

# Design A Flexible Home



April 6, 2006 3:30-5:00 p.m.  
*Residential Design Conference, Boston 2006*

## What will we discuss today?

- Overview: Why Design a “Flexible” Home?
- Attached Design
- Detached Design
- Recent Results on the Designs
- Open Discussion

## Why design a flexible home?

Because it meets market needs and consumer desires.

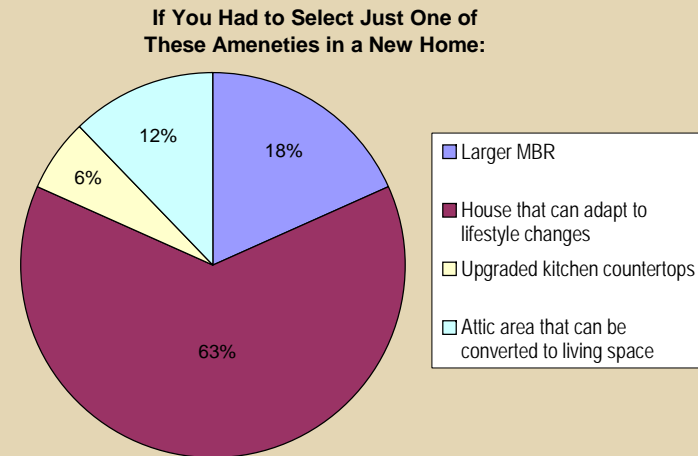
- Industry Roadmap
- Consumer Focus Groups
- Online Surveys



## What did we find?

Consumers want flexible homes to live in.

- Stay in place
- Update as needs and technologies change
- DIY rules
- Affordable alternatives



## What did we find?

The industry needs homes that are flexible to build.

- Flexibility is attractive
- Innovation is tied to performance
- Factory-built components have been embraced

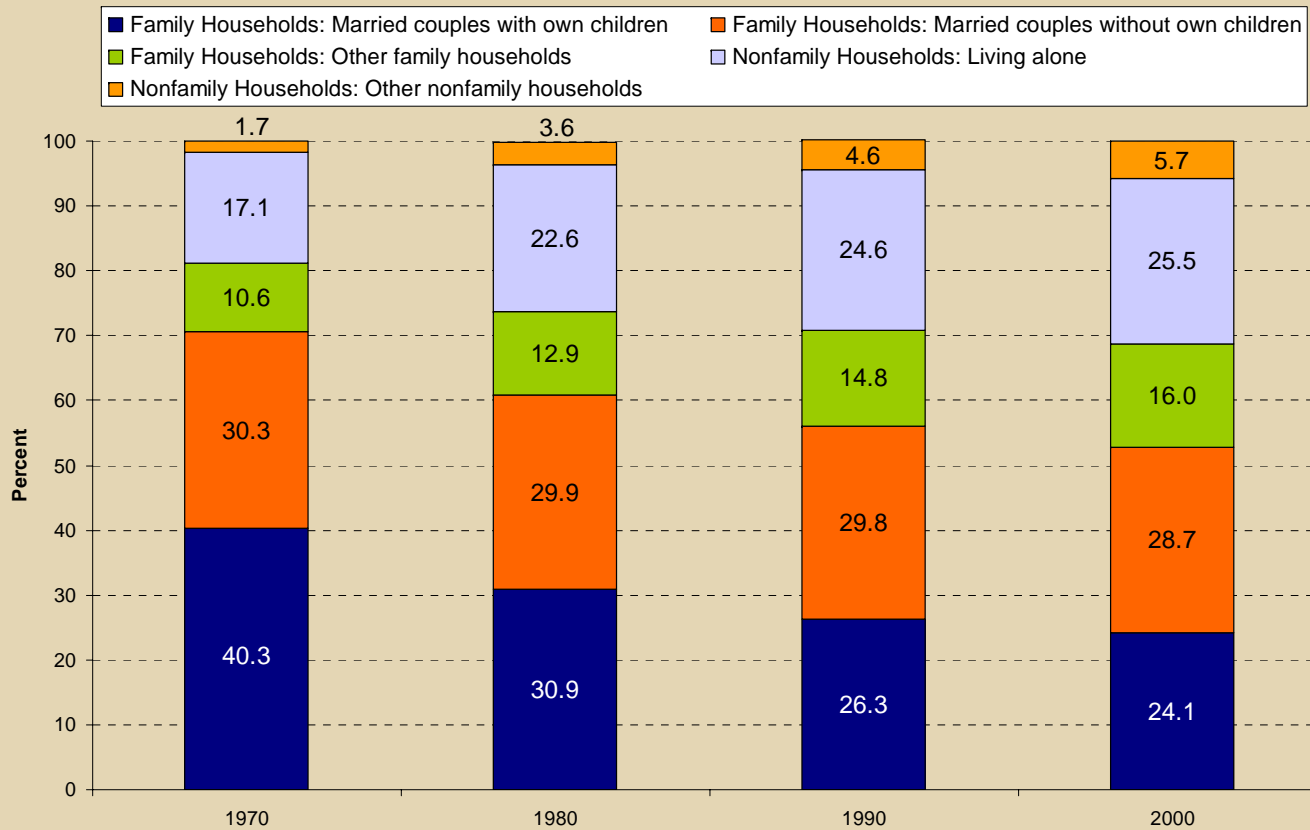
### Home of the Future

RANK	FEATURE
1	Greater energy efficiency
2	More affordable to build
3	Greater flexibility in homes to meet changing occupant needs
4	More sustainable building materials
5	Improved durability

## Who is going to live in the homes we design and build?

Fewer traditional families and more singles and couples without children will be purchasing homes.

**Households by Type: 1970-2000 (percent distribution)**





# How do you make a home flexible?

Incorporate innovative products and practices.



FLEXIBLE FLOOR PLANS



IMPROVED PRODUCTION PROCESS



STANDARDIZED MEASUREMENTS AND COMPONENT INTERFACES



ORGANIZED & ACCESSIBLE SYSTEMS



ALTERNATIVE MATERIALS



INTEGRATED FUNCTIONS

## What does all of this mean?

We gave architects principles and occupancy scenarios.  
To see what they designed open the attached and  
detached presentations.

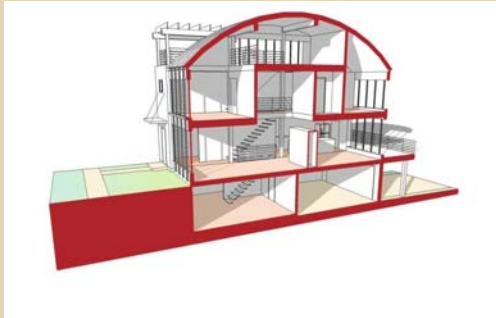




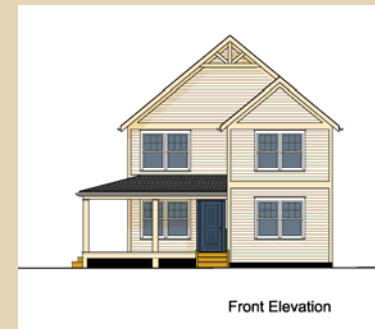
## What have people said about the attached design?

Different types of respondents for different designs, but they all want the same things in a home.

### Urban Dwellers



### Suburbanites



- To finish or not to finish, they all like flexible space
- Prepare for the future – think about an elevator
- Mechanical core rocks
- There is room for improvement in the way we build homes

# Want to learn more?



Visit: [www.pathnet.org/concepthome](http://www.pathnet.org/concepthome)

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