

Realizing the American Dream

When we address the opportunity that housing the next 10 million in California's Central Valley presents, it is essential that we concern ourselves with the quality of life that will be experienced by 10 million individuals. Individuals with dreams, aspirations and identities that are intertwined with conceptions of home, perceptions of the values we attach to individual and family life.

CUSTOMIZING

We propose to replace pre-designed housing developments based on generic preconceptions of American family life with flexible, transformable, off-the-shelf construction systems that enable people to create homes that are specific to their individual needs and desires and accommodate the incremental changes families experience. It is a system that adapts to the social diversity of California's Central Valley and houses:

- families that transform over time
- families that are multi-generational
- families that are multi-cultural
- families that are non-traditional

AFFORDING

We propose to eliminate the mortgage as the primary means of financing house purchase and enable people to invest their earnings in the construction and care of their homes rather than the interest and fees associated with assuming debt. Home owners maintain economic independence as they build incrementally over time.

We propose to assist low and moderate income families with initial land purchase costs by establishing land lending programs and lease-to-buy options within each new housing community.

We propose to allow families to help to house families by permitting second and third units on individual lots so that extended families can share resources and individual families can offset housing costs through rental income.

SUSTAINING

We propose to construct Central Valley homes from a building system that: 1) has a long life span, 2) is comprised of elements that can be disassembled and reused, 3) incorporates recycled materials 4) is energy efficient, and 5) enables bioclimatic responses to particular sites.

We propose to eliminate suburban sprawl, its ecological devastation and psychological alienation by: 1) decreasing lot size and increasing density, 2) permitting multi-family occupancies of single lots and structures, 3) consolidating parking into mini-lots shared by several families, 4) orienting lots to pedestrian, rather than vehicular paths, and 5) respecting the watershed and planting trees.

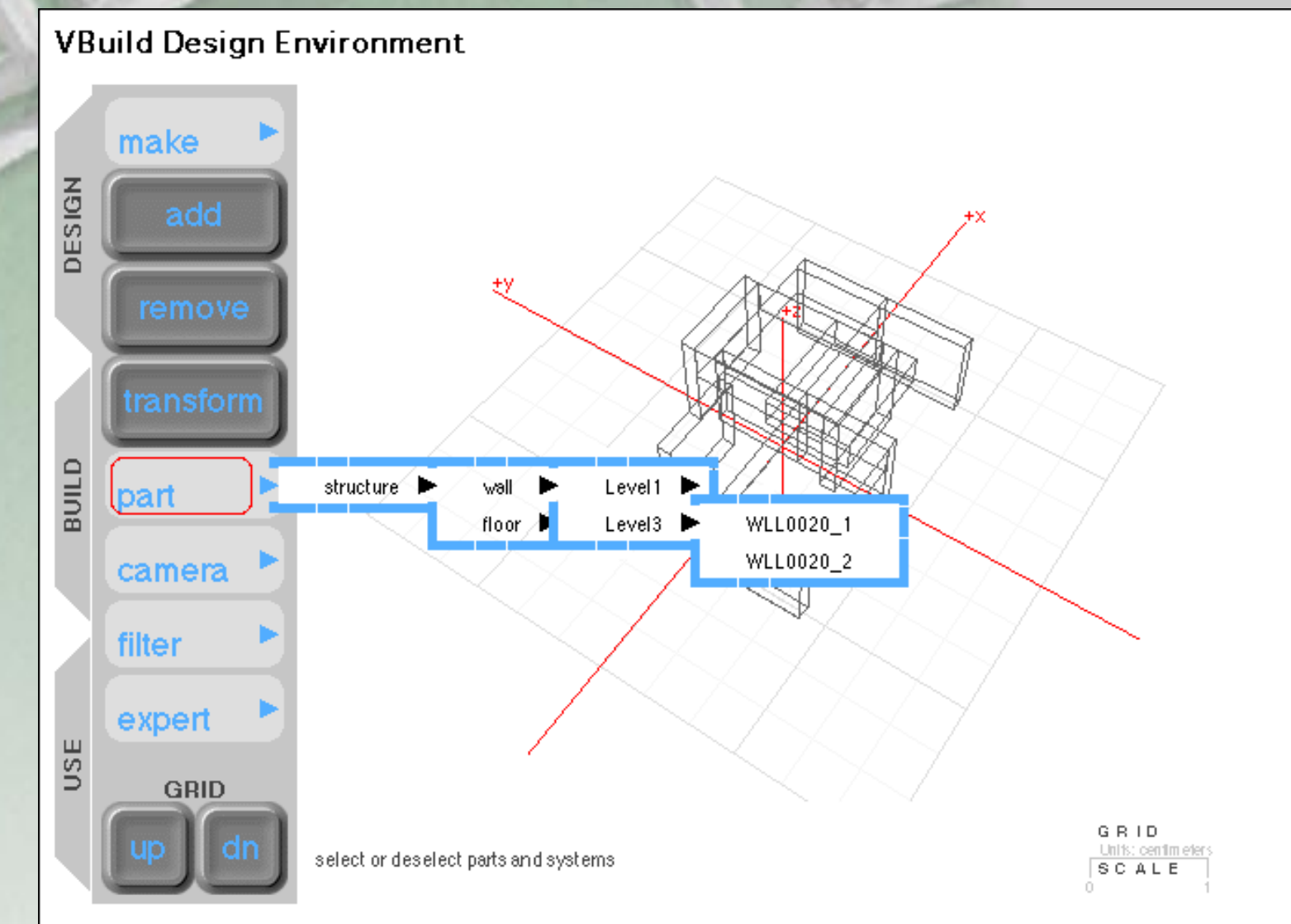
CONSTRUCTING

THE CATALOGUE
Organized on an eight foot structural module, catalogue components can be assembled, disassembled, exchanged, recycled or moved. Homeowners and future homeowners can select individual catalogue components or purchase pre-assembled starter and extension kits.

pile	750
foundation beams	160
columns	160
deck panel	240
floor panel	420
roof panel	700
roof module	900
storage unit	800
kitchen/bath module	4800
kitchen extender	800
exterior wall	500
window wall	680
louvers	200
room extender	800
interior wall	250
washer dryer	700
bathtub	300
half wall	260
half window	360
half louver	110
stairs	800
shower	200
beam	160
base isolator	600
solar panels	700
wind generator	2300

THE DIGITAL MODELER

The catalogue is accompanied by a digital modeler that homeowners without prior CAD experience can use to quickly generate views of possible configurations of components. The modeler is linked to the catalogue and a price list to facilitate cost comparisons. Components can be ordered online and delivered to the site.



Start

\$25,840

The starter house was built for one person (starter house construction cost \$25,840). The next year a second person moved in and a family was formed.

SINGLE

Starter house:
12 piles, 9 columns, 4 floor panels,
4 wall panels, 3 window panels,
1 storage extender, 1 kitchen /
bath module, 4 roof modules +
extender panels, 2 deck panels

Year 2

\$3,910

Eighteen months later they enclosed a bedroom and added living space for a total of \$3,910.

NEWLY WED

1 interior wall panel

2 piles, 2 columns, 1 floor panel,
2 wall panels, 1 roof panel

Year 3

\$4,520

It was soon time to expand the kitchen and bath, and add more living space. The exterior deck area was extended. The total cost was \$4,520.

FINAL BUILT

1 bath extender

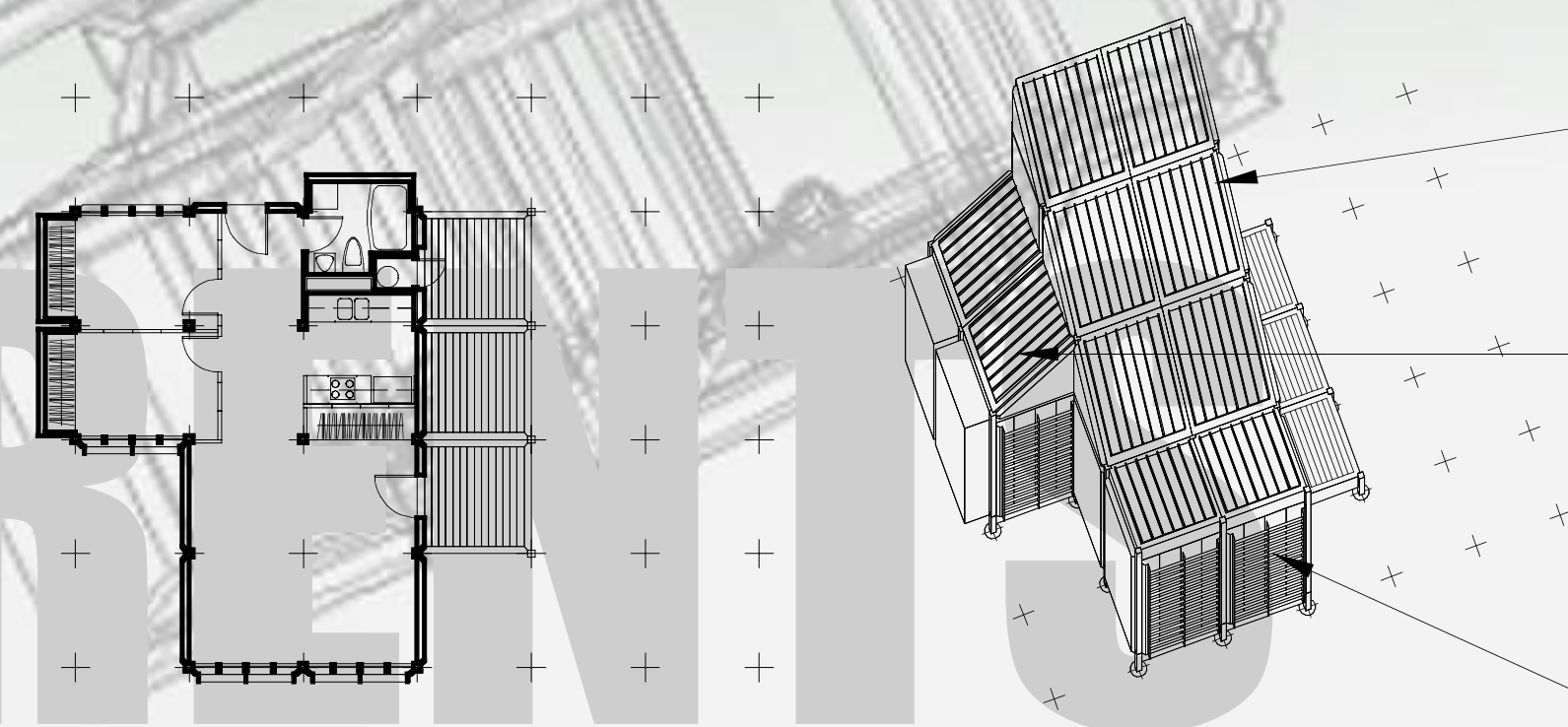
1 extended kitchen unit

2 piles, 1 column, 1 floor panel,
1 roof panel, 1 deck panel
(1 wall panel recycled or stored)

Year 4

\$13,220

A new family member arrives. The first bedroom is enlarged and a second bedroom is added. Living space is increased again. The total cost for the additions is \$13,220.



Additional extender wall panels for higher roof

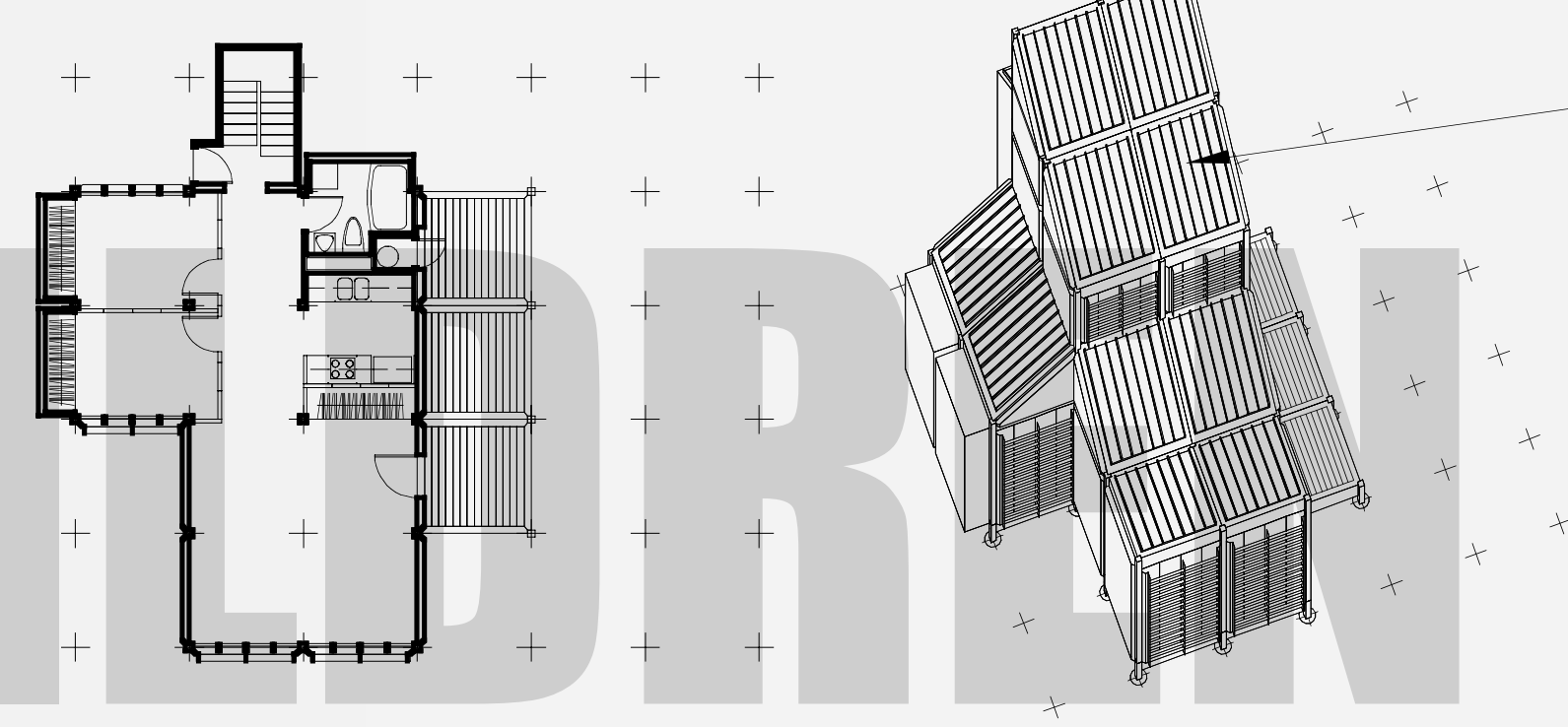
3 piles, 3 columns, 1 window panel, 2 floor panels, 2 roof modules, 1 storage extender, 2 interior wall panels

3 piles, 3 columns, 2 wall panels, 2 floor panels, 2 roof modules

Year 5

\$9,060

The family grows again and there is an increased need for space and privacy. A second level master bedroom suite is constructed for a total cost of \$9,060.

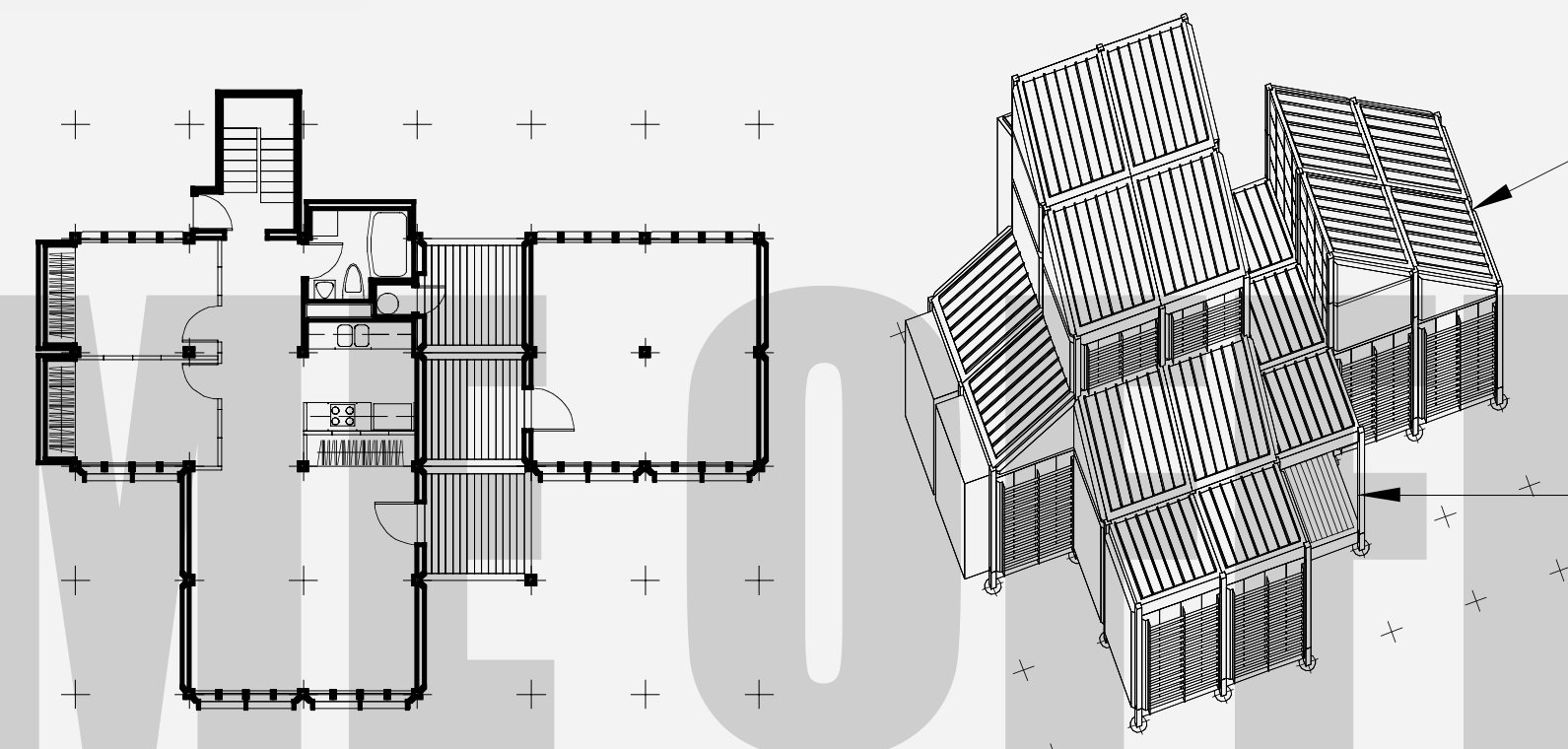


stair module, 9 columns, 5 wall panels, 2 window panels, 1 kitchen / bath module

Year 6

\$15,700

Six years after the starter house was completed, a freestanding studio building is constructed for use as a place of business (commuting to work is no longer necessary and one of the two family cars is sold for \$2,500). Total cost of studio \$18,200 (\$15,700 out of pocket).



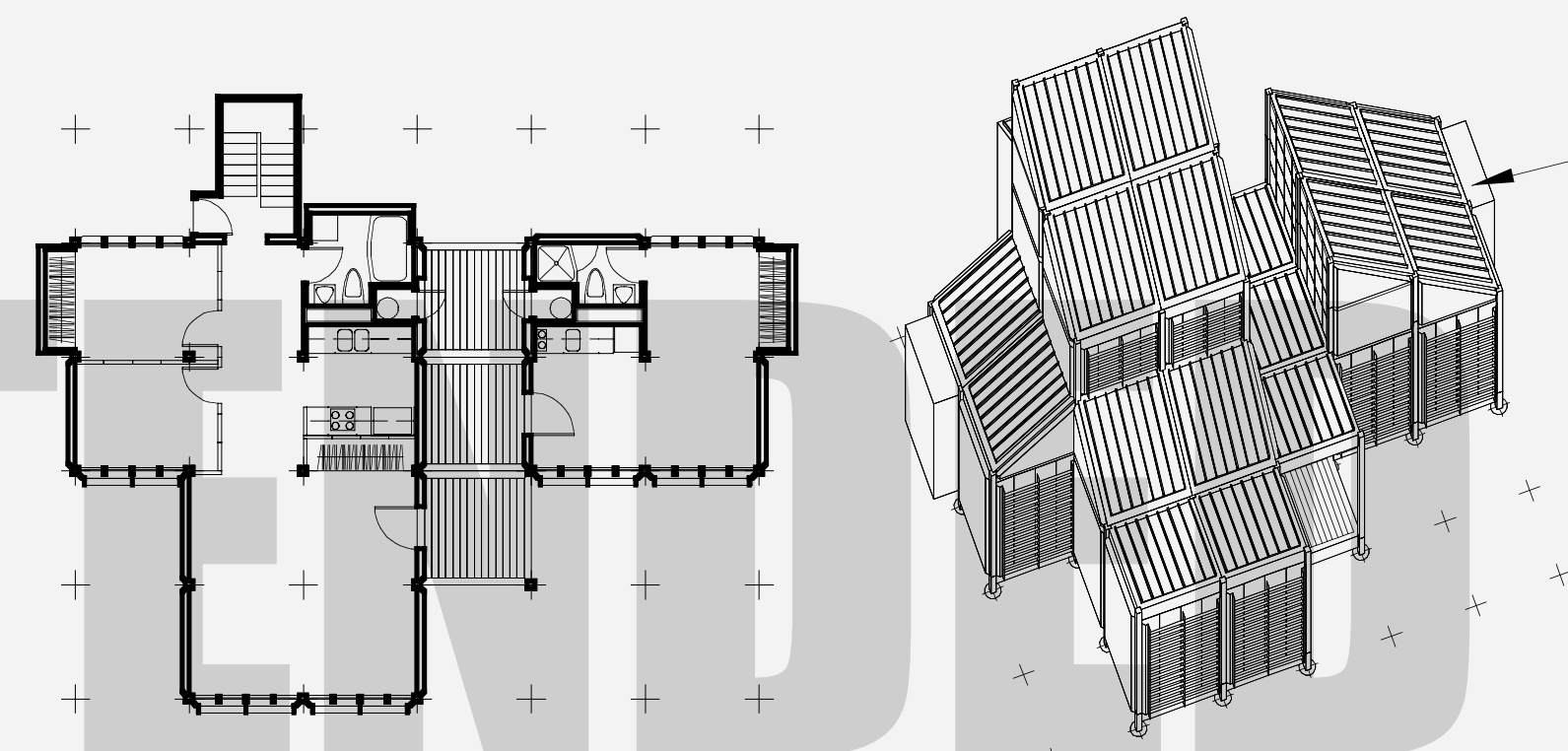
6 piles, 9 columns, 4 wall panels, 4 window panels, 4 floor panels, 4 roof modules + extender wall panels

1 column, 3 roof panels

Year 12

\$4,232

Several years later, a member of the extended family needs a place to live. A kitchen / bath is added to the studio and it is converted to a housette. A multi-generational family has formed. Total cost \$4,232.

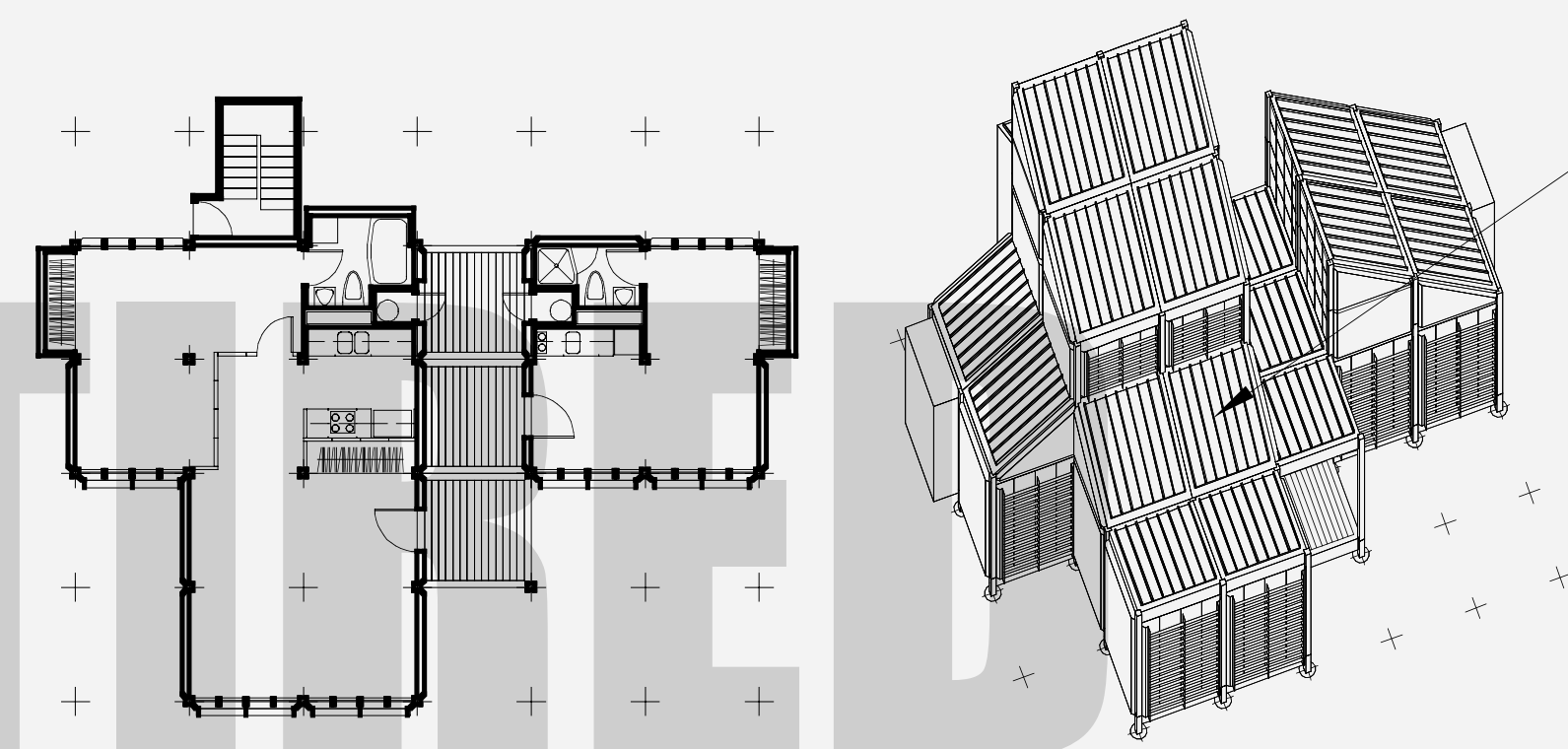


1 kitchen / bath module (1 storage extender relocated, 1 window panel recycled or sold)

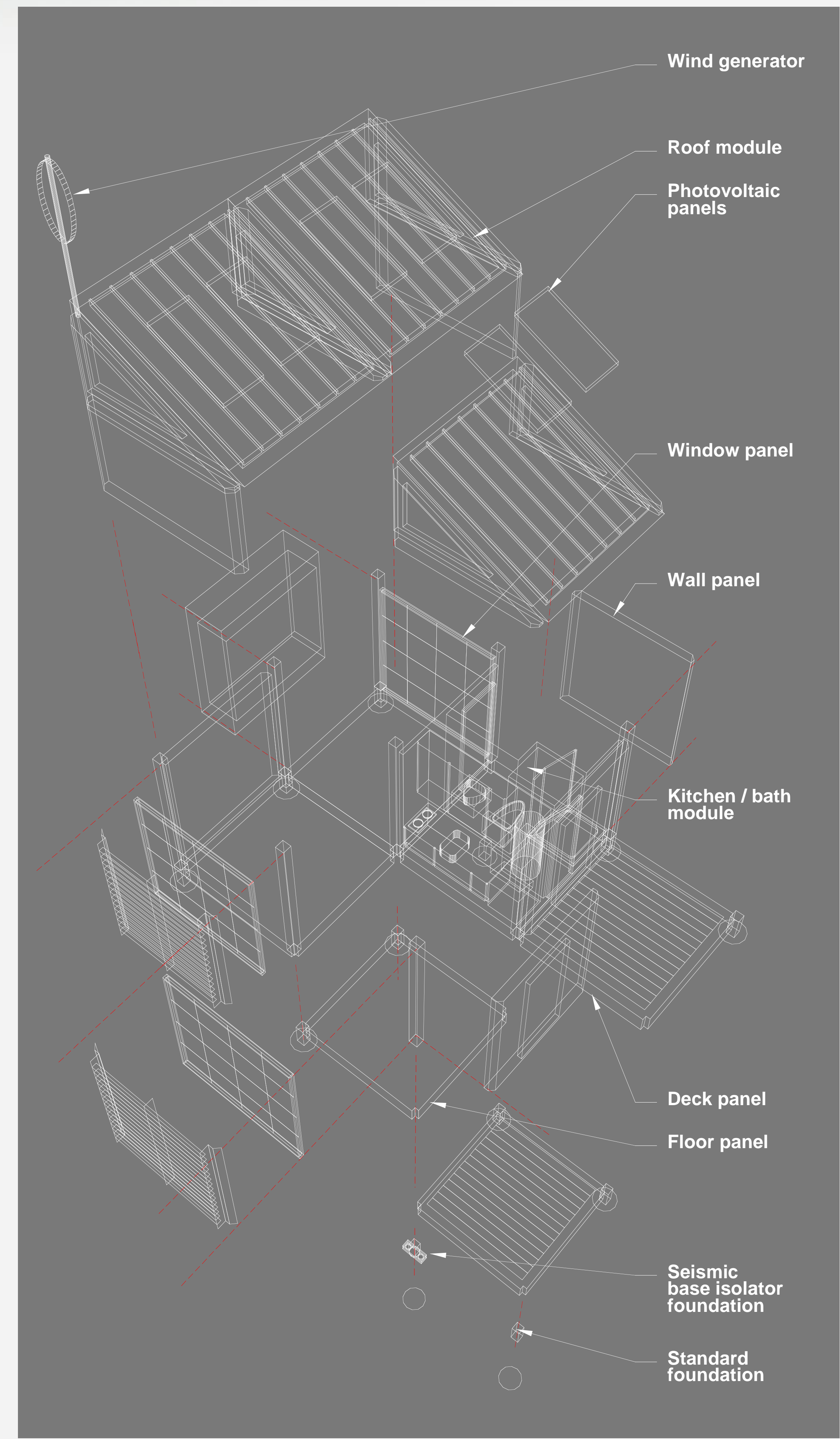
Year 24

+\$250 + \$650/mo

Time passes and the family living in the main house becomes smaller. Components of the main house are rearranged to create a duplex. One of the units is rented. Construction cost \$0. Recycled components +\$250. Rental income +\$650 / month.



(1 interior wall panel recycled or sold)



Lifetime cost: \$76,232 / 3 units