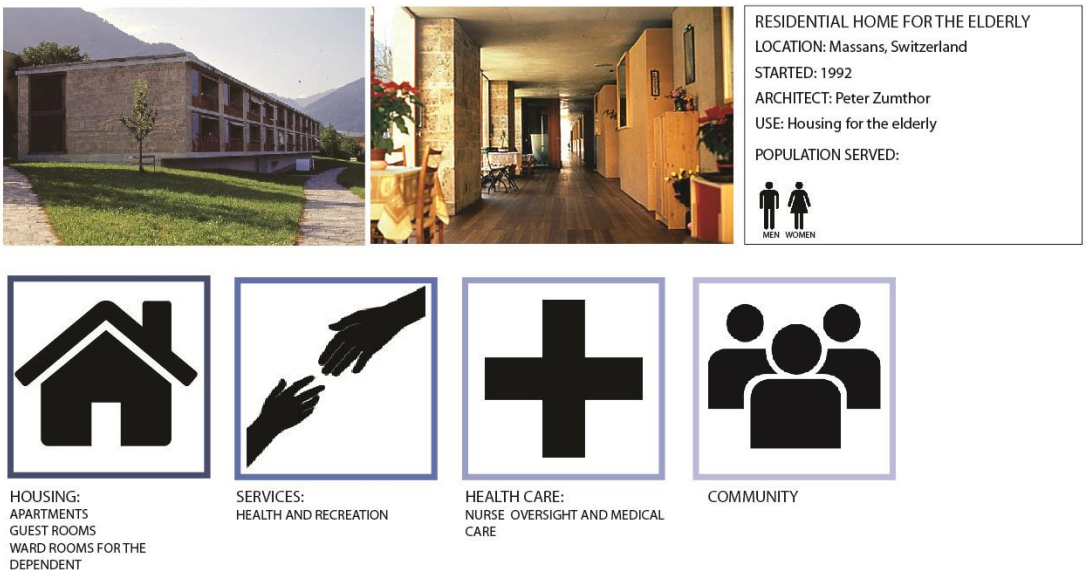
Figure 15: Program and Building Parti
Diagrams created by Katarina Svensson
Plans by "Shelter Home for the Homeless / Javier Larraz." ArchDaily. April 5, 2011. Accessed December 13, 2014. http://www.archdaily.com/124688/shelter-home-for-the-homeless-javier-larraz/.

The main purpose of the division is to instill a sense of security and safety from unwanted intrusions. But one may critique that there is not as strong a sense of community or socialization as a result. It is important when designing for the

homeless to consider the levels of separation and privacy needed to make residents comfortable.

Shelter Home for the Homeless is considered a successful project in its aim to improve living conditions in society and contribute to the well-being of the people it can help reach beyond the homeless.

Residential Home for the Elderly in Masans Architect: Peter Zumthor



Graphic By Katarina Svensson

It is important to consider other successful supportive housing typologies when housing the homeless. Housing for the elderly is one example of a population, that while aiming to be independent, requires some assistance in housing and everyday life. The Residential Home for the Elderly by Peter Zumthor is a precedence that gives its residents independence while offering subtle support. Each resident has an individual apartment with kitchen and living space. Extra services such as healthcare and programs are offered elsewhere on site in a retirement house. When

supportively housing individuals, fostering a sense of community is important. These individuals are transitioning from households to supported living, and go through a sense of loss of home and change. This can lead to isolation among some. To create a sense of community all units share a ‘front porch’. Running the length of the exterior of the building is an interior circulation corridor that each unit is accessed by. Residents are encouraged to make the space their own while sharing the overall space with each other. While it is important to include communal space in design, security and privacy must be considered. Privacy is achieved in each unit by placing supportive spaces on either side of unit entrances off the communal space. Living and sleeping quarters are pushed to the back with access to the exterior creating a private zone. These layers of public and private space are shown in Figure 16. This precedence provides the opportunity to understand different ways of creating community within supportive housing.

Figure 16: Shared Spaces
Diagram by Katarina Svensson
Plans by: "Multiplicity and Memory: Talking About Architecture with Peter Zumthor." Architecture Photography: Residential Home for the Elderly in Masans Section (85712). Accessed December 13, 2014. http://www.archdaily.com/85656/multiplicity-and-memory-

talking-about-architecture-with-peter-zumthor/residential-home-for-the-elderly-in-masans-section/.

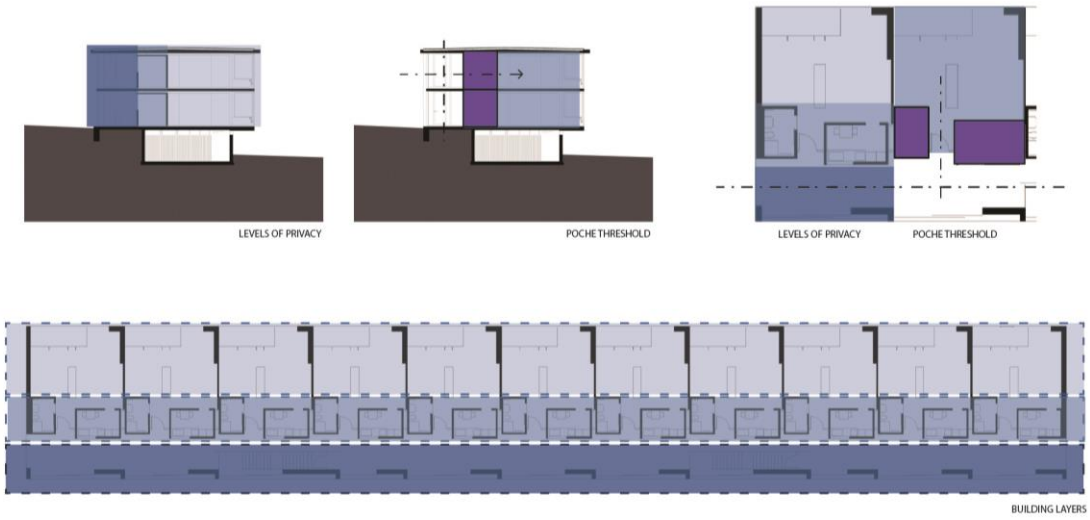


Figure 17: Levels of Privacy
Diagram by Katarina Svensson
Plans by: "Multiplicity and Memory: Talking About Architecture with Peter Zumthor." Architecture Photography: Residential Home for the Elderly in Masans Section (85712). Accessed December 13, 2014. http://www.archdaily.com/85656/multiplicity-and-memory-talking-about-architecture-with-peter-zumthor/residential-home-for-the-elderly-in-masans-section/.

Society of St. Vincent de Paul, Malahide County Dublin Architect: Paul Keogh

Architects

Graphic By Katarina Svensson

The Society of St. Vincent de Paul by Pau Keogh Architects provides a model for combining sheltered housing with housing for ageing populations. This model shows that through the typology of the almshouse and co-housing, different populations can live together successfully. While residents are coming from different places in life, they share commonalities in the need for supportive services, housing, and community. The Society of St. Vincent de Paul is organized, as seen in Figure 18, around an interior public space flanked by 2 housing options and ends on a communal building. The two housing types include houses with 3 separate units and entrances in one detached building; and a row-house unit that can be accessed from the courtyard or from a private hallway leading to a services area. Dining, chapel services, and offices are offered on site to meet the main needs of the residents. Other services can be found in the nearby community.

Figure 18: Unit Types
Diagram by Katarina Svensson

Plans by Paul Keogh Architects. *Case Studies in Sheltered Housing in Ireland* 1, no. 1 (2010): 1-41.

Figure 19: Housing Site Organization
Diagram by Katarina Svensson
Plans by Paul Keogh Architects. *Case Studies in Sheltered Housing in Ireland* 1, no. 1 (2010): 1-41.

Figure 20: Building Type and Spatial Organization
Diagram by Katarina Svensson
Plans by Paul Keogh Architects. *Case Studies in Sheltered Housing in Ireland* 1, no. 1 (2010): 1-41.

Figure 21: Programmatic Use of Space
Diagram by Katarina Svensson

Plans by Paul Keogh Architects. *Case Studies in Sheltered Housing in Ireland* 1, no. 1 (2010): 1-41.

Bud Clark Commons

Graphic By Katarina Svensson

The Bud Clark Commons by Holst Architecture is located in Portland, Oregon and acts as the Housing Authority for the region. This model combines a homeless shelter and a center of supportive services, with subsidized housing. While there is the provision for two populations to use this building, there are separate entrances for those who come for services, those requiring shelter, and those looking for permanent housing; which can be seen in Figures X and Y.

Figure 22: Floor Plans and Use of Space
Plans by "Bud Clark Commons / Holst Architecture." ArchDaily. December 7, 2011. Accessed December 13, 2014. http://www.archdaily.com/189376/bud-clark-commons-holst-architecture/.

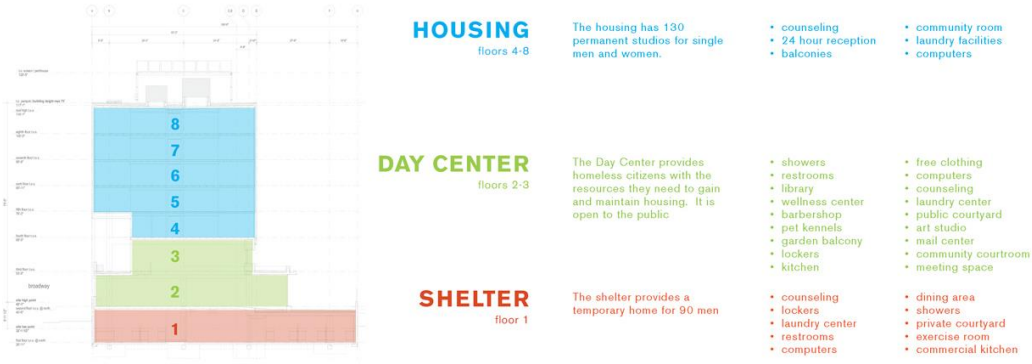


Figure 23: Sectional Division of Space
Plans by "Bud Clark Commons / Holst Architecture." ArchDaily. December 7, 2011. Accessed December 13, 2014. http://www.archdaily.com/189376/bud-clark-commons-holst-architecture/.

To house the homeless there must be a strong understanding of the needs of individuals and families; as well as an understanding of the needs of the community. What can be taken from this analysis, are the considerations to privacy and security, the creation of community, and the connections of spaces and the services they house.

These precedence studies will be used to inform the different methods of housing, creating community, and the architectural program of this thesis.

Chapter 4: Program Development

Section 1: Overall Program

Having analyzed precedence in transitional housing, cohousing, senior housing, and mixed income housing, I decided that the program should be divided into three main parts: cohousing, an education and support center, and community center. Housing will be broken up into 4 groups; supportive group housing for those without children, supportive housing for families, market rate 1 bedroom units, and market rate 2-3 bedroom units. Supportive housing will include flexible private and community spaces for socializing and reflection. It will also include the option for group dining and cooking. While the primary focus of the units should be in housing the homeless a certain percentage of the units will be available to low income and poverty level residents. The education and support center would comprise of offices for therapy and case management; flexible classrooms and studios specifically for residents of the project. A community center of flexible recreation rooms, community classrooms and studios (making spaces), and rentable entrepreneurial space would be accessible by residents and have access to street traffic. The community center would provide opportunities and facilities to recipients with the necessary support for a greater chance at success and independence. These program choices are based on successful transitional housing precedents and input by the site's community of its

needs. The program of both the community center and transitional housing will be highly influence by the choice of site. The intent of the program is to take advantage of the successful community building transitional housing provides and expanding this to the surrounding community to create inclusion as opposed to isolation and exclusion.

Section 2: Program Process

To program transitional housing, consideration should be taken in how residents move through the program, how much time is spent in each stage of transitioning, and how to celebrate the milestones of the program architecturally. Figure 24 shows the time and stages of moving through the proposed housing of this thesis. The first stage that residents encounter is titled incoming. This is the first translation from homelessness that includes residents proving that they are committed to completing the program by staying for 1-2 months and working while receiving guest housing. After two months residents reach the re-stabilizing stage which introduces residents to the program and provides full services and transitional housing to the residents in the form of studio units or up to 2-3 bedroom units depending on each situation. The next two stages are stabilization and program completion. Here residents will spend up to a year learning independence and receiving the aid needed from case management. Upon completing the program residents receive aid in finding housing, jobs, and certification of the program. The end result should then be

residents finding permanent housing.

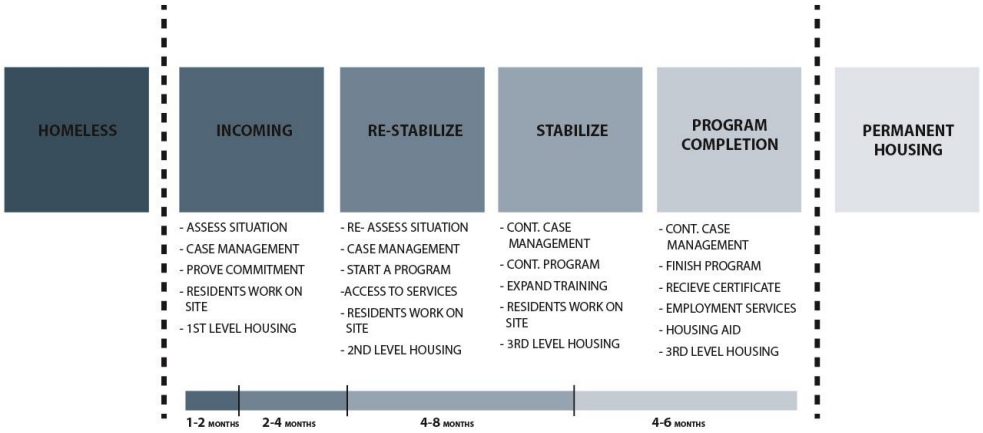


Figure 24: Stages of Transitional Housing Program
Graphic By Katarina Svensson

After considering the stages of movement and time spent in transitional housing, the programmed spaces that these events will take place in must be designed. As previously stated this project will include three programmatic categories: housing, education and supportive services, and a community center. How these spaces are connected will influence how residents and members of the community respond and use the spaces. A brief listing some of the possible programmatic uses of spaces can be found below.

Program:

Lobby and entrance
Public areas
Communal rooms
Health clinic
Kennels
Banking
Courtroom
Classrooms
    Training facilities
    Educational facilities

- Offices
  - Staff
  - Case management
- Dining room
- Kitchen
- Sleeping arrangements
  - Dormitory
  - Apartments
  - 1 Bedroom Units
  - 2-3 Bedroom Units
- Storage
  - Building equipment
  - Lockers/areas to store personal belongings

In terms of the community aspect of the program, this project seeks to match the needs of the homeless with the needs of the community. This will be highly influenced by the site chosen, and then speaking firsthand with the community to find out what they need. More broadly though one can take the needs common to all people and begin to list possible programs. The need for job placement, spaces to express ones self, spaces to be active, spaces to learn in can be used to connect the homeless with a community. This could take the form of making spaces, art studios, workshops, offices, gyms, and classrooms. Some of which, these programs can be used to help finance the housing aspect of the project.

In beginning to analyze the connection of spaces and levels of privacy Figures 25, 26, and 27 are some of the first iterations of program analysis. These diagrams explore the different forms of housing and the services required to support each. During the design process the program will be further developed.

Figure 25: Program and Spatial Connections for 1 Bedroom Units
Graphic By Katarina Svensson

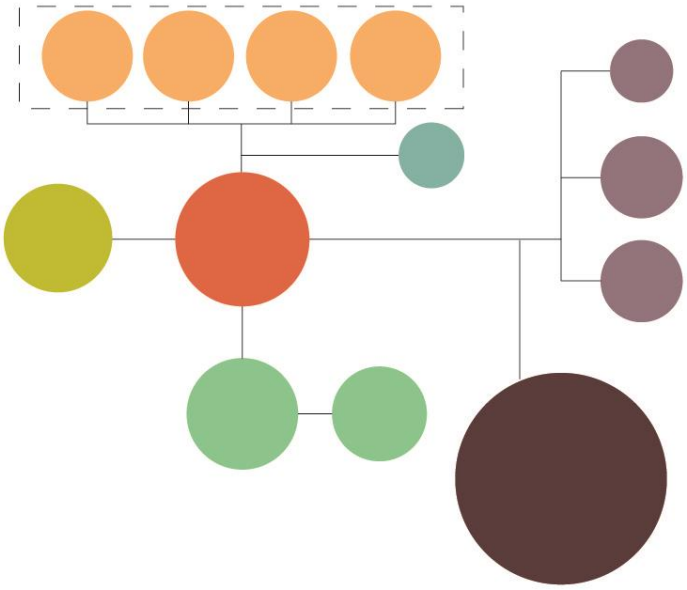


Figure 26: Program and Spatial Connections for Studio/Dormitory Units
Graphic By Katarina Svensson

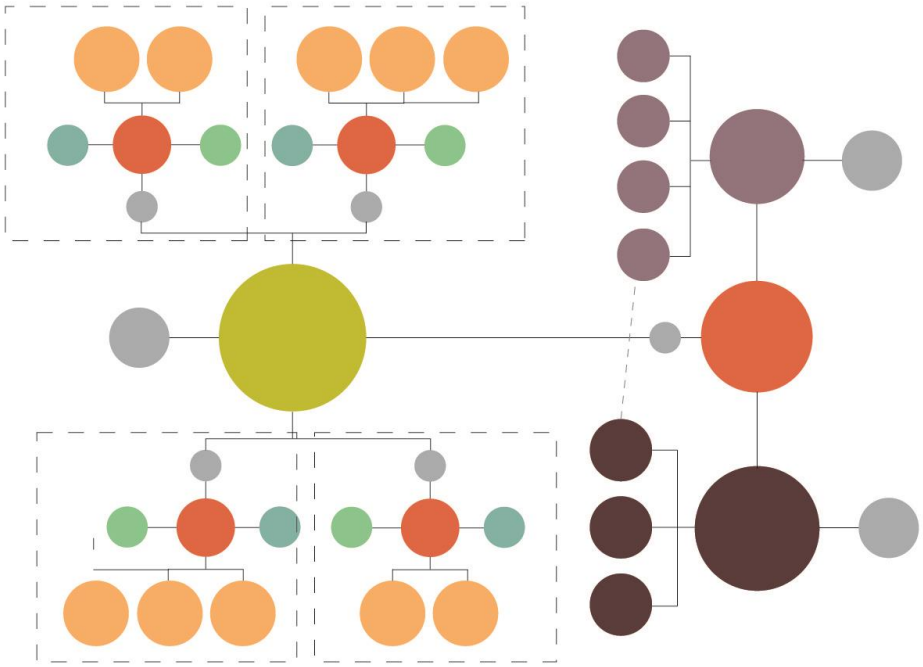


Figure 27: Program and Spatial Connections for Family Units
Graphic By Katarina Svensson

Chapter 5: Site Selection and Analysis

Section 1: Criteria and City Selection

Homelessness is a social situation and/or crisis affecting hundreds of thousands of people on any given night in the United States. The density of urban areas gives way to the largest rate of homelessness. This thesis project will be located on a site that takes advantage of the qualities that are inherent in a city. The criteria for site include: a need for shelter, mass public transportation systems, public school accessibility, the proximity of civic services, and a diverse demographic of dwellers. In analyzing sites, Washington DC and Baltimore, MD were explored for opportunities. Baltimore, MD is a city that has for the past decades experienced flight from the city, and currently gentrification as a means to bring residents back to the city. While the city acts to improve the city and bring new residents in, the existing residents must endure slow economic recovery, and slow improvement to existing neighborhoods with the fear that improvement will bring a loss of home. Baltimore has a homeless population of over 2,000, with a 10-Year Plan to End Homelessness. Even with this plan there has been little decrease in homelessness. As recently stated in a census of the Baltimore homeless:

> "While increased federal spending on effective solutions has kept homelessness from rising, persistent trends in housing cost burden and slow economic recovery has prevented significant overall decreases in homelessness. According to the Baltimore City's 10-Year Plan to End Homelessness, "Homelessness is a complex problem caused primarily

> by a lack of affordable housing, lack of affordable healthcare, low incomes, and a lack of comprehensive services."[18]

This lends to the question: *How does a city attempting growth through new populations deal with its existing residents who are not leaving the city and require aid?* With a surplus of housing, and a need for services and housing for the homeless, Baltimore, MD was deemed the opportune locale for this project.

Using the criteria, neighborhoods of Baltimore, MD were outlined with emphasis on location of homeless populations. Existing homeless shelters and food kitchens were noted and their proximity to one another became visible (figure 30). Neighborhoods that are distressed or receiving aid are displayed in a color spectrum. Public schools are highlighted in conjunction with diagrams of public transportation. Access to public services such as healthcare, food, and transportation are displayed over neighborhoods.

[18] "2013 Homeless Point in Time Count Report." City of Baltimore 2013.

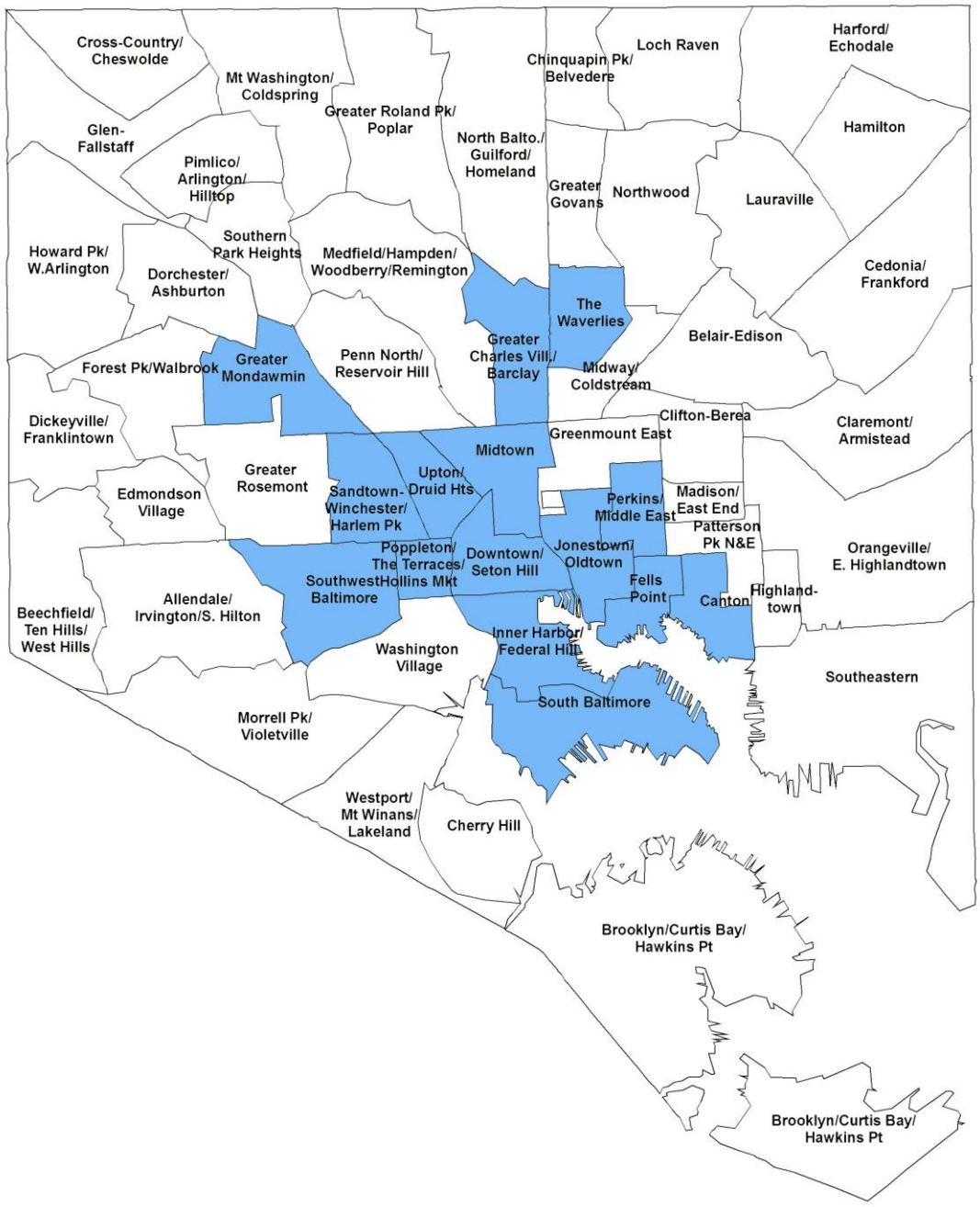


Figure 28: Neighborhoods in Baltimore, MD with High Numbers of Homeless Populations

Graphic By Katarina Svensson

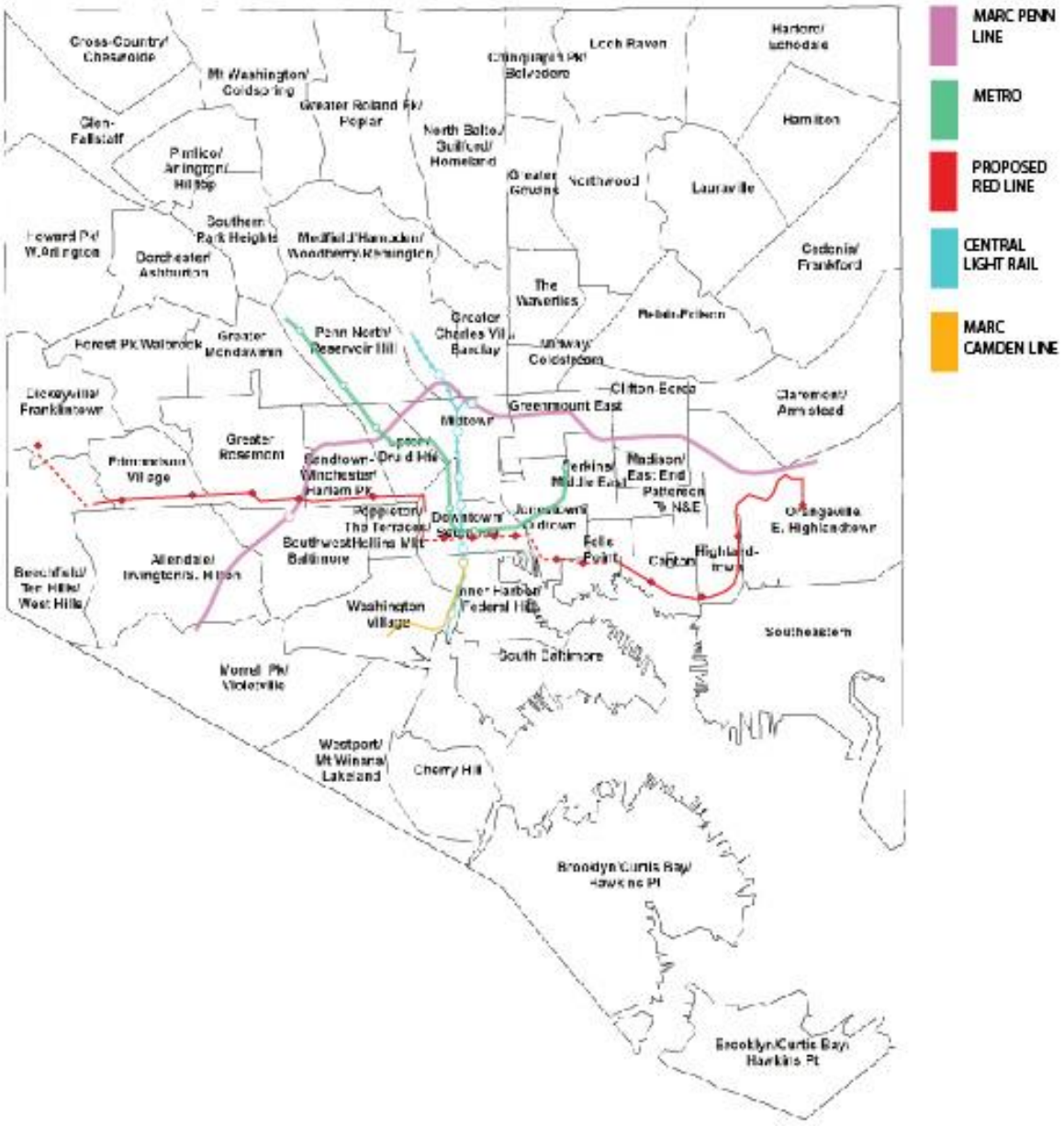


Figure 29: Public Transportation in Baltimore, MD
Graphic By Katarina Svensson

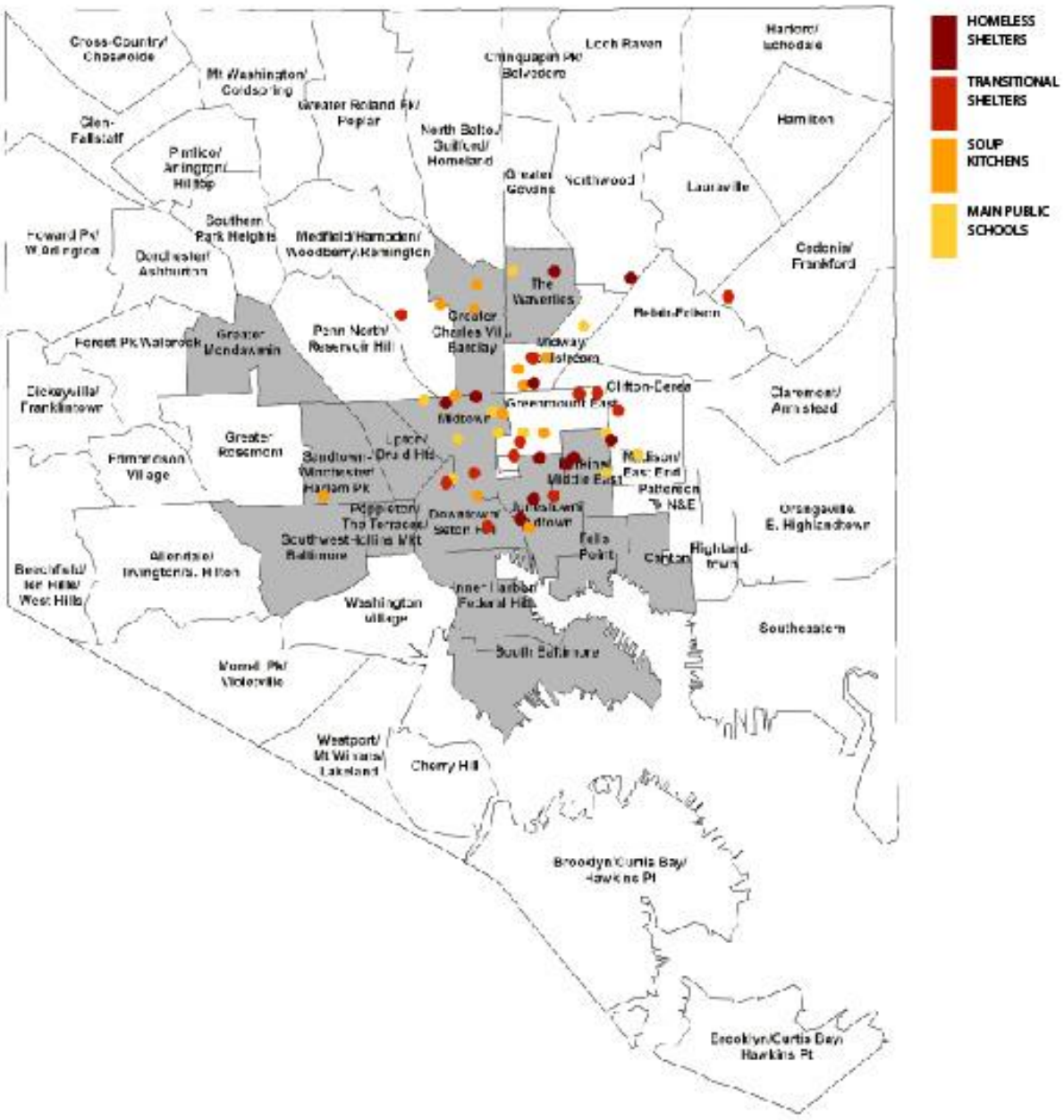


Figure 30: Services for the Homeless in Relation to Homeless Neighborhoods in Baltimore, MD
Graphics by Katarina Svensson

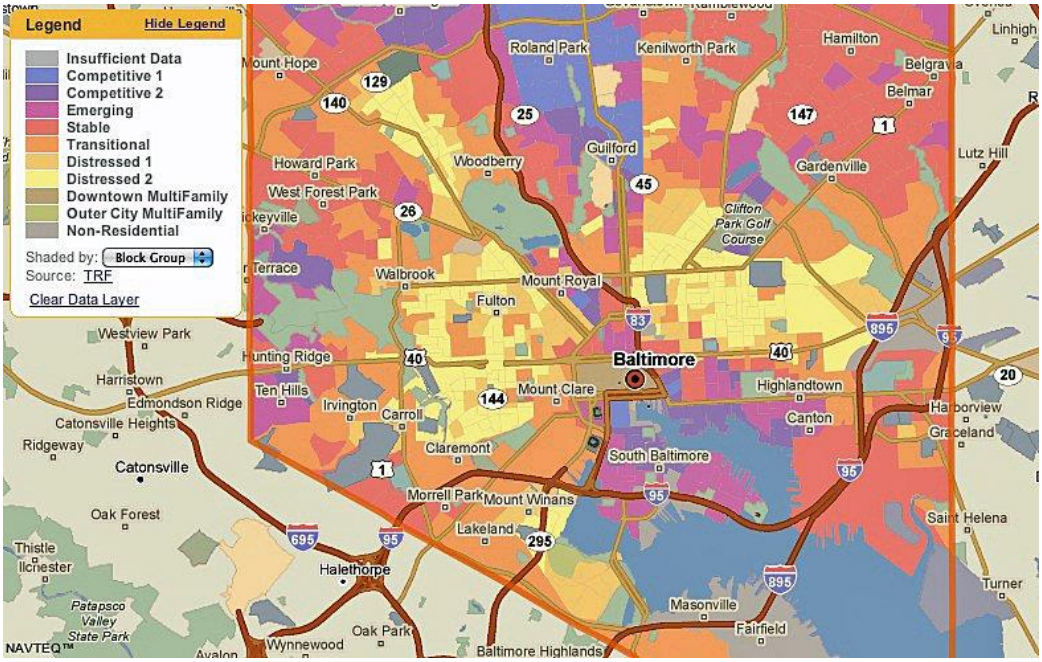


Figure 31: Status of Baltimore Neighborhoods

Image By : Yeebo, Yepoka. "Baltimore Decides Some Neighborhoods Just Aren't Worth Saving." Business Insider. February 24, 2012. Accessed December 13, 2014. http://www.businessinsider.com/baltimore-has-decided-some-neighborhoods-just-arent-worth-saving-2012-2?op=1.

After analyzing the overall site of Baltimore and looking at areas in need of transitional housing, there are two neighborhood sites that are proposed. The Harlem Park and Upton neighborhood in North-West Baltimore are considered possible sites. Harlem Park is a primarily African American neighborhood that has history going back to the Civil War. It has a unique neighborhood design of several inner block parks that are framed by row-houses. Currently the neighborhood experiences 45% vacancy of its buildings and is in need of residents and support. It is also the proposed site for a new Redline stop. This would bring new amenities and traffic to the Harlem Park neighborhood. With existing schools and shopping centers, and nearby health services, Harlem Park is a site to consider.

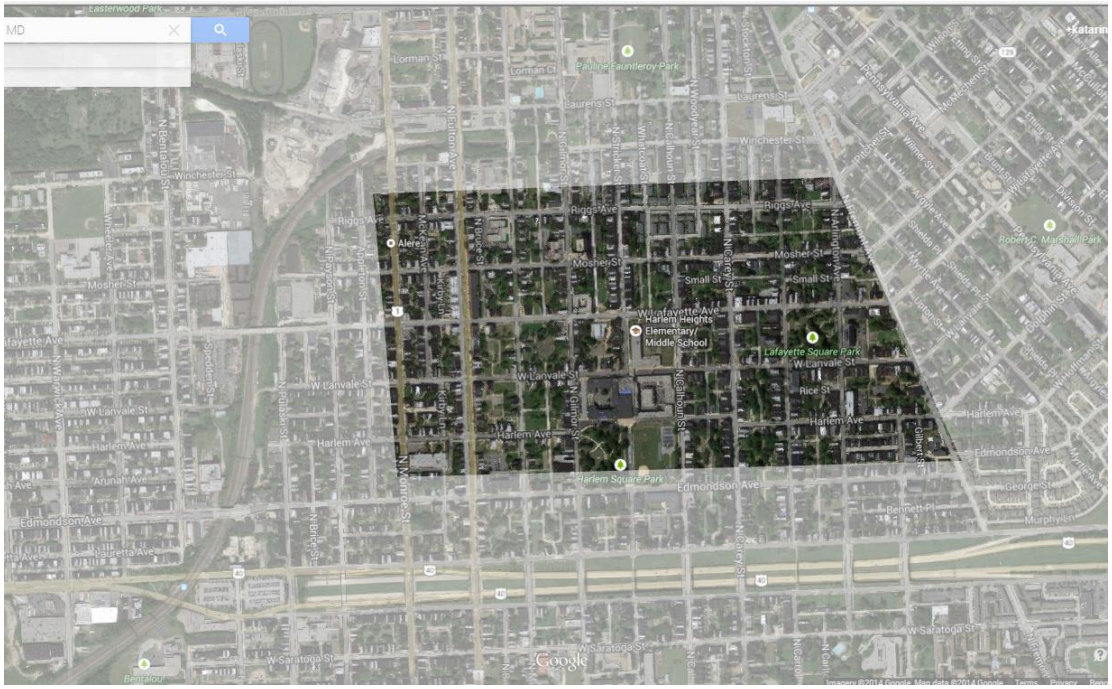


Figure 32: Harlem Park Neighborhood Baltimore, MD
Map by googlemaps.com

Upton is another neighborhood in need of supportive housing. Upton is a low-income African American neighborhood located roughly between Freemont Avenue and McCullgy Street. It extends from Dolphin Street to Bloom Street with its principal thoroughfare Pennsylvania Avenue. This site has nearby health services and schools available to residents. Nearby parks provide recreation. The typology of Upton differs greatly from Harlem Park. Where Harlem was a courtyard park typology, Upton consists of long narrow lots and alleys built with row-houses. It also has a high vacancy rate and is in need of redevelopment.

Figure 33: Upton Neighborhood Baltimore, MD
Map by googlemaps.com

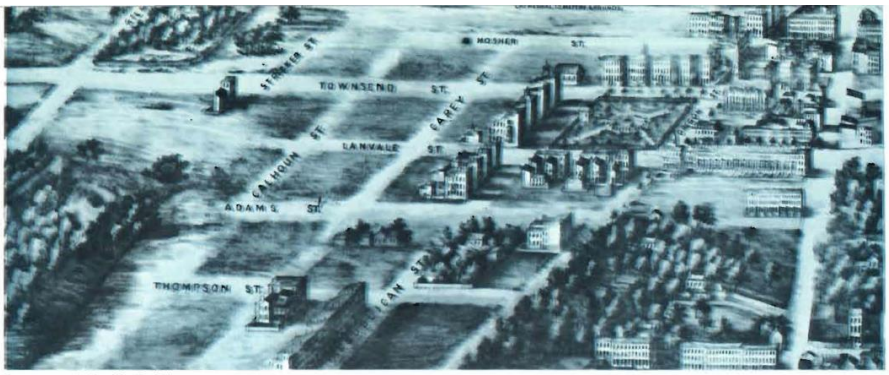
These sites provide the opportunity to re-populate the neighborhoods and provide much needed services to current residents. Of these sites it was deemed that the Harlem Park neighborhood to be in the most need of intervention and allowed good opportunities for architectural program to develop through its history, community, block typology, and location.

Section 2: Harlem Park

History of Harlem Park Neighborhood

Harlem Park today is located between W Lafayette and N Freemont Avenues and Highways 1 and 40. Originally an estate owned by Adrian Valek and later Dr. Thomas Edmondson, Harlem included fifty-six acres of land. Upon Edmondson's

death in 1856 the estate was entrusted to John Latrobe as executor[19]. The trustees of the estate first donated nine and three-fourths acres of land bounded by Gilmor and Calhoun Streets and Harlem and Edmondson Avenues to the city as a public park.[20] The park itself was designed by E. A. Hohn who also designed Druid Hill Park in Baltimore MD. The idea for Harlem Park came from the previous donation of land to the city for park space known today as Lafayette Square, located two blocks above Edmondson's properties. "The success of development around Mount Vernon Place and Franklin Square encouraged local property-owners to place parks at the center of any new suburban development."[21] After the park was gifted to the city, the first block of land from the estate would be sold at $27,000 to the Maryland Consolidated Land Company for the construction of public housing.



Original Edmondson estate as divided into development lots, around 1870

Courtesy of the Peale Museum.

Figure 34:Harlem Park 1870

The covenants of the property bought stipulated that houses be three stories tall and a minimum of sixteen feet wide. First construction was also stipulated to begin by

[19] Scharf, J. Thomas. *History of Baltimore City and County.* Baltimore: Regional Pub., 1971.
[20] Hayward, Mary Ellen, and Charles Belfoure. *The Baltimore Rowhouse.* New York: Princeton Architectural Press, 1999.
[21] "Harlem Park - Baltimore Heritage." Baltimore Heritage. Accessed January 10, 2015. http://baltimoreheritage.org/history/harlem-park/.

October 1, 1868. In the end primary streets would be developed with three-story row houses while alleys and side streets would be developed with two-story alley houses. Over the span of thirty years several different land companies and builder Joseph Cone would develop over 800 houses. The majority were designed by Cone who began building in Harlem around 1874.

> "By 1878 Cone had built 145 houses near Harlem Park. All were three-story Italianates, sixteen feet to eighteen feet wide, with pressed-brick facades, elaborately detailed cornices, and arched doorways. All had two- or three-story back buildings…His houses looked much like those of his competitors."

While Cone's work may have matched his competitors it was the Italianate style that became prominent in Harlem and the rest of West Baltimore.

Typical row houses on perimeter street before rehabilitation

Mixed uses in commercial zone forming the block's southern boundary

Houses in the interior of the block, now demolished

Figure 35: Harlem Park Building Typology 1800-1900's

Upon the completion of construction the Harlem Park Neighborhood was primarily a White German neighborhood. It became known as one of Baltimore's finest Gentlemen Communities. As the neighborhood parks drew more residents, so too did they draw churches and schools to the area. Before each moved from the area, Harlem Park housed schools such as The Maryland Normal School (later became Towson), The Maryland School for the Blind, Morgan State University, and Grammar School No. 18[22]. However at the turn of the 19th-20th century the neighborhood began experiencing flight of its residents to other neighborhoods such as Easterwood Park and Rosemont. These neighborhoods provided larger estate homes as opposed to the Italianate row homes. Flight of residents would be a problem the neighborhood would have into the present day. As White Flight occurred, Harlem Park continued to be considered a Gentlemen's Community, but now home to the Black elite. However, original residents of Harlem Park sought to exclude African-Americans through deed restrictions and harassment. Moving into the 1920's residents were now of mixed incomes with the elite in grand row house mansions measuring 20 feet by 70 feet deep, and the working class taking residence in the "alley homes".

With the Great Depression, flight of the majority of the elite occurred leaving lower income residents to take care of Harlem. With World War II, Harlem saw the most deterioration of properties due to use, abuse, and overcrowding. There was an influx of war workers to the neighborhood that

[22] "Harlem Park - Baltimore Heritage." Baltimore Heritage. Accessed January 10, 2015. http://baltimoreheritage.org/history/harlem-park/.

prompted the conversion of single family row houses to multiple dwellings or rooming houses.[23]

After World War II Harlem Park became primarily a44 black neighborhood with little influx of new residents. During the 50's and 60's much of Baltimore saw slum elimination come in the form of Interstate Construction. It was also during the late 50's and early 60's that Harlem underwent rehabilitation of properties and a plan for urban renewal that became known as the Harlem Park Project or the Demonstration Project.

Today the Harlem Park Neighborhood is known for its unique city block configuration. Unlike most Baltimore city blocks that are composed of row houses with alley access, city blocks in Harlem contain interior city parks that each house's backyard faces onto. This courtyard configuration resulted from an urban renewal plan known as the Demonstration Project in 1956. The focal point of the urban renewal plan for the total Harlem Park Renewal Area was an interior park that would be built in each of the 29 blocks[24]. It was hoped that the creation of inner parks would reduce population density, increase intensity of land coverage, remove ugly interior streets and alleys used for trash, provide open space to beautify the neighborhood, and provide a symbol of renewal. All of this in the hope of inspiring residents to aspire to

[23] McKeldin, Theodore. *A Demonstration of Rehabilitation Harlem Park Baltimore, Maryland*. Baltimore: City of Baltimore, 1965
[24] McKeldin, Theodore. *A Demonstration of Rehabilitation Harlem Park Baltimore, Maryland*. Baltimore: City of Baltimore, 1965

better living standards[25]. This project was met with minor success at first but overall unsuccessful in implementation.

Harlem Park Project:

While in the planning process the project was met with approval from residents and the Harlem Park Neighborhood Committee, but in construction and implementation the project was met with resistance and many problems. Overall, many residents of Harlem Park were bitter over the perceived notion that they were "guinea pigs of urban renewal in Baltimore"[26]. The plan for renewal began with the Demonstration Block that was selected based on the following criteria:

1. It should have a relatively stable population so that before and after factors could be measured against as many of the same families as possible
2. It should require as little demolition as possible in order to minimize the problems associated with that operation
3. It should require as little dislocation of residents as possible.
4. It should contain a reasonable percentage of owner occupancy
5. It should also include a variety of types, sizes, uses, and conditions of structures to make possible a variation of approaches to rehabilitation

[25] McKeldin, Theodore. *A Demonstration of Rehabilitation Harlem Park Baltimore, Maryland*. Baltimore: City of Baltimore, 1965

[26] McDougal, Harold. *Black Baltimore: A New Theory of Community*. Philadelphia: Temple University, 1993.

Of the houses located on the block 66 were to be rehabilitated by owners and 16 appropriated for developer rehabilitation. The city provided inspectors and counseling services to aid owners in restoring their properties. The first step was to bring structures up to the Housing Code and later meet further requirements. Most of these houses were the typical three-story row house.

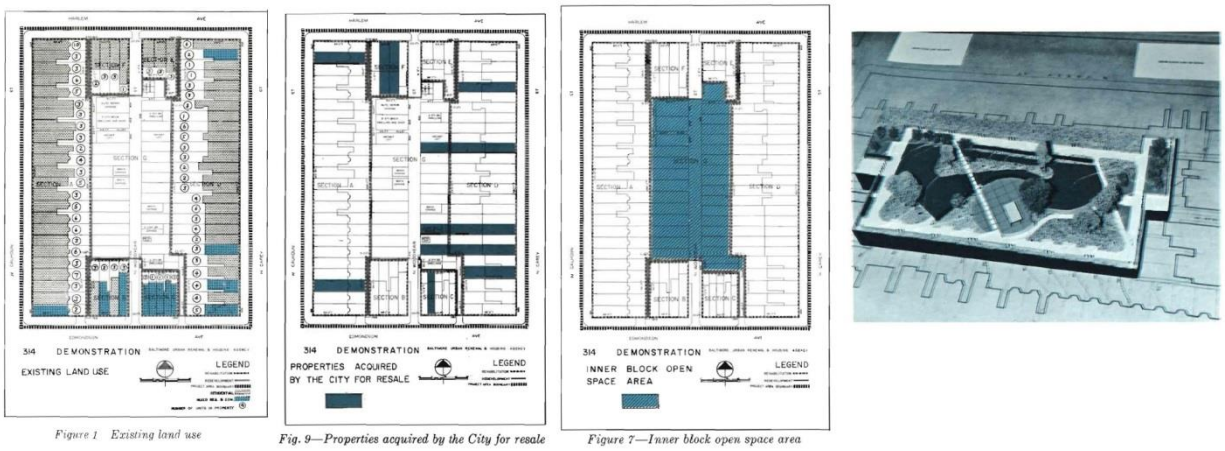


Figure: 36 Harlem Park Project Intervention
Images from *A Demonstration of Rehabilitation Harlem Park Baltimore, Maryland*, Theodore McKeldin

However within many of the buildings there were anywhere from one to ten units that could be occupied. The average row house contained three units with one apartment on each floor. Many of these buildings had code violations such as illegal heating units, faulty plumbing, and not enough or incorrectly installed electric outlets. Inspectors provided owners with lists of violations that were then translated by counseling services to the owners who often did not understand the documents they received. Even when owners understood what work was required many did not understand that they were given 30 days to see the repairs made. It then became the city's responsibility to remind and ensure that owners complied. As a result, ensuring that work was completed through multiple visits by inspectors, lead to a great deal of

resentment. Furthermore, vandalism of properties undergoing rehabilitation became a problem. In the end, the properties were rehabilitated but not without facing problems of a lack of incentive or funds to complete the work.

The 16 properties appropriated by the city to be renovated likewise had their struggles and successes. These properties, once acquired, were set to be resold to redevelopers and 6 kept for the agency to rehabilitate. Developers interested in the properties were given packets of prospectus material and given a little over a month to place offers. "In addition to the price bid, offers were to include a certified check for 10 percent of the amount bid, a preliminary sketch plan of proposed rehabilitation, general specifications, and an estimate of the total cost of the work to be done on the property."[27] While there was great interest from developers at first, most properties ended up being given to the developer Gorn Brothers Inc. They consistently made bids in Harlem Park and as time went on there was less and less interest shown by other developers in bidding on properties. When inquiries were made it was found that most who had shown interest felt that they could not compete with large-scale developers such as Gorn Brothers. The other factor leading to the lack of interest was the availability of financing, a problem faced both by developers and home owners at the time.

While most homeowners sought to fix their homes and update the buildings to meet current codes, developers (primarily Gorn Brothers) approached the rehabilitation by gutting the interiors of row-houses and producing new floor plans. Gorn especially would remove all stairs, walls, and floors leaving a shell of a building. This allowed for not just changes to be made in window and floor height, but allowed for new plumbing and electricity to be run through the building before walls would be built. With new plans, newly painted facades, and the installation of

[27] McKeldin, Theodore. *A Demonstration of Rehabilitation Harlem Park Baltimore, Maryland*. Baltimore: City of Baltimore, 1965

air conditioning units, the Demonstration Office began receiving multiple inquiries about rent and when the units would be put on the market. This instance brought hope that new residents would be willing to move to and repopulate Harlem Park, and that this project might be successful.

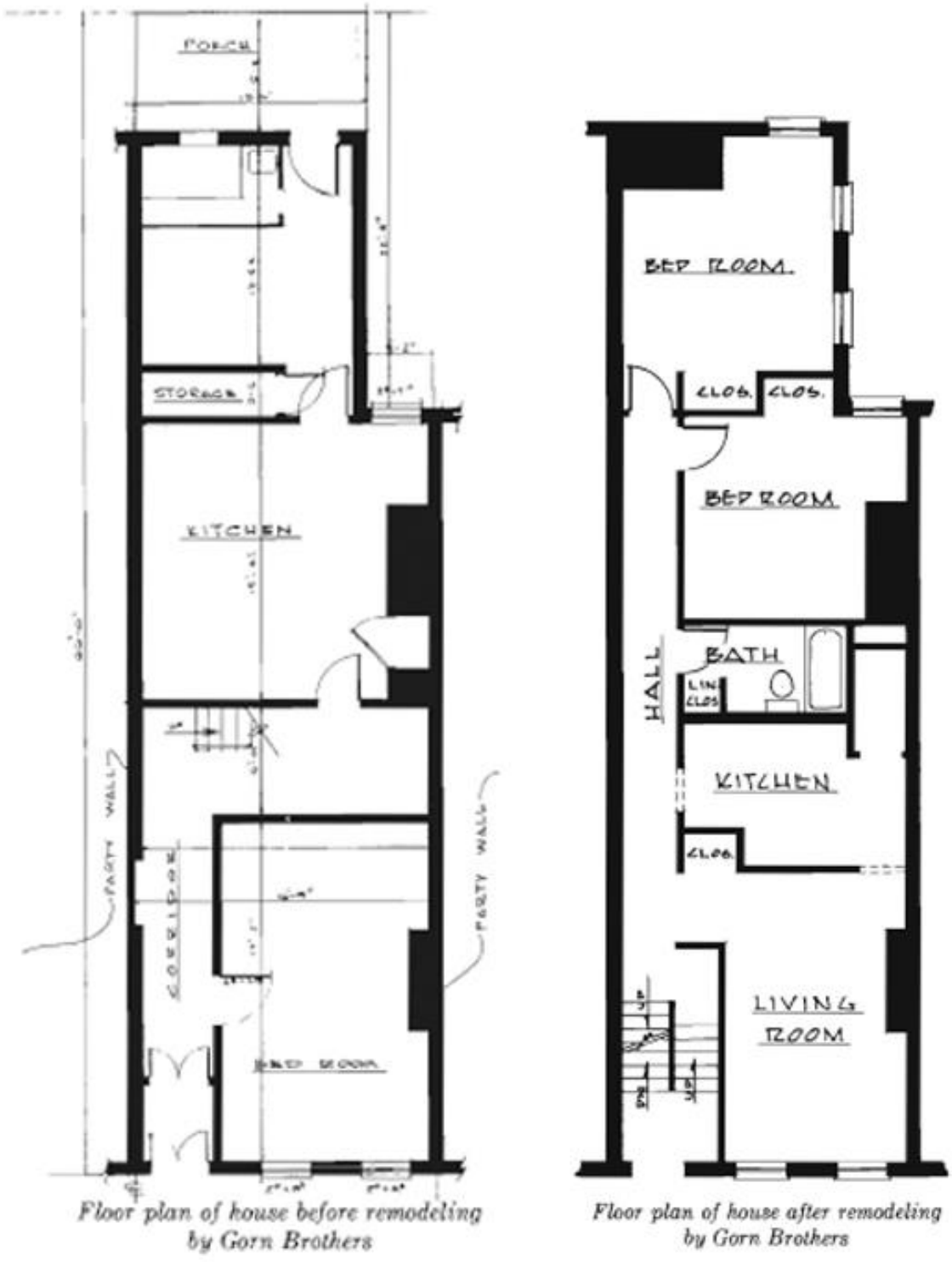


Figure 37: Row House Floor Plans from the Harlem Park Project 1965
Images from *A Demonstration of Rehabilitation Harlem Park Baltimore, Maryland*, Theodore McKeldin

Beyond the rehabilitation of housing, the creation of the inner block parks should be examined. As previously stated the parks, in the end, took up the back half of each property's back yard. The appropriation of this land was difficult to achieve through the city and caused delays. This delay caused problems with home owners working on rehabilitation of their houses, as they felt that they should not be required to work within time limits when the city could not stick to its own. In the end, however the idea and creation of parks did generate interest and good will amongst residents. The overall design after polling amongst residents and multiple revisions by the city and planning committee was to focus on eight points:

1. A ten-foot concrete walk to run all the way around the outer border of the open space so that utility trucks could enter to make repairs if needed.

2. A chain link fence42 inches high to surround the park space on the city side of the property line with a three foot opening at the entrance to each property where the owner could supply a gate if he wished.

3. A play space for tots

4. A black-topped area for hopscotch or roller skating in place of a games court (previously in the design)

5. A pavilion for quiet adult games such as checkers or chess

6. An ample supply of park benches

7. A certain amount of grass area which would be sodded rather than seeded, and hardy trees and shrubs to make the area attractive.

8. Chains that would block the entrances through the former streets to keep out vehicular traffic.[28]

[28] McKeldin, Theodore. *A Demonstration of Rehabilitation Harlem Park Baltimore, Maryland*. Baltimore: City of Baltimore, 1965

Before the construction of the park there had been studies made of nearby neighborhoods with similar inner block parks. Some were successful and others were not. It was noted that neighborhoods with associations or committees of residents who oversaw the maintenance of the park were the more popular. The association running the project concluded that a neighborhood association would need to be put into place to ensure the success of the new inner block parks.

While the associations did help at first with the maintenance of the park, long run maintenance did not occur. It was assumed from the very beginning of the project that the park would remain city property and would be maintained by the Department of Recreation and Parks. But while the Department of Recreation and Parks could afford to maintain the park of the Demonstration Park it did not have the budget to do so for the other 28 parks. This left maintenance in the hands of residents. The problem here of course was that as residents did not have ownership of the park, they did not feel the need to invest time and money into the park. There had been talk of making maintenance part of the lease agreement, but this brought on too many issues of liability should injury occur in the parks. In the end there was no clear resolution and the parks remained city property with optional maintenance to be done by residents.

A review of the project was made in 1965 after the completion of renovations and the construction of the 29 parks. It concluded that with financial aid and guidance rehabilitation was feasible, however voluntary rehabilitation was not. It also concluded that while initial interests in parks were high, after construction interest decreased. Maintenance then became a large issue as residents did not wish to be responsible for property they did not own. Finally it was concluded that residents are

most productive and prepared to rehabilitate their properties when given ample guidance and have the benefit of relying on neighborhood committees set up in advance.

Harlem Park after the Demonstration Project

Since the Demonstration Project, Harlem Park has continued to see the flight of its residents. As of 2000 nearly 32% of the area's housing was vacant[29]. As part of *PlanBaltimore!* and the city's demolition strategy each neighborhood would create a new revitalization plan to determine what would be demolished and what could be rehabilitated. Plans were again made to rehabilitate Harlem Park. This time there were options for altering the existing blocks and unit sizes. Torti Gallas was the design consultant on this matter. The focus would be on a new type of duplex housing, by widening lots through combining two existing row houses. Instead of setting building fronts directly on the street there would now be set backs with possible small parks in front of homes, eliminating the inner block parks. Torti Gallas suggested rehabilitating homes that were adjacent to vacant lots or structures in need of demolition to create side yards. Their description states:

> "Using the side yard 'Charlestown house' as a prototype, the proposal creates side-yard houses by demolishing every third or fourth house and giving the vacant land over to the adjacent house. Rather than a

[29] Cohen, James R. "Abandoned Housing: Exploring Lessons from Baltimore." *Housing Policy Debate* 12, no. 3 (2001): 415-48.

vacant ownerless parcel, the new side yard becomes an integral part of the existing home"[30]

Figure 38: Torti Gallas Charleston House Intervention in Harlem Park
Images courtesy of Matt Bell and Torti Gallas

[30] Cohen, James R. "Abandoned Housing: Exploring Lessons from Baltimore." *Housing Policy Debate* 12, no. 3 (2001): 415-48.

The Bank of America CDC, which was funding the new rehabilitation project of Harlem Park determined that 230 row houses would be demolished lowering the number from 390 to 160. While a number of properties were demolished between 1999 and 2002, rehabilitation per the plans suggested by Torti Gallas were never implemented. This has left Harlem Park with a raw snaggle tooth appearance of streets with as few as 2 row houses or large gaps between. While it was hoped that demolishing vacant structures would help remove properties that were diminishing the value of the surrounding properties, today there are even more vacant properties. It is through neglect, lack of follow through, and an overall lack of communication between city and residents that has brought Harlem Park to its current state.

The density of the Demonstration Project and the current status of Harlem Park as a result of demolition of vacant building can be seen in the following maps.

Figure 39: Harlem Park 1993
Image courtesy of Google Earth

Figure 40: Harlem Park 2000
Image courtesy of Google Earth

It is the block typology created from the Harlem Park Demonstration Project and current lack of density within the site that has inspired and informed the site selection and later development of the thesis.

Harlem Park a Homeless Neighborhood; A large scale comparison to the experiences of a Homeless Person

Becoming homeless is not an instantaneous event, but a series of events and situations that accumulate to the point that a person loses their home and at times their belongings. This usually occurs over a period of time when due to economic, personal, or cultural factors a person is unable to pay rent, falls behind on payments, and loses support to the point where they lose their home. At this point the person, or family in some instances, loses its community and sense of place. They transition from one community to a liminal state of being neither part of a homeless community or their old community. If one stays homeless long enough often there is another transition to becoming a part of the homeless community. The state of homelessness can range from a short period of time to a chronic situation of being unable to support oneself. In the United States, methods and programs are employed in an attempt to aid homeless people and provide them with the services needed to become independent and rejoin society. For some these interventions are successful and people are able to leave homelessness. For

others however the programs are not able to facilitate the transition between homelessness and living independently and the people return to the streets to homeless lives.

Figure 41: Homeless Process for the Individual or Family

This can be compared to the experiences of the Harlem Park neighborhood that once was thriving with an elite community. However due to changing population dynamics, war, and loss of industry in Baltimore, Harlem Park's community began to change and lose its strength. Where Harlem Park was once an elite white neighborhood, it slowly became an elite African American neighborhood. It would continue to experience flight and deteriorate to become a more dangerous and poverty stricken neighborhood. With the flight of its residents, Harlem Park became full of more and more vacant and under maintained properties. So, just as the average person can go through events, become homeless and fraught with poor conditions, the same can be said to have happened to Harlem Park.

Just as the United States provides services and programs for the homeless, the same happened at the urban scale of Harlem Park. In the 1960's as previously stated, the Demonstration Project was developed as a means of aiding the neighborhood and providing a solution to many problems. However the urban plans and interventions failed leaving Harlem Park to experience further decline in population and structural state.

Figure 42: Intervention comes to Harlem Park

This site being devoid of place and having experienced a similar situation and process to the individuals and families who become homeless makes it ideal for a program to aid the homeless and community.

Harlem Park Site Selection & Analysis

Harlem Park is located above Rte. 40, and near to the MLK Jr. Boulevard that is home to a number of homeless camps. Harlem Park with its decline in residents and care can similarly be seen as homeless. While nearby neighborhoods include amenities such as community centers and functioning commercial areas, Harlem Park has small scattered amenities that can barely support the community as seen in Figure X. The lack of amenities is primarily due to the zoning of the neighborhood as R-8 with two small areas zoned for business and one for offices, FigureX. R-8 zoning

creates a district defined as high density residential, where single-family and multifamily dwellings are commingled and certain open areas where similar residential development will be a viable land use. Through zoning and accessibility, the site is an ideal ground for matching the needs of both the homeless and the existing community through an institutional intervention.

Figure 43: Harlem Park Neighborhood Zoning Code

Yellow = R-8

Blue = 0-1

Red = B-1-2

Figure 44: Harlem Park Ammenities

According to the 2010 census tract, Harlem Park has a population of 2,515, of whom 2,427 are African American and 1,718 over the age of 18. The average education level of residents is a high school degree or equivalent. This contributes to the low medium incomes and levels of poverty in the region. The median income of residents is $23,000 annually. This puts residents at just above the poverty level which according to the US Poverty Guidelines of 2015 is $20,000[31]. When matched to property and housing values of $16,000 - $42,000 make maintenance and ability to afford properties difficult for residents as seen in the decline of Harlem Park over the years. Since lack of education and poverty levels are part of the cycles that contribute

[31] "201
5 Poverty Guidelines." 2015 Poverty Guidelines. February 1, 2015. Accessed May 10, 2015.

to the state of homelessness, a transitional housing facility and educational center would contribute to meeting the needs of both residents and homeless people.

Typologies:

Harlem Park has a unique set of block typologies that make it appropriately suited for supportive housing and defensible space. As stated in the history of Harlem Park, due to the Demonstration Project of the 60's, the blocks which were once developed as a series of row houses and alley houses became courtyard blocks lined by row houses, Figure X and Y.

Figure 45: Site Figure Ground

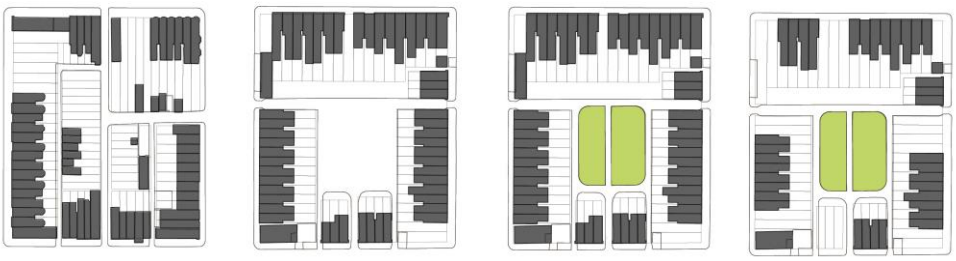


Figure 46: Block Typology Changes

This block typology sets up a space that allows residents of the block to feel a sense of ownership and ability to keep security through eyes and access to public space. The current parks are failing, however, due to a lack of maintenance and sense of ownership. Current owners have their own backyards to maintain, and since the city cannot afford to maintain the (city owned) parks it falls to the residents to maintain them. As this is more than they can handle, the parks have fallen into disrepair and abandonment. This is a challenge the project must address, how to create a public space that engenders a sense of ownership and safety for residents. This will be achieved through the proper program types having access to the courtyard.

Areas of Opportunity & Need

In considering a final site, the needs of the Harlem Park community and homeless people of Baltimore were measured against the opportunities each block provided. The primary needs considered in site selection included: public space, opportunities for business and amenity growth, access to public transportation, and access to education and community spaces. In speaking with multiple community and neighborhood design centers within Baltimore, there was a consensus that what Harlem Park needed was an urban center that would bring new life and a new face to the neighborhood

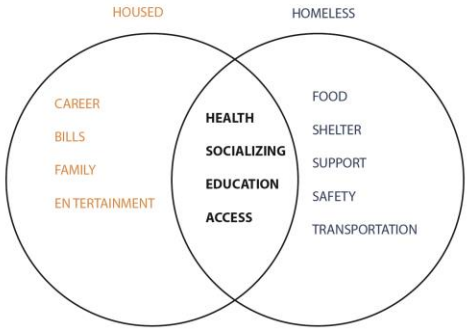


Figure 47. Comparison of needs between the housed and homeless

Harlem Park, while primarily zoned for residential use, does have a series of streets and regions that are zoned and set up as incentive zones for commercial business owners and developers. These areas are ideal for a transitional housing program with employment opportunities in the form of incubator retail space.

Figure 48: Areas of Opportunity

In addition to considering areas of possible growth and redevelopment within the neighborhood, it is important to consider access to public transportation. Harlem Park is slated as one of the neighborhoods to receive a stop for the new Baltimore Redline (see figurex). Along with the redline stop, the neighborhood has a series of bus stops (figure x), a necessary amenity transitional housing needs access to.

Figure 49. Public Transportation

While a transitional housing facility will provide many needed programmatic services, existing services and centers are also taken into consideration when determining site. The main categories studied were public buildings, churches, commercial buildings, and residential typology.

Figure 50: Public Buildings in Harlem Park

Figure 51: Religious Institutions in Harlem Park

Figure 52: Commercial Buildings in Harlem Park

Figure 53: Residential Building Typology

Final Site Seletction

Based on the criteria and analysis of the previous section, the final site selection was Block N104, bounded by W Lanvale St., N Fremont Ave, and Harlem Ave. Due to its adjacency to the next neighborhood Upton, the site was ideal for creating a center that could benefit multiple communities. Its placement along a business zoned street, its inner city block park, and existing low income housing units, also made the site ideal for a transitional housing program.

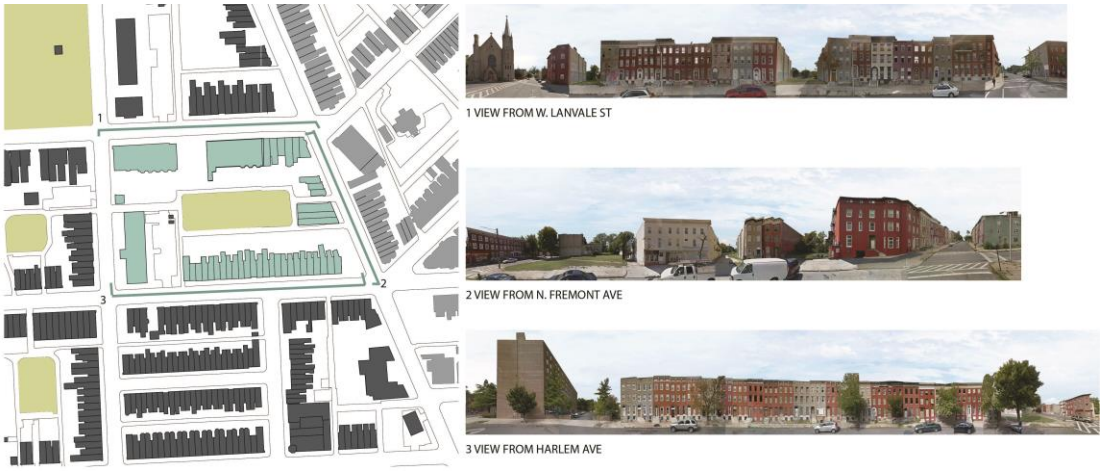


Figure 54: Final Site Conditions

Figure 55: Final Site Selection

The Harlem Park neighborhood currently has a vacancy rate of up to %40[32]. In spite of the flight, there are a number of residents who have stayed. In approaching site conditions and placement of buildings, it is therefore important to honor the current residents and not displace them through architectural interventions. In determining the site and what interventions are possible, a study of vacant properties and lots was made. Properties that were currently occupied were to be left intact and vacant buildings would either be incorporated or removed from the site during the design process.

Figure 56: Vacant Land and Properties Near and on Site

[32] "Welcome to CityView 1.6." CityView. Accessed May 10, 2015.

Chapter 7: Design Development

Program Development

As stated previously in this paper, the goal of the program of this thesis is to match the needs of the community with the needs of the homeless. Through studying the community of Harlem Park it has become apparent that the community needs aid in higher education, job opportunities, community space and access to supportive services. This overlaps with the needs of homeless people who in addition to shelter and medical assistance also need aid in education, employment and supportive services. The goal of the program is to foster self-sufficiency and independence through transition for both homeless residents and community residents. Currently most programs and facilities for the homeless are segregated from the rest of society. Society at large knows of the existence of soup kitchens, shelters, and transitional housing, but its people do not actively socialize or mingle with those who use these facilities or make use of them themselves. By creating a space where both the housed and homeless can actively use together, there is the opportunity to create a stronger community. More importantly it provides a gateway for the homeless residents to interact again and equally with a community they would otherwise be isolated from.

Figure 57: Building Program and Program Connections

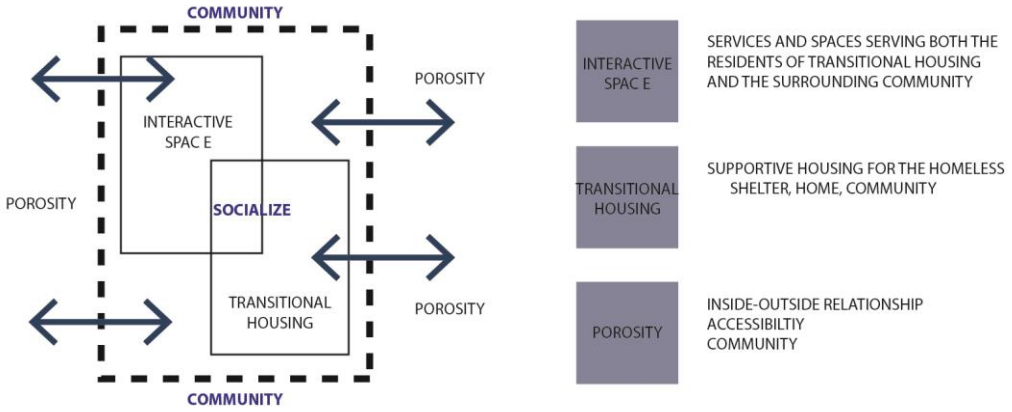


Figure 58: Integration of Transitional Housing, Communal Spaces, and Communities

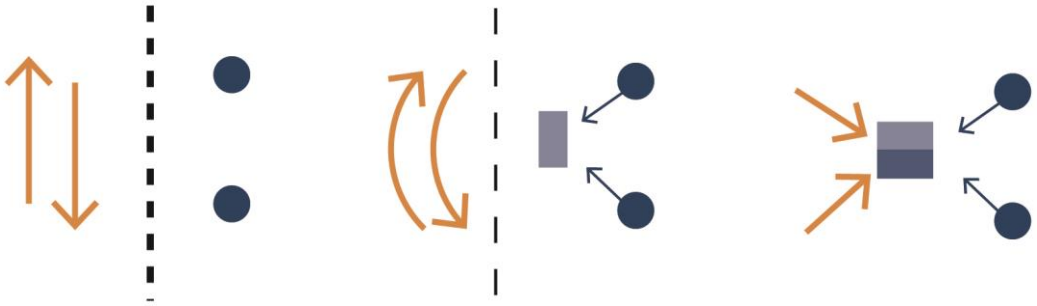


Figure 59: Bringing the Housed and Homeless Together through Space

Through the analysis of transitional housing precedents, retirement facilities, and co-housing communities and the analysis of the many needs of different groups of people, I decided that the program should be broken down into four major parts: housing and shelter, social services, an educational center, and community center with employment opportunities. These four categories would make up the program. The housing would include child care and dining services, and be broken into three parts: supportive group housing for residents without children and not wanting to live alone, childcare housing for families transitioning out of homelessness, and market rate one to two bedroom units for individuals or couples.

Social services would be provided to both residents and the community in the form of supportive services, therapy, case management, and healthcare. The educational center seeks to share knowledge with any who come to the site through a public library, auditoriums, classrooms, offices, and workshops. The community center provides spaces for gathering and recreation in the form of galleries, art rooms, rentable rooms, and a gym. Sharing program between education and community is a job center providing aid to those in need of employment. Included is space for incubator retail which would be small low-rent spaces for the community to invest or as training ground for residents of the transitional housing. These program choices are intended to provide opportunities for growth, transition, and socialization while through architecture providing limits and safety to the spaces within which these activities occur.

Program and Massing

The design proposal was broken into four distinct parts on the site: the social services mass, the housing and retail mass, the community center mass, and educational center mass. Each mass was sited and arranged based on its relationship to site, other programmatic elements, and creation of the courtyard. The interaction between programmatic spaces is important as they will inform how residents and outside community members will socialize with each other. Through precedent analysis it is apparent that there are typically two approaches to organization. One is a courtyard scheme and the other a bar scheme of linear spaces in progression. In order to integrate transitional housing with the surrounding community it is important to take into consideration the existing typology of the site. In this case a courtyard

organization was most appropriate, as it gives opportunity for a controlled defensible space. While the argument can be raised that the current courtyard scheme existing in Harlem Park has failed and thus the likelihood of another courtyard being successful as slim, I argue in this thesis that the success of the courtyard typology is dependent upon scale and the type of program that surrounds the courtyard. Where the existing courtyards are surrounded by residences and their private yards, the proposed intervention places residences as well as a variety of other programmatic uses facing the courtyard. In transitional housing the courtyard is also essential in how it acts as a secure threshold to gather residents and disperse them through the rest of the facility. It is also a space to gather them as a community to socialize and celebrate achievements.

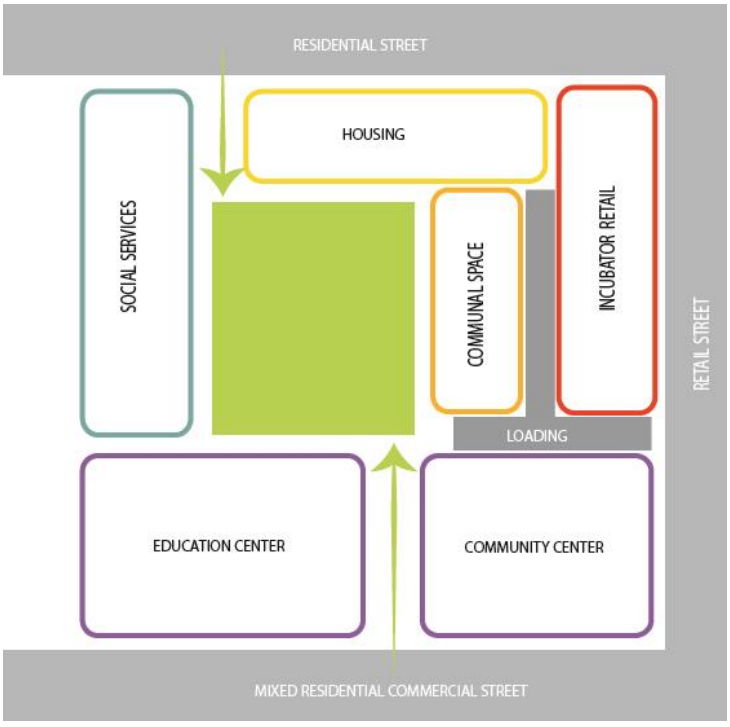


Figure 60: Program Placement on Site

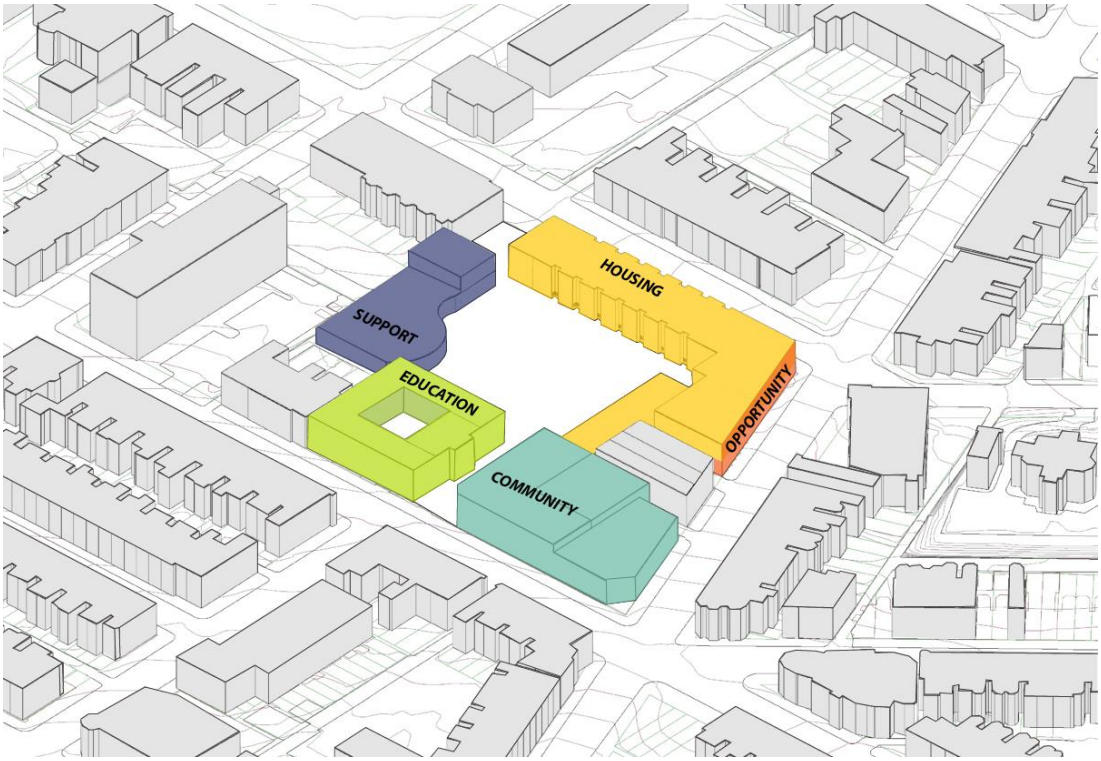


Figure 91: General Massing on Site

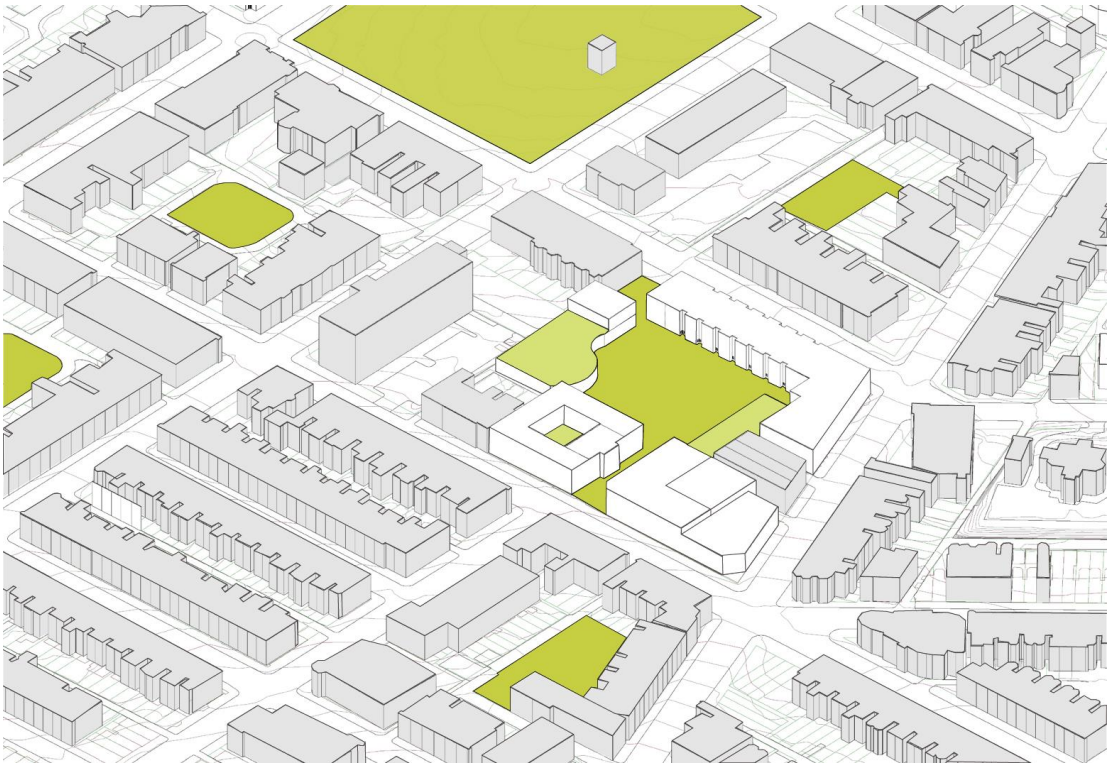


Figure 92: Courtyard Typology of Harlem Park and Site Intervention

Baltimore's culture of socialization and activity occurs on the street, or more specifically from the stoop. The street edge and condition creates the life and energy for the buildings and stores. One of the challenges faced in approaching a courtyard site with a front door culture is where the front and back of a building exist. In the case of the site intervention it became important to create two fronts, a street front and a courtyard front. The first front would be the most public face and accessible to most of the community. The latter would serve as the private face for residents of the program. Current context surrounding and including the site showed a saw tooth development. The final massing of the design is a result of the desire to create a uniform street front along W Lanvale St, N Fremont Ave, and Harlem Ave. Retail, social services, education and community spaces are placed on the ground floor to take advantage of pedestrian traffic, and create prominent access to the surrounding community so as to generate a neighborhood center. The final intervention is titled the Harlem Park Mariposa House.

Figure 63: Aerial View of Harlem Park Mariposa House

Figure 64: Site Plan

Figure 65: Progam use of Site Plan

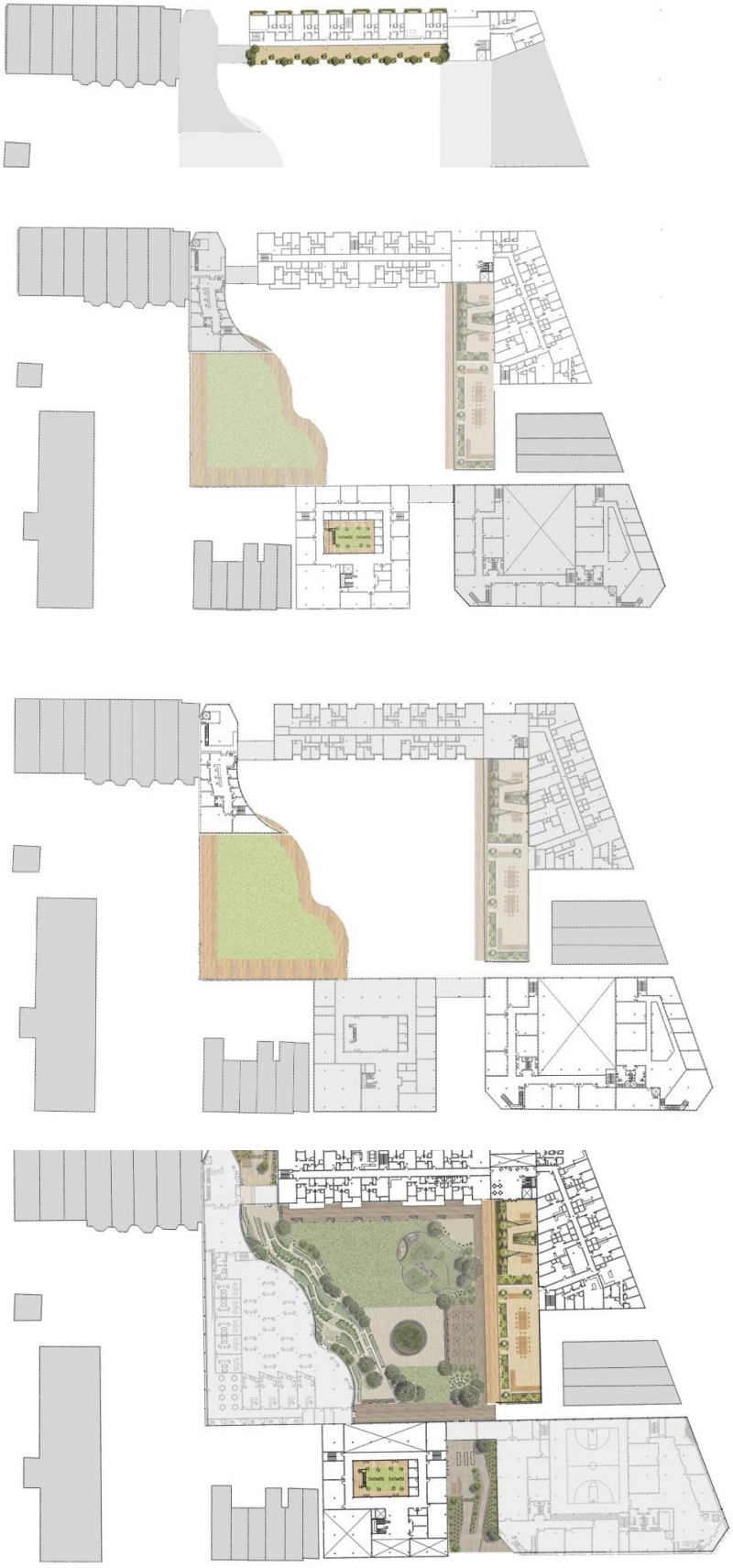


Figure 66: Floor Plans of Levels 2-5

Incubator Retail

Along N Fremont Ave, incubator retail is located as part of the job center and commercial funding aspect of the project. Incubator retail is sized based on the structural bay widths of 20'x20' (Figures X, X).Harlem Park lacks the amenities found in stores such as cafes, clothing, grooming needs. The retail aspect of this project will supply the neighborhood with much needed business but also opportunities for employment and investment. Residents of Harlem Park will be given the opportunity to invest in the Mariposa House by renting space for business. Businesses not run by neighborhood residents will be run by the transitional housing. All shops provide practice work ground for residents of transitional housing as well as employment, but also employment opportunities to the rest of the neighborhood.

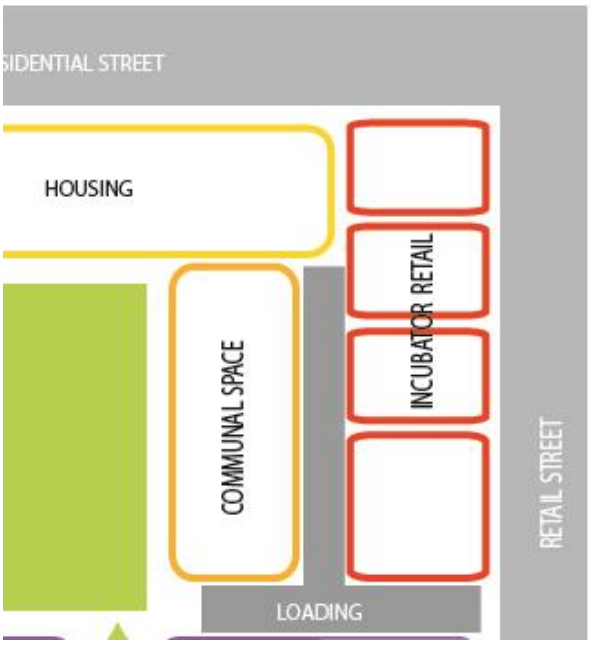


Figure 67: Retail Program

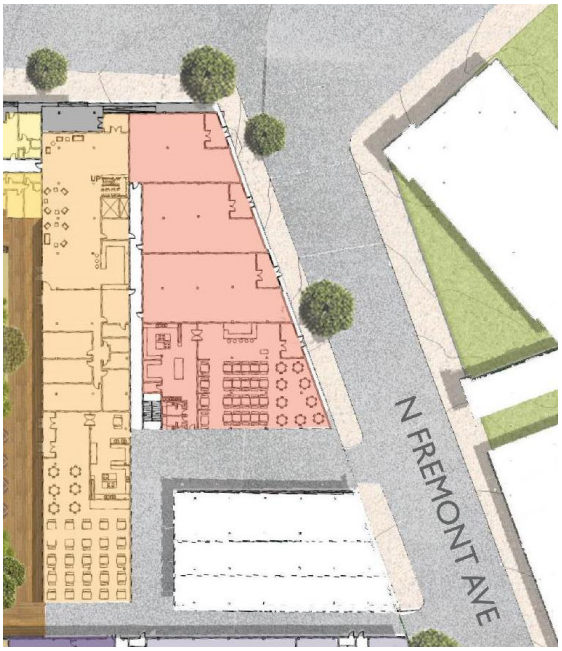


Figure 68: Incubator Retail

Social Services

Along W Lanvale St, the most residential street of the site, the social services center is located. There is a small and subtle entrance placed along the street referencing the style of the surrounding row houses. Off the entrance is a small public courtyard where the residents of the neighborhood along with residents of Mariposa House can congregate. The social services center consists of a day room for visiting homeless individuals, rooms for therapy and case management (figure X), work space for residents to meet with case workers, and a health center located on the second level of the building.(See Figure X and X)

Figure 69: Social Services Program

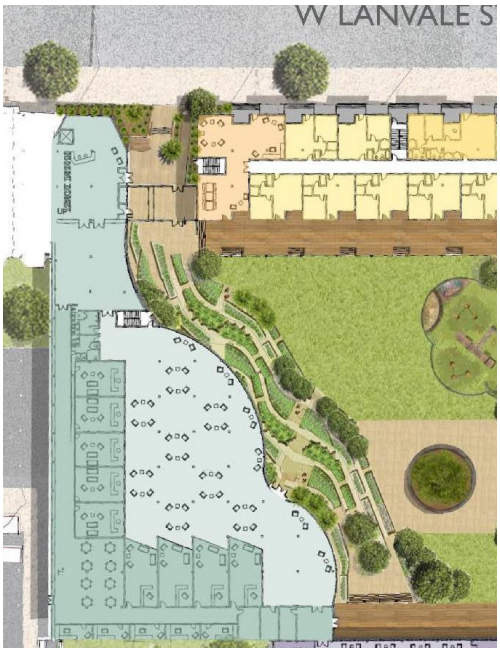


Figure 70: Social Services Plan

Guests, residents, and community members enter the social services center they are directed from the courtyard to a large atrium (figure X) where they are

greeted and directed through the building according to the reason for visit. Moving through the building there are a series of thresholds and moments of reflection. Along the main hallway and entrance into the center is a gabion wall constructed of demolished buildings that were previously on the site. Light is allowed to filter through the wall, a reference to the past of individuals coming to the site and that while one can look to the past there is now the opportunity to move forward to a new life, referenced by the glimpses that are allowed into the private courtyard. There is a life beyond that can be reached but first there is work to be done.

Figures 71 Social Services Entrance Figure 72: Therapy Room

Figure 73: Floor Plan of Social Services

Figure 74: Floor Plan of Second Floor Health Center

Transitional Housing Units

An important portion of the program is the development of the housing units. While most of the supportive housing occurs on the upper levels of the building a small portion of the housing creates a front on W Lanvale St. As the most residential of the three streets surrounding the site, by placing a number of units on the street, residents ready to return to permanent housing can begin the transition by having their own front door and socializing with neighbors across the street. Since the building contains multiple types of housing and set in a residential neighborhood, it is important to blend the housing with the surrounding typology. There is a balance that must be maintained within the housing between the needs of the resident based on their many varied backgrounds and reasons for coming, and the existing community's view on housing. The question can be raised as to how iconic a new building should be? These residents are already dealing with the stigma of homelessness and it is my opinion that then this is a building we do not want to draw too much attention to. This is achieved by honoring the existing building typology surrounding the site. The row house typology is adapted then in the façade (see figure X).

Figure 75: Analysis of Housing and its Facades

The most private function of the transitional housing program are the living units for residents. Housing units are broken up into three types: one to two bedroom units for individuals or couples, family units, and group units(Figure X). While it is important for residents to feel safe in their own units, there are a series of common rooms and terraces on each floor to foster community interactions. The first floor of units has the most public interaction as they open up onto the courtyard and street. The upper levels provide more security and limited interaction to the other residents of the building. Following the model of co-housing the first floor has a bar of program that acts as the main house for residents to use. The main house bar includes a common room for relaxation, a day care for children of families in the program, and a dining hall and kitchen through which residents can learn to cook and share meals.

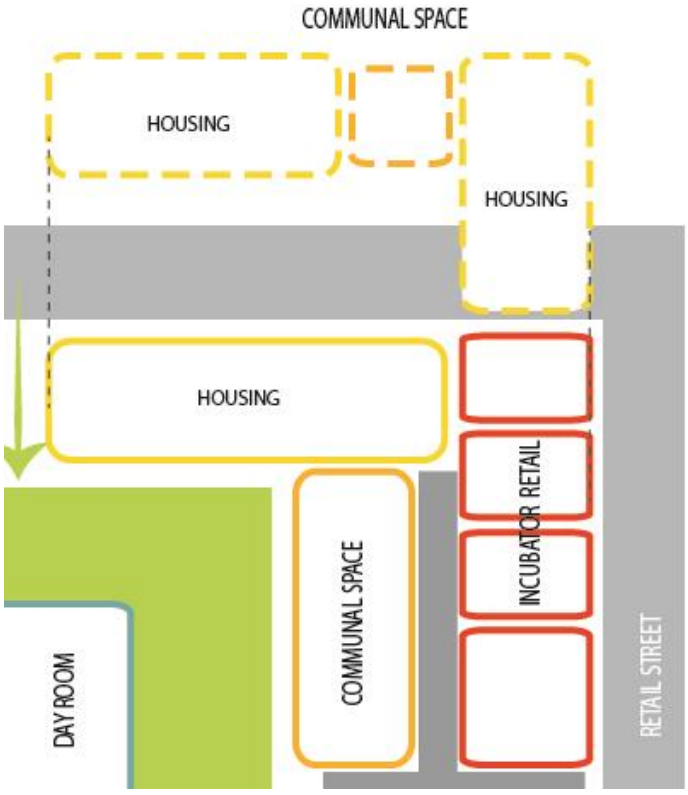


Figure 76: Program of Living Units

Figure 77: Ground Floor of Living Unis

Figure 78: Unit Types found in Mariposa House

Figure 79: Second Floor Plan of Living Units

As previously stated there are three unit types found within Mariposa House: one to two bedroom units, family units, and group units (Figure X). Looking at the floor plans of the second level and levels above (Figure X), the distribution of unit types becomes apparent. Unit types are grouped based upon the types of residents and the interactions the program hopes to foster.

Family units can range from 2-4 bedroom units and are grouped together near common rooms so that children can form friendships within the housing(figure X).

While parents can rely on each other and the community to care for the children in the common room, they are also able to make use of the childcare services located on the first floor (figure X). In the end it is the opportunity to create home and a sanctuary (figure X) that is a great relief to families that have become homeless.

Figure 80: Childcare Services

Figure 81: Family Living Unit

Group units are then clustered with individual units. These units are for adult individuals and couples. For those who wish to live alone, the single units are offered (figure X). For those who feel unsafe by themselves the safety of numbers is offered in the form of roommates and a shared apartment. These two are clustered together with close relation to the family units to try to create as many possible moments of interaction as possible.

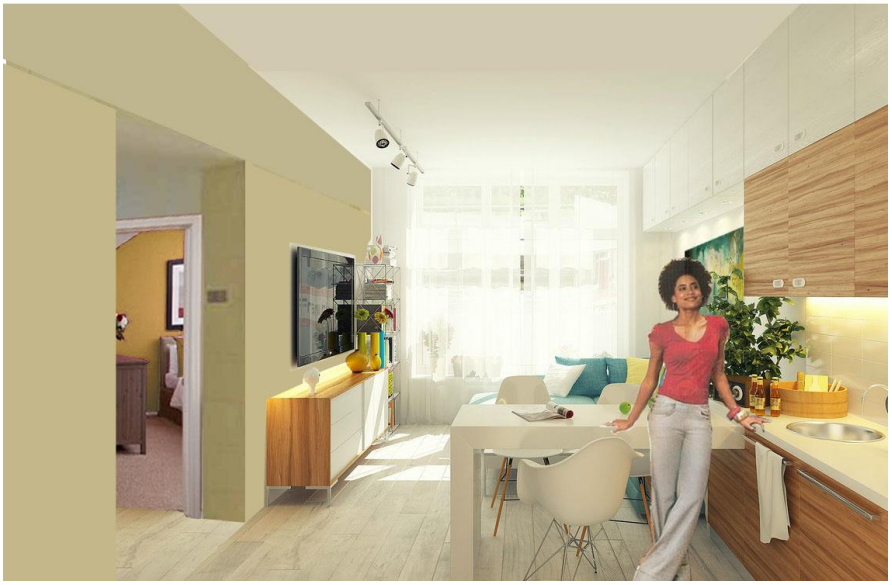


Figure 82: Individual Living Unit

Figure 83: Common Room

Education and Community Center

Located along Harlem Ave, is the education and social services center. These are the two most public buildings on the site as they are meant to be the main space of interaction between the homeless residents and neighborhood residents. The first floor of the education center is programmed to meet communal needs such as gathering, learning, and relaxing. This space is a space to share concerns and knowledge. As the closest public library is 10 miles away, it was important to provide such a sanctuary and amenity to the public (figure X). It will also serve as a quiet space for residents to relax in other than their living units. The two upper levels are dedicated to classrooms, workspace, offices, and study rooms. There is courtyard located on the second level of the education center on which all classroom look out into. This creates a private space for socializing outdoors while within the education center.

The community center then focuses on the creation of recreational spaces for residents including a gym and basketball court. The upper floors of both centers are more quiet spaces of meeting, work and education. Due to the public nature of the center, there is a public courtyard located on the first floor on which entrances to the building sits. This building sits on one of the most prominent corners of the site at the intersection of N Fremont Ave and Harlem Ave. Thus it was important to create a welcoming yet institutional face for the communities. Where the rest of the site is dedicated to living and aid, the heart of the community, the education and community center are the soul and brain.

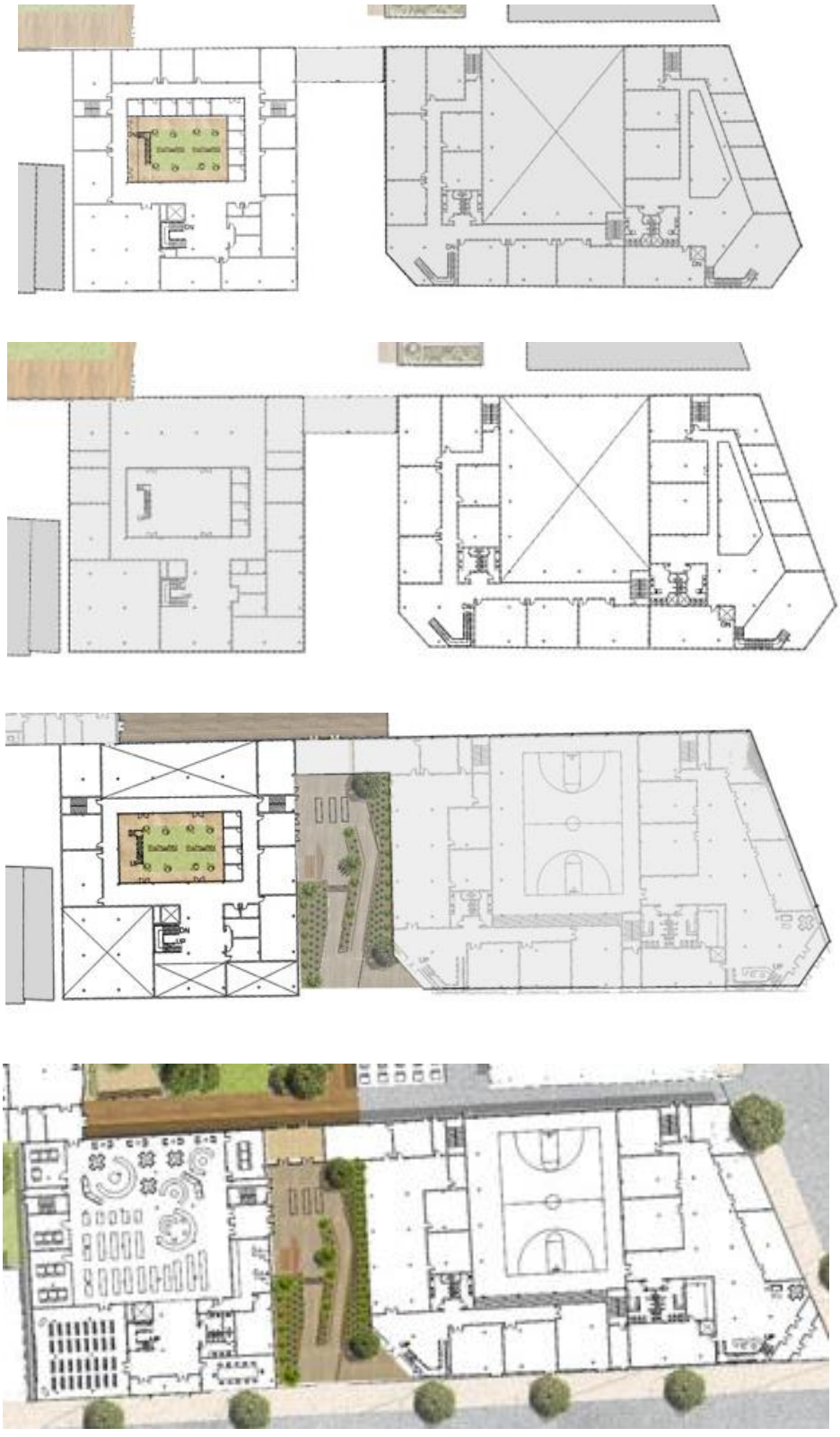


Figure 84: Level 1-4 of Education and Community Center

Figure 85: Public Library

Conclusion:

Homelessness is a state to recover from, not a problem to fix. It is through architecture and the multifaceted nature of building and constructing space that we can heal social issues. The innovations proposed in this project of approaching the city block as a center for healing, living, and socializing are but one way to approach the tremendous undertaking that the state of homelessness is to fix. It is not something that architecture alone can impact. It is through empathy and an understanding of the many situations the individual can experience that architecture can then begin to make an impact. For me, empathy came from a personal experience of homelessness. In understanding the need, the fear, the want for help, I could approach this subject with a gravitas and respect that allows for a very sensitive

subject to create a thesis that presented a holistic solution. This thesis is site and situation specific. The process of research, experience, and narrowing the scope of a project in order to redefine the way we approach supportive housing and the city block to relieve social tension is a valuable approach that can be applied globally. It is for us, the designer to use our skills to better the quality of life for all in need.

Chapter 8: Response to Public Presentation

Panel Response

After a year of research and design development, the accumulation of work was presented to a public audience. The project received both positive and negative feedback. The project was commended for its depth and scope, as well as the understanding of the needs and program of the thesis. The project was also questioned for its scale, source of funding, and choice of typology. The following sections will summarize the panel's comments and both their and my response.

Funding

One of the fundamental questions asked in response to this thesis was that at the scale of an urban block development, where and how would this project be funded? The answer to this question during the panel discussion was federal funding and income from the rentable space given to incubator retail. While this was considered a viable option in funding transitional housing, it was suggested to look at the existing community groups such as the many churches near the site. Churches already fund soup kitchens and sanctuaries for the homeless. They have expanded such funding, in the past, to supportive housing programs as well. By working jointly with the church community there will be greater interaction between the neighborhood community and the homeless community, which is a main goal of the thesis.

Urban and Site Planning

While the focus of this thesis was specifically transitional housing, another approach might have been to state that the desire to design a city block as a center for the many communities of Baltimore MD, led to the program of transitional housing mixed with service centers aimed at creating interactive spaces. A question to pose would be: can the city block be solved through program and institution. While there are many different lenses to approach the concept of housing and the urban block, the aspiration of the project and its extents was considered admirable.

In terms of the scale of the project, the question was raised about whether the homeless residents would be comfortable in such a large facility, and how the project helped to transition residents through the shock of being housed. My response to this concern would be to agree that in continuing the development of this project rather than the use of large communal spaces, smaller clusters of units and public spaces are an approach that could be explored as another intervention. It is my opinion that the issue of creating transitional housing can be approached from a multitude of scales. However to create the most impact within a city the center of services is necessary to construct. The current design proposal holds 75 units capable of housing 200 residents. With the current homeless population numbering over 2,000, they could be housed with the development of 10 city blocks with this design. A more subtle approach in further developing this project would look at developing a city block as the first transitional center where those in the most crises would receive aid. Throughout the neighborhood smaller transitional housing programs could develop in the abandoned row houses owned by the city. By rehabilitating these properties

different level of aid and housing can be offered. Residents once they have completed the program and training offered by the main housing program, could pool their resources to rehabilitate some of the many abandoned buildings in Baltimore and create ownership. From the scale of the apartment, the row house to the city block, the issue of homelessness can be addressed at many scales.

The Courtyard

One element of the program that has been met with debate and much iteration over the course of this project is the courtyard. The fact that all the surrounding inner city block courtyard-parks had failed raised the question of the possible success of another. It was argued that with the right program facing a courtyard the chance of success increased. The project also argued for a scenario where a large exterior space of multi-function would create an atmosphere where community interaction could occur. While this idea is accepted and understood by the panel the question of size and scale was questioned. It was suggested that perhaps through a number of units clustered around multiple courtyards, a stronger sense of small knit communities would be formed. This is attempted through the connection of units to common room within the building in the current design. With this idea in place it is possible to divide up the large exterior courtyard to better accommodate function and interaction. The final level of detail that could be developed through the use of the courtyard would be the concept of transition and privacy. This is a function that would speak to the nature of the project in a finishing detail.

Space Planning

The use of communal space creates an area of interaction where community can form. The use of program along it dedicated to residents creates a center for celebration. Yet there is tension between the public and private access/use of the courtyard that limits interaction.

The childcare center for instance should have a greater connection and relationship to the neighborhood. Currently residents of the transitional housing have exclusive access to the center through the courtyard. Is this a program that should be isolated? Perhaps there is opportunity for residents of the neighborhood to be employed in the childcare center. This would require a new placement of the daycare along the street edge while still spanning to the interior courtyard to provide space for play. In looking at past iterations of program placement the childcare center could return to the street front, provided it still had access to resident housing.

Another instance of public-private interaction occurs in the commercial bar of program along N Fremont Ave. This commercial bar is programmed to include incubator retail. Residents or community members can chose to invest in the space to start business or gain employment opportunities and practice. This program however could be sized differently. It was suggested by the panel that the right scale of incubator retail could be found through a study of rentable market space. This would begin with the smallest market stall (40 sf) to the scale of commercial stores (2,000sf).This incremental approach to space would allow for the generation of multiple plans, businesses, and variety of opportunities.

This incremental approach previously mentioned is also challenged by the panel to occur further within the housing and unit development. Currently there are four unit types: the single, double, family, and group unit. This approach focuses on the apartment unit typology. Is this practical for the variety of people and groups of people coming to the site? Another question raised was the typology and appearance of the housing. Should the housing be uniform, or designed to match the type of housing residents can expect to find upon leaving transitional housing? To develop this further I would study what it means sectionally as well as in plan to create units that are multi-level or take the scale of an entire row house floor. This would be based on the many different typologies found in housing within Harlem Park and the rest of Baltimore.

In considering the new possibilities and needs of a new scale of project, one must also consider the scale of the program. By removing programmatic elements and moving them to a nearby site within the neighborhood, the site would open up to the opportunity of smaller communal spaces (looking back to the argument of the scale of the courtyard). By removing an element such as the library, which takes up 10,000 sf, there becomes the chance to create spaces of private ownership among residents as opposed to the current ownership. The challenge in this approach however is balancing the need for security and defensible space with the goal of creating porous interactive spaces. Another challenge would be the panel's proposal for placing units around small public spaces. By doing so, there is the chance that important street fronts that are needed for other program elements would be lost to housing. The

balance between program elements and the spaces they create on site has been a topic of much iteration in this project.

With the question of scale and what programmatic elements could stay on site depending on an alternate intervention, the question was raised as to the creation then of new/more spaces of communal interaction. While there is implied ownership of the space, residents of the housing program do not have their own personal exterior space to cultivate during their stay. As seen with the failure of the existing parks, it is understood that for public space to be successful within transitional housing residents must feel a sense of private responsible ownership of some spaces as opposed to public communal space.

Conclusions from Public Presentation

It is my conclusion from the public presentation that this thesis while showing a strong understanding and interpretation of the situation of homeless individuals and their needs, there are many additional interpretations and approaches that can be taken to further develop the design of the project. The key points I would further develop within this thesis includes the scale of programmatic elements, pushing the layers, barriers, and moments of interaction between homeless residents and community, and the creation of private owned space with the tension of public space. I would further push the concept of transition and its representation through space and architecture. Most importantly I would consider how the typology of transitional housing within the city can branch out to other communities in order to heal communities that have long seen disinvestment.

PREPARING FOR LIFE AFTER HOMELESSNESS:

from homelessness to transitional housing

Katarina Svensson

This thesis explores the state of homelessness that provides a transition from homelessness to independent living. Homelessness is a state to recover from, not a problem to fix. Transitional housing provides temporary living situations and supportive services with an ultimate goal of helping residents prepare to reentier permanent housing, achieve independence, and rejoin society. This thesis demonstrates the needs of the homeless, how services are best provided, where programs are best located, and how programs and facilities are best integrated with the community.

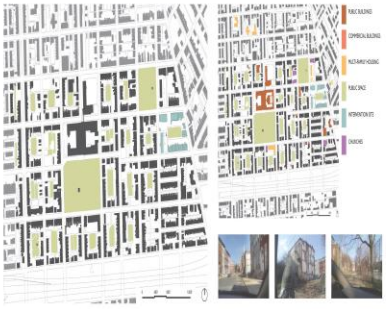
01 Crisis

HOMELESSNESS IN THE UNITED STATES

Homeless Demographics

Maryland Homeless Population

HARLEM PARK BALTIMORE, MD



SECTION 01: HOUSING AND EDUCATION CENTER

1. View along W Lanvale St
2. Public courtyard to service center
3. Service center greeting area

4. Interior courtyard and planting beds
5. Outdoor dining in the interior courtyard

02 Transitional

Homeless Triggers

Maslow's Hierarchy of Needs

Homeless and Homed Interactions

Limiral Process of Homelessness

Transitional Housing Process & Ideology

Site Vacancies

Site Massing

6. Individual living unit
7. Family living unit

03 Permanent

Precedent Study

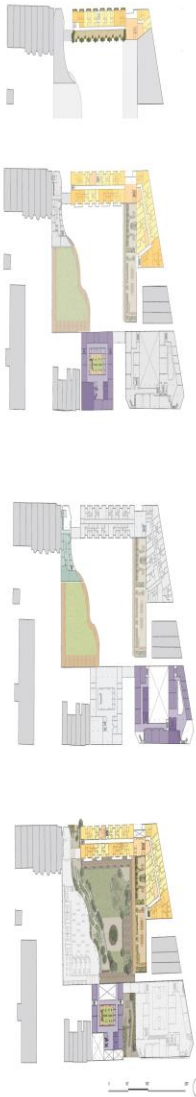
BIRDS EYE VIEW: HARLEM AVE & N FREMONT AVE

8. Case management
9. Resident common room
10. Public Library
11. Daycare for resident's children

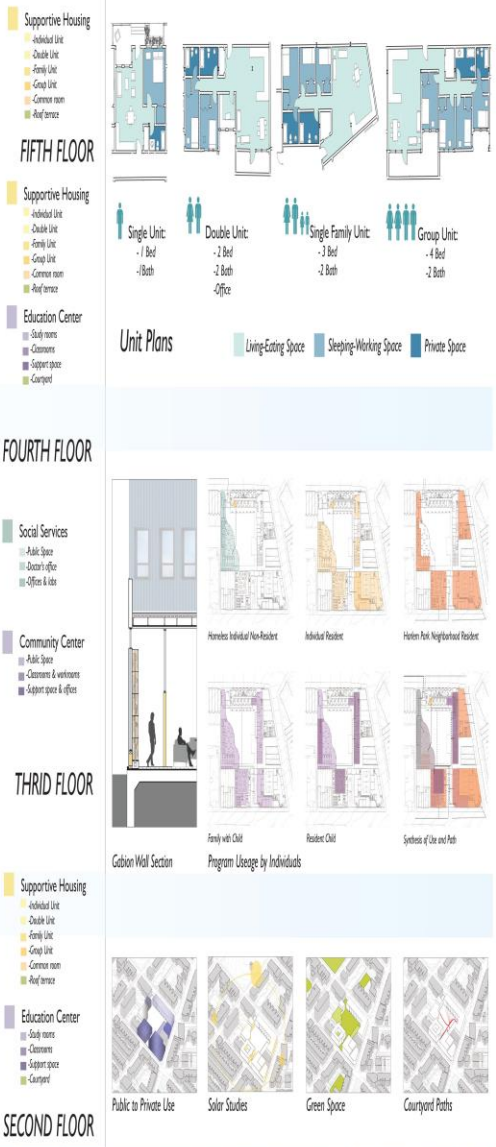
ELEVATION 01: HARLEM AVE EDUCATION & COMMUNIT

SECTION 02: SOCIAL SERVICES AND RESIDENTIAL COURTYARD

SECTION 03: COMMUNITY CENTER AND COMMERCIAL FRONTS



SITE & FIRST FLOOR



TIITY CENTER

ELEVATION 02: N FREMONT AVE: COMMUNITY CENTER AND RETAIL

ELEVATION 03: W LANVALE WALK-UPS

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