

Introducing

A new concept of high standard middle-income affordable urban living

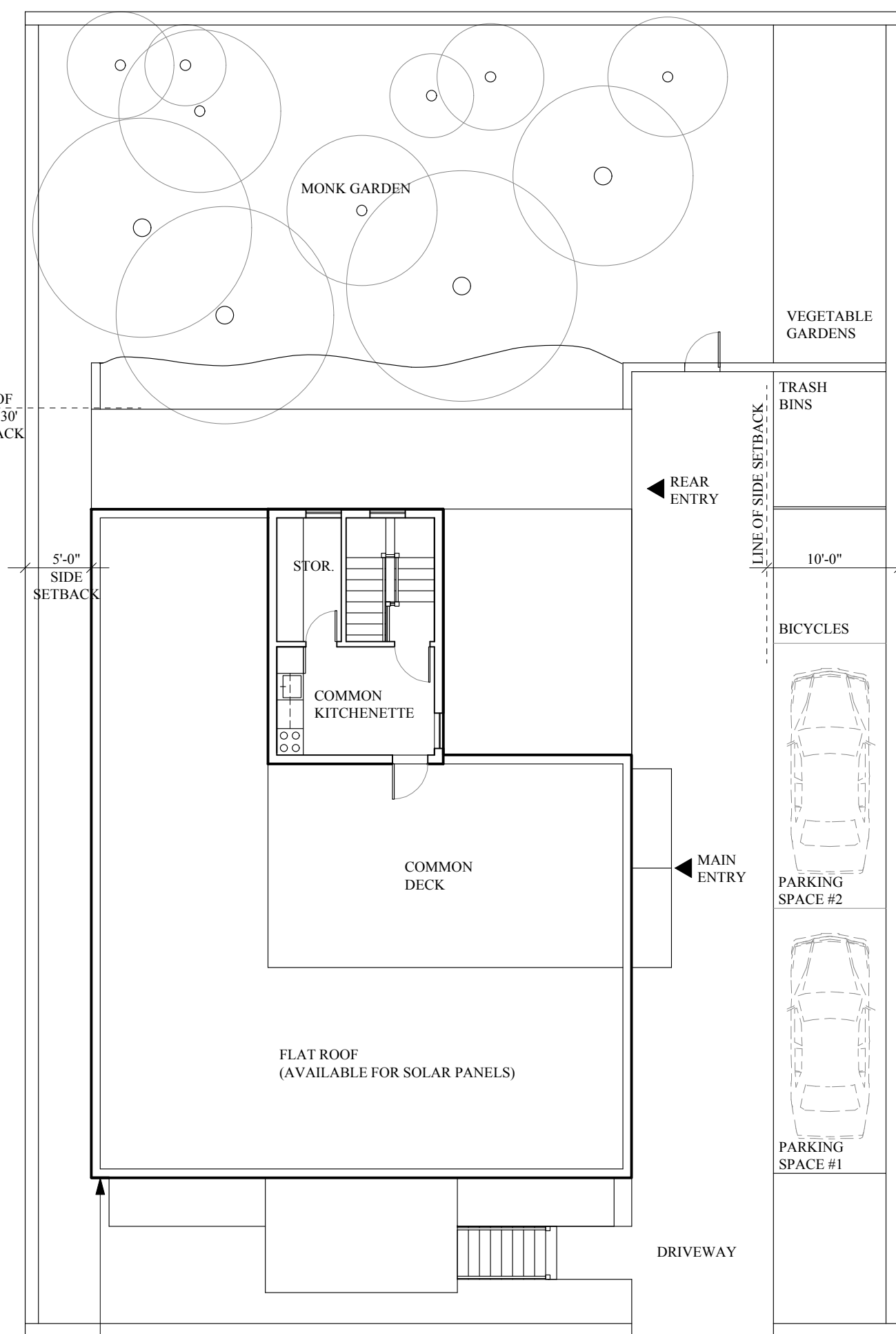
DOMA HOMES

Versatile • Affordable • Empowering • Sustainable

HOUSING INNOVATION COMPETITION

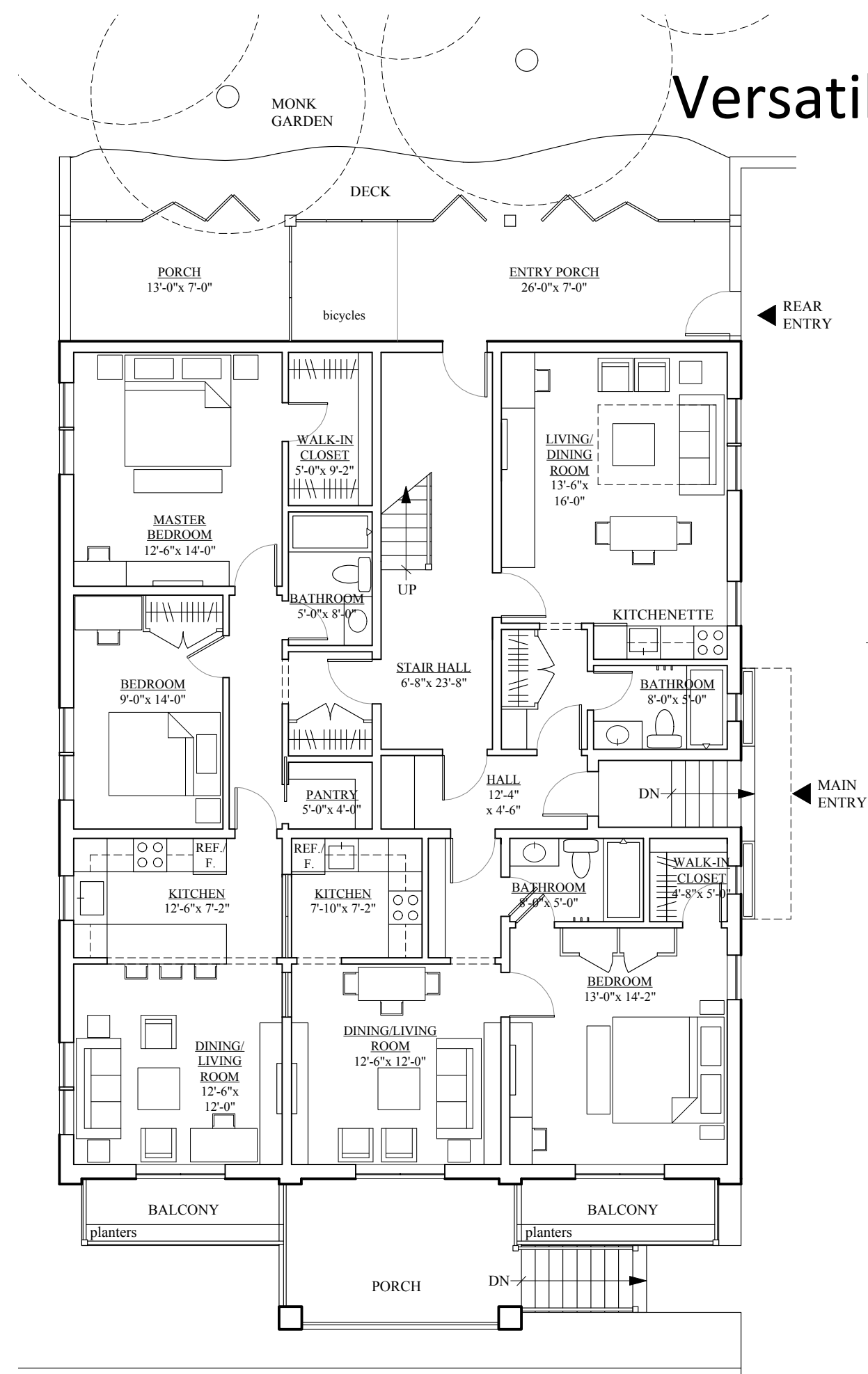
by
MAYOR'S HOUSING INNOVATION LAB,
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT (DND),
GARRISON TROTTER NEIGHBORHOOD ASSOCIATION (GTNA),
AND THE BOSTON SOCIETY OF ARCHITECTS (BSA)/AIA.

ADDRESS:
29-31 HOLLANDER STREET
ROXBURY, MA



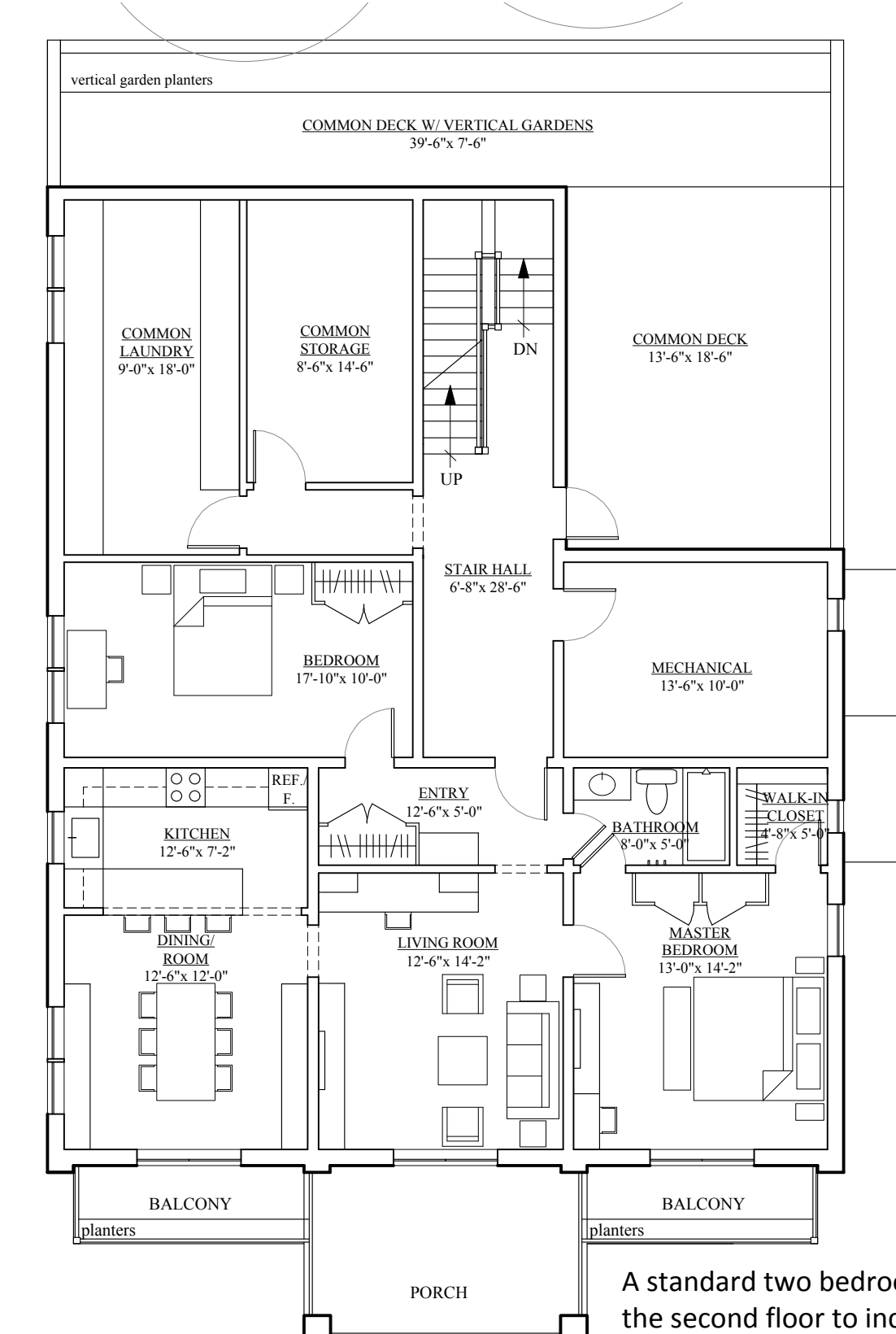
SITE/ROOF PLAN

SCALE: 1" = 10'-0"



FIRST FLOOR PLAN W/ DOMA HOMES MODEL UNIT

SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN W/ STANDARD TWO BEDROOM UNIT

SCALE: 1/8" = 1'-0"

CONCEPT:
Doma Homes is a "missing typology," a single-owner three-unit-in-one model. It is designed to provide the owner a variety of size and layout options. The space not necessary for the current needs of the owner can be rented, allowing increased affordability and an asset-building strategy.

DOMA HOMES MODEL-
OPTIONS
OF USE

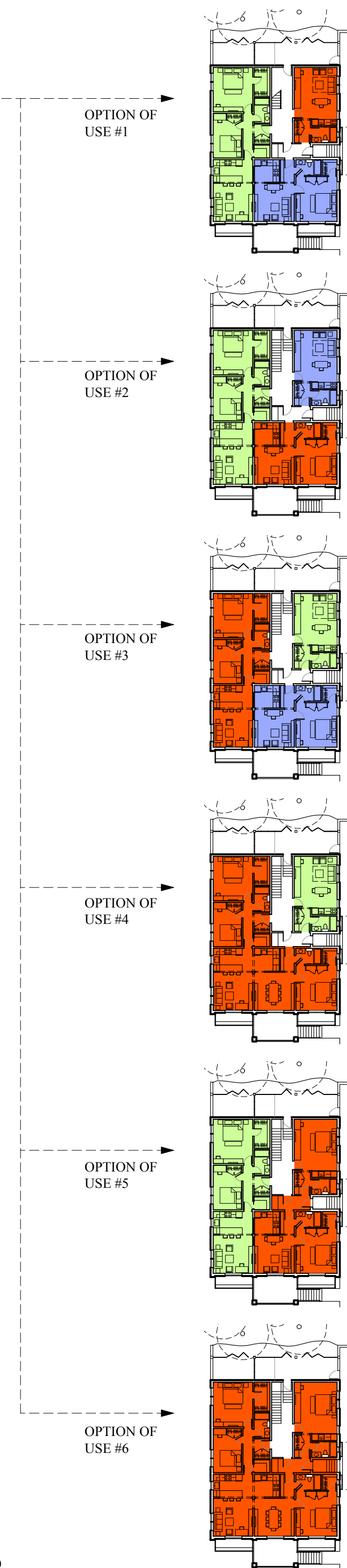


DIAGRAM OF USE:

Doma Homes model is a compact cluster of a micro (360 sf), one bedroom (620 sf) and two bedroom (820 sf) units (1,800 sf total). The design allows the owner to not only use an individual unit, but allows the combination of layout options, providing a total of six different floor plans.

LEGEND:

- OWNER-OCCUPIED
- RENTAL
- RENTAL

A standard two bedroom unit is added to the second floor to increase feasibility.

PROPOSAL BY:

Developer: BODRICK DEVELOPMENT PARTNERS (BDP)
Owners: William and Winston Bodrick
Architect: DOMA HOMES
Owner/ Architectural Designer: Irena Matulic
RA: Jane Estella, Artios Architects
Consultants: Technical assistance, construction: Greg Janey, Janey
Green sustainable design: Malcom Strandberg, Tech Village Designs
Technical assistance: The American City Coalition

The Doma Homes model is innovative, but still familiar, a triple-decker ownership model, updated for the 21st century urban living.

The Doma Homes model provides options for owners and renters, suits diverse income, social and age groups, supports intergenerational and extended family living. Because of this, the model supports and helps anchoring diverse and connected mixed-income communities, stabilizing and strengthening Boston's neighborhoods. It is a self-reliant model, allowing a sense of identity and pride.

The Doma Homes model can be applied to a single home, a townhouse, a duplex, stacked in a multi-family triple-decker form, or built as a unit in a condominium building.



EXTERIOR PERSPECTIVE @ FRONT



EXTERIOR PERSPECTIVE @ REAR