



3318

**3318 Beall Street**



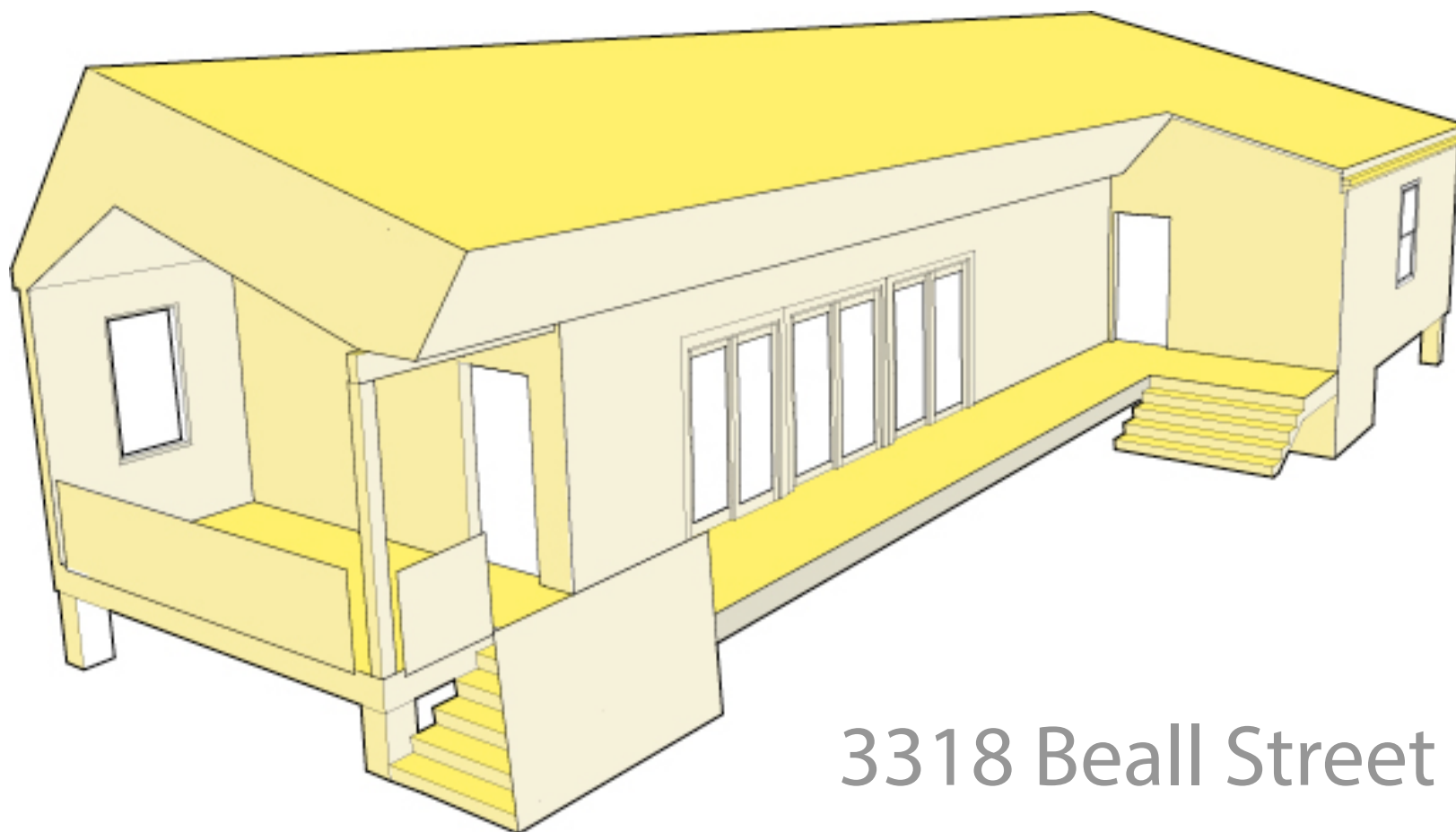
# How can housing be accessible to everyone?

Affordability should not be based on Dallas AMI alone. In many areas of Dallas, the local area median income is far below the City's average. 3318 Beall Street aspires for financial flexibility that is much needed in the affordable housing ecosystem. This home is designed to accommodate a mixture of owner and renter occupied space to house people at different income levels and stages of life.

The design team was fortunate to work with a client that values the interconnectedness of home as financial refuge, financial generator, and architectural expression of a commitment to place.

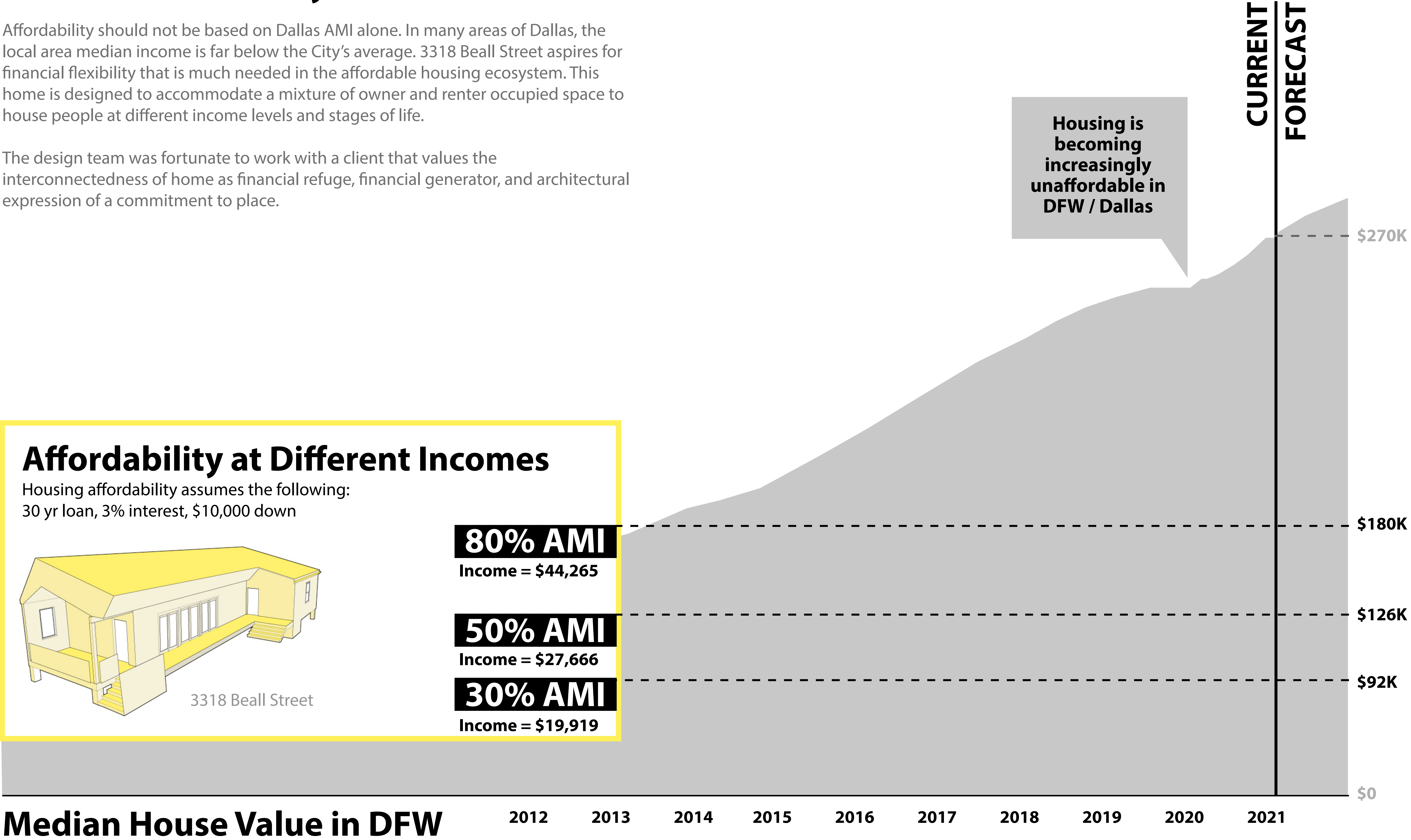
### Affordability at Different Incomes

Housing affordability assumes the following:  
30 yr loan, 3% interest, \$10,000 down



3318 Beall Street

<b>80% AMI</b>	Income = \$44,265
<b>50% AMI</b>	Income = \$27,666
<b>30% AMI</b>	Income = \$19,919



## Median House Value in DFW

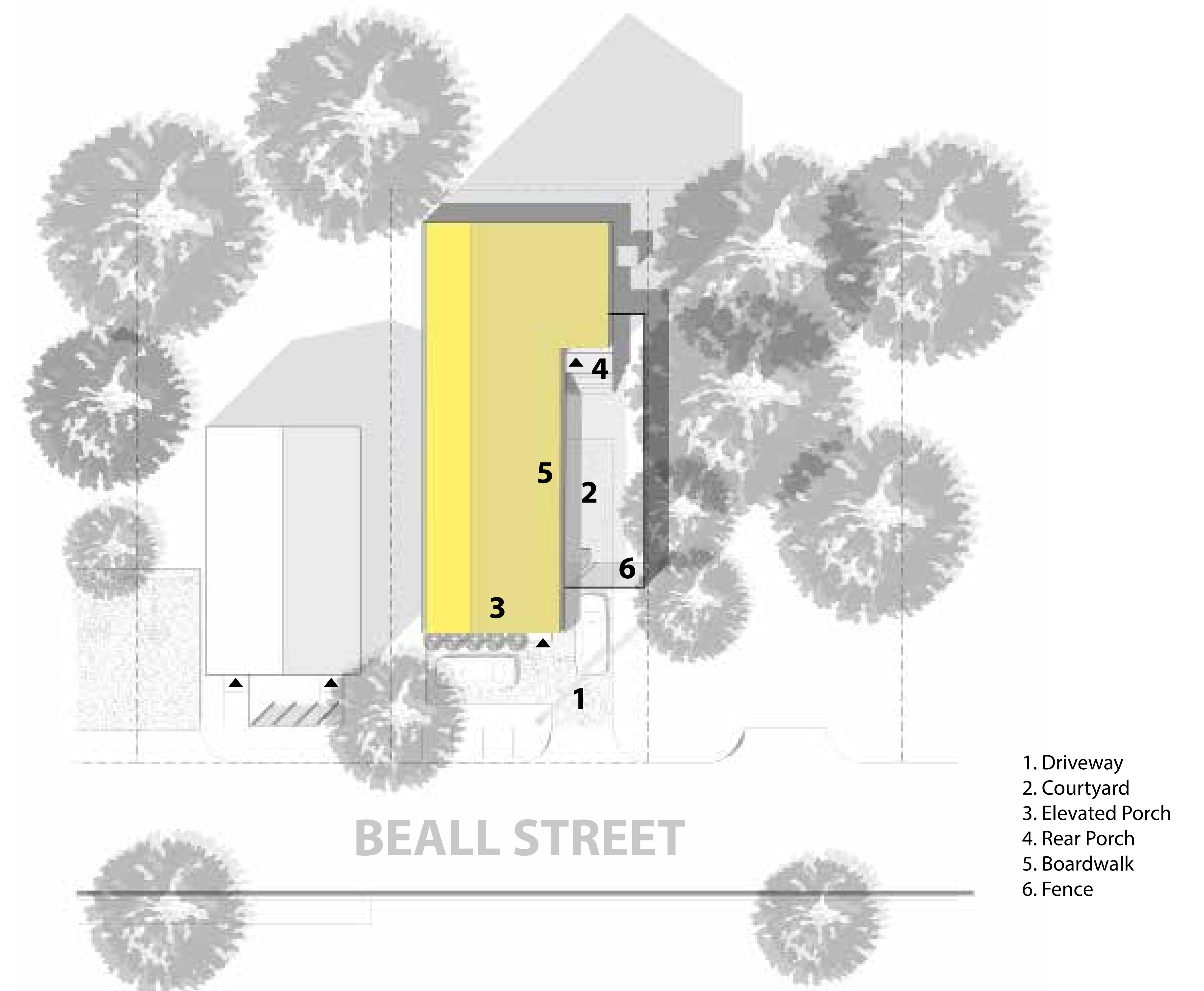
Source / Zillow



## How can new housing fit into existing neighborhood context?

3318 Beall Street is located on an infill lot and is designed from a position of tribute to the surrounding context of turn of the century wood clad homes that have housed working class families in this East Dallas neighborhood for decades. A series of porches and board walks strings together a sequence of exterior conditions that speak to the nature of this quiet street.

A strong elevated front porch nods to the classic pier and beam construction prevalent across the neighborhood, with the courtyard providing the primary connection between internal and the exterior spaces, connecting the kitchen and living spaces to the greater social possibilities of the "yard". This threshold flows up and across the generous board walk acting as a social generator between the public, semi-public, and private outdoor spaces.











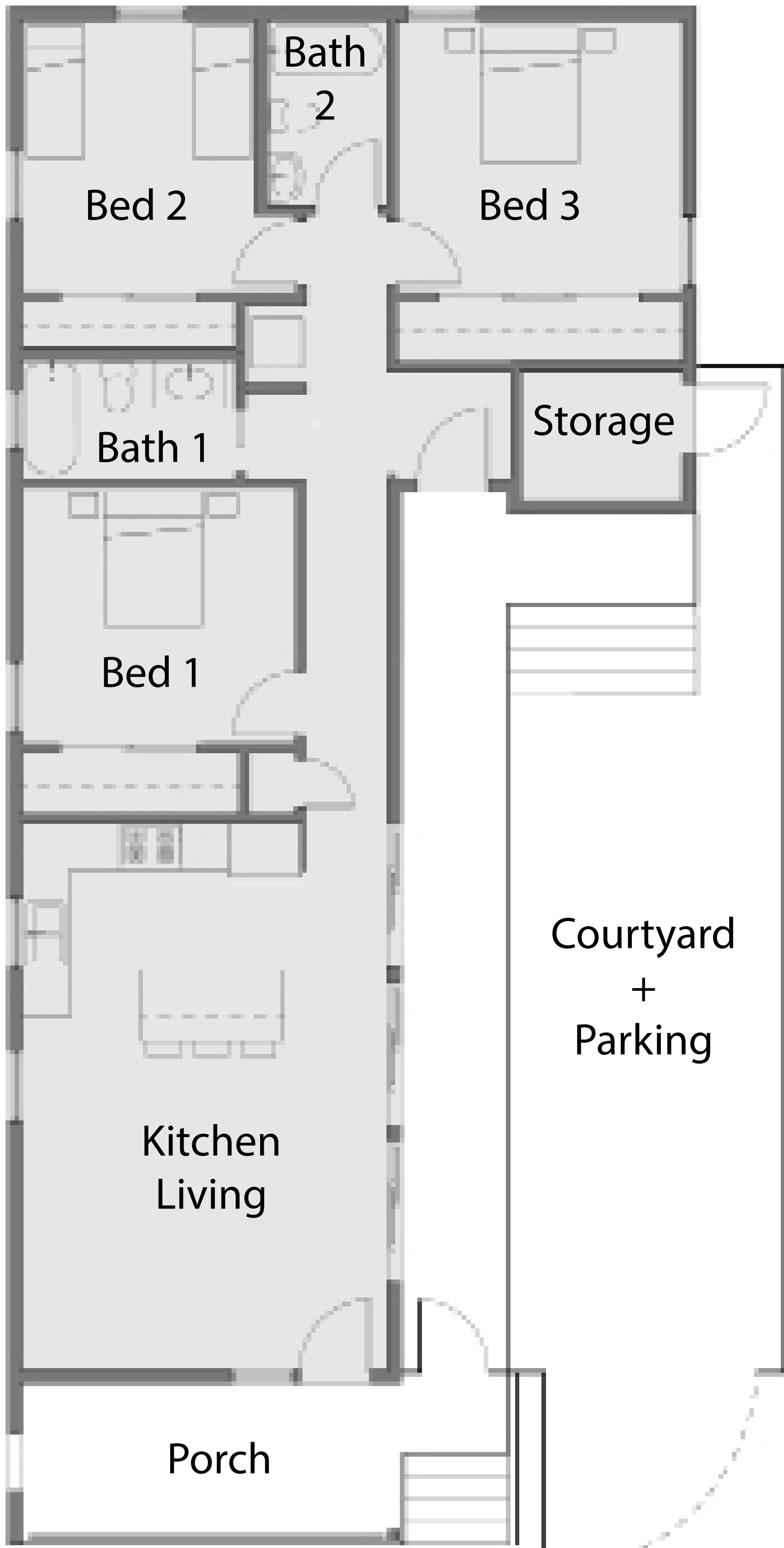


# How can a house support life cycle changes?

3318 Beall is designed to accommodate the full lifespan of a family. The home can expand and contract as family size and income levels change.



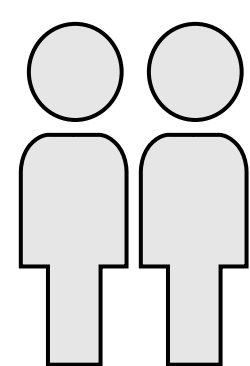
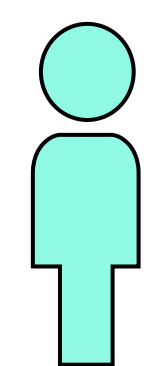
**Private kitchen and entry create a self sufficient unit**

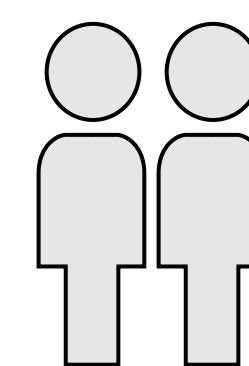
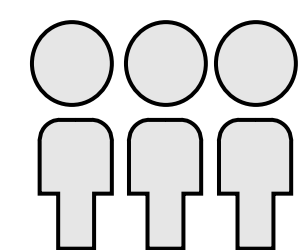


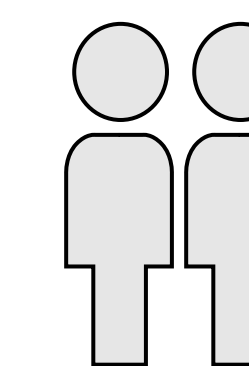
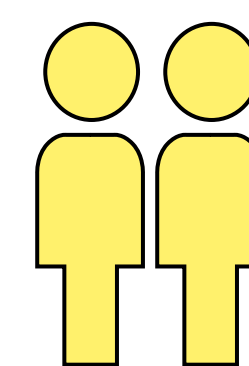
**Bedrooms accessed off a common hall unifies family living**



**Door between areas creates separation while maintaining connection**


  
**Couple + Renter**  
**50% AMI**    **30% AMI**


  
**Couple + Kids**  
**80% AMI**


  
**Couple + Parents**  
**70% AMI**    **10% AMI**















