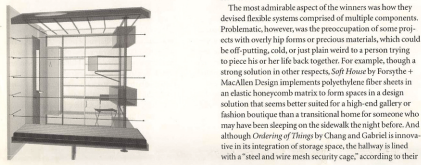


Above: Nesting's basic frame supports modular storage and furniture. Below: With hinges, rotating parts, Lifeform's kit of parts invites guests to customize their spaces.



**GOOD HOUSE KEEPERS** continued from previous page sort of "calmness about them," according to Bell, which is important for residents who have often felt at risk.

The most admirable aspect of the winners was how they devised flexible systems comprised of multiple components. Problematic, however, was the preoccupation of some projects with overly big forms or precious materials, which could be off-putting, cold, or just plain weird to a person trying to piece his or her life back together. For example, though a strong solution in other respects, *Soft House* by Fosythe + MacAllen Design implements polyethylene fiber sheets in an elastic honeycomb matrix to form spaces in a design solution that seems better suited for a high-end gallery or fashion boutique than a transitional home for someone who may have been sleeping on the sidewalk the night before. And although *Ordering of Things* by Chang and Gabriel is innovative in its integration of storage space, the hallway is lined with a "steel and wire mesh security cage," according to their

description. That doesn't exactly evoke a place of comfort and respite.

Each winner has been offered a contract to execute their designs, and is in the process of working with the building's architect to bring each project within budget and code. The budget per unit is \$5,000, manufactured, installed and furnished. Each winner will renovate at least one (maybe more) of the building's eight floors, which each have 19 units. The Andrews is already under pre-construction, with many floors gatted, and results could be completed by Fall 2005. The process will be an exploratory one. "There has been a shift in ways of thinking about and funding housing for the homeless," says Bell. "I hope we can build on this process and see what more can be done."

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**Good House Keepers.**  
Common Ground is creating a new type of "lophouse" on the Bowery. John E. Czarnecki reports on the winners of the First Step Housing competition.

It's not every day that you see a group of people who have been living on the streets for years, and who are now being offered a chance to live in a building that was specifically designed for them. It's not every day that you see a group of people who have been living on the streets for years, and who are now being offered a chance to live in a building that was specifically designed for them. It's not every day that you see a group of people who have been living on the streets for years, and who are now being offered a chance to live in a building that was specifically designed for them.



**Good Housekeepers.** The winners embodied five essential practical issues in addition to conceptual strength in their design; units designed as a kit of parts; material innovation; spatial unity; the need for improved common spaces for community interaction; and the prefab and modular construction necessary for phasing the project...The most admirable aspect of the winners was how they devised flexible systems comprised of multiple components.