

The U.S.'s first care - based co - housing project

# CARE HAUS

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Prof. of Architecture , MIT  
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## CHALLENGE Care Crisis

By 2030, the population over 80 will increase by 79 percent. But the prime caregiving age group — those between 45 and 64 — will only increase by 1%.

Source: Susan Jacoby, US Census

Image: Kaye and her husband, Boone, North Carolina



## CHALLENGE Low Wages = High Job Turnover

The wages provided to caregivers in assisted living facilities and private homes are often at or just above minimum wage which leads to high job turnover and a decline in quality care.

Source: Consumer Reports

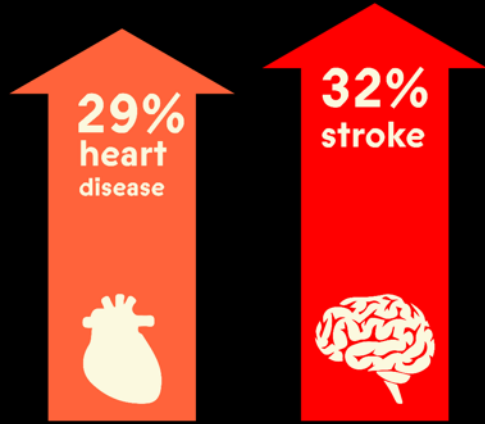
Image: Worker-leaders, Adhikaar for Human Rights, Queens, NY

**CHALLENGE**

# Housing Crisis

The prevailing housing typology created in the 1950s does not meet the needs of today's elder boom.

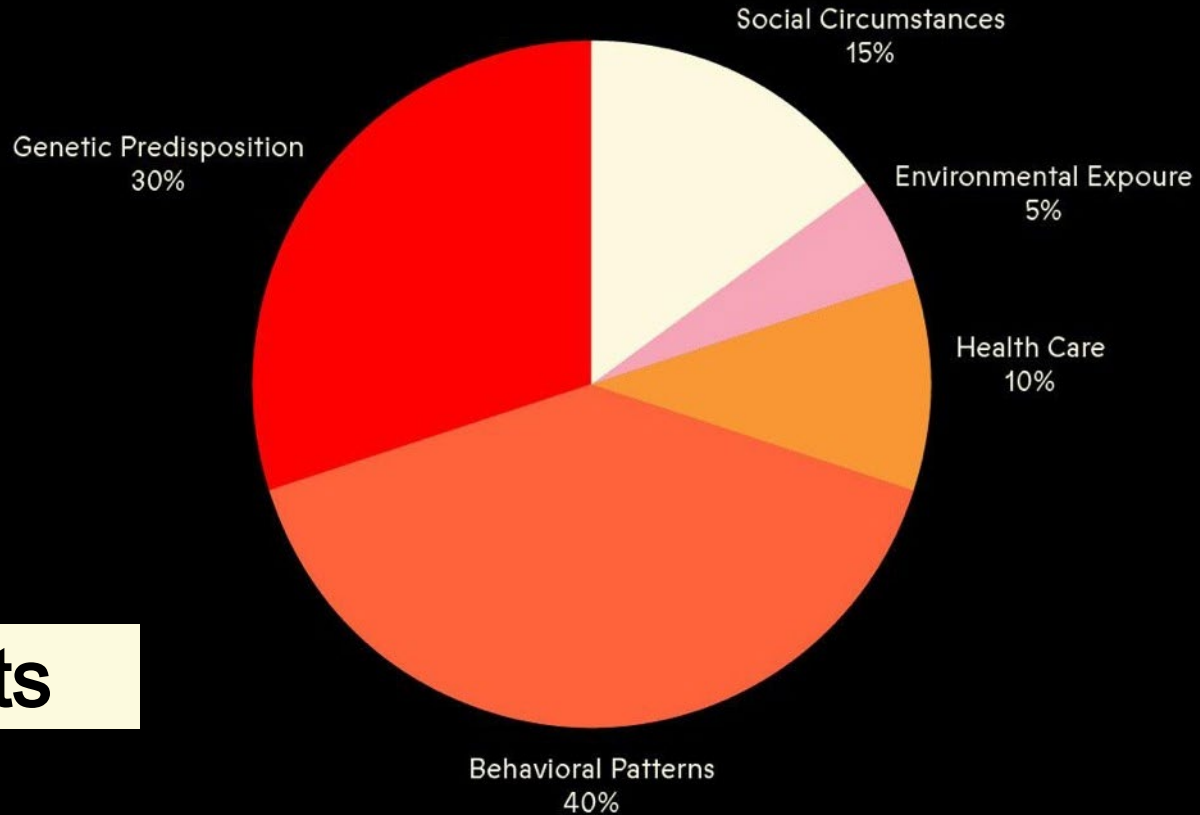
Low-income families in the U.S. face a housing shortage of million of homes.




**Housing isolation and  
increased health risks**

# Social Determinants of Health

Proportional Contribution to Premature Death





**Marisa Morán Jahn**

Artist, Creative Director  
Community Advocate

Senior Researcher, MIT; Director,  
Integrated Design, Parsons/The  
New School; Advocate for new  
immigrants and working families

**CO-FOUNDERS**

**Ernst Valery**

Urban Planner, Developer, Social  
Entrepreneur

Managing Partner and President, SAA |  
EVI; social enterprise investor; Founder,  
Aequo Fund and Aequo Foundation;  
Adjunct, University of Chicago Booth  
School of Business

**Rafi Segal**

Architect

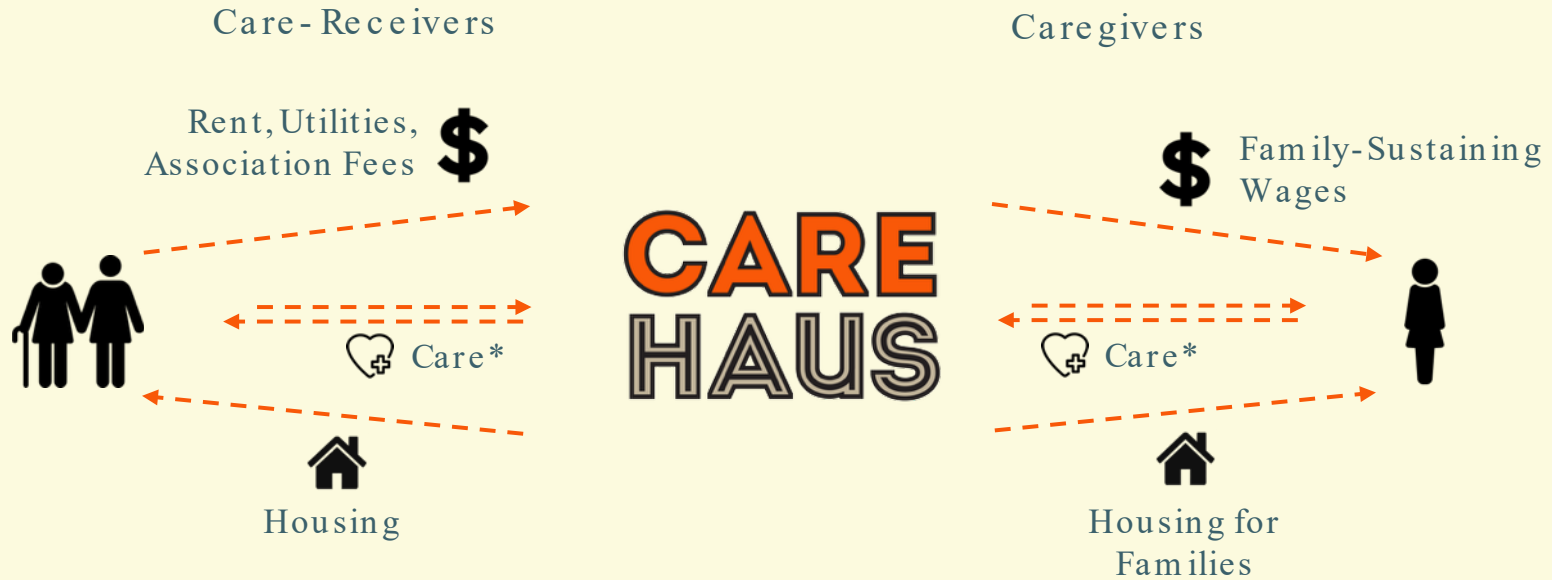
Professor, Architecture +  
Urbanism; Director, MIT Future  
Urban Collectives (FUC)

## Vision:

1. **Older adults, disabled people**, and those who care for them are integral to the well-being of our communities.
2. **Dignified care** should be accessible to anyone who needs it.
3. **Caregivers' stability** directly impacts the health of older and disabled people in times of regular illnesses and in crises.
4. **Art and storytelling** enable us to live our fullest and should be accessible at each stage of life.



# How Carehaus works



\* Care-receivers may help care for each other and for children of caregivers. Reciprocal forms of care become meaningful and promote a sense of purpose.



## Neighborhood Benefits

- Revitalizing streetscape + active retail
- Local workforce opportunities
- Intergenerational exchange and mentorship
- Support for caregivers and families
- Expanded and adaptable housing supply
- Reduced healthcare burden
- Strengthened public health outcomes

# Baltimore codesign session





Baltimore



Image: Blaffer Art Museum 2021

## Interior Murals

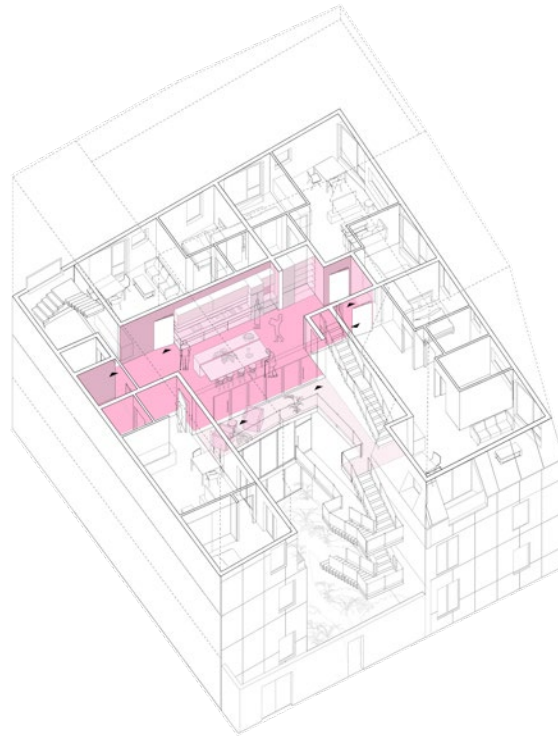
Wayfinding

Sensory stimulation

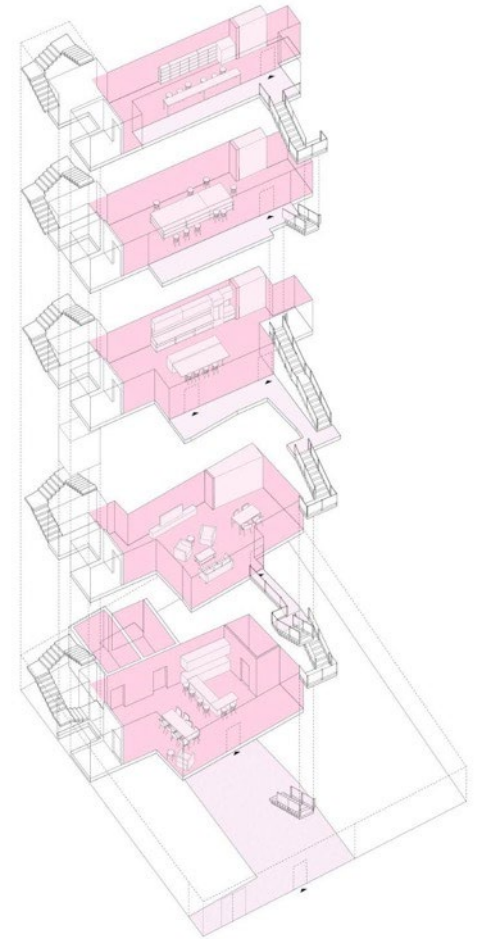
Memory Boxing

Passing on Cultural Traditions and History

RAFI SEGAL A+U



Programmed shared spaces



**CAREHAUS**

Baltimore



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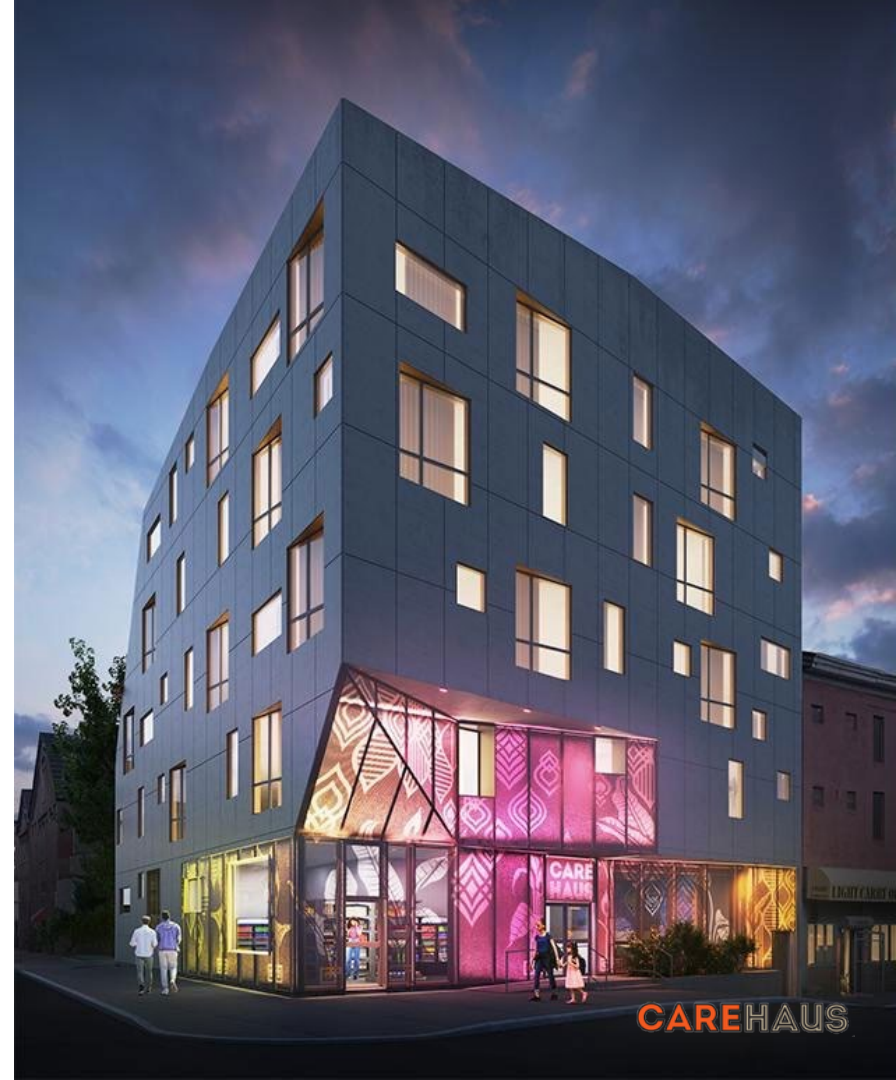


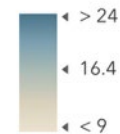
CAREHAUS

# Johnston Square

1300 Greenmount Ave, Baltimore MD

- **Balancing privacy vs. socialization:** Each resident has their own independent unit (kitchen, bathroom, living space) with more shared spaces to foster intergenerational socialization.
- **Mixed - income housing** offered at a competitive price accessible to low - income neighborhood residents.
- **Residents:** 17 older adults referred from community partners and selected by caregivers.
- **Caregivers:** 3 caregivers form the anchor of the building and help to select residents. Caregivers with young children given priority.
- **Site Manager:** Ensures safe building and operations.
- **Program Coordinators:** Plan activities, outings, meals.
- **Storefront café:** invites neighbors, visitors and functions as a cooling or warming site.
- **Wrap around services:** Value-aligned food vendor, care management partner, and arts orgs.



Percent of Population that is 65  
Years and Over

## Chicago: Why South Shore?

A disproportionately older and low income population when compared to city - wide averages.

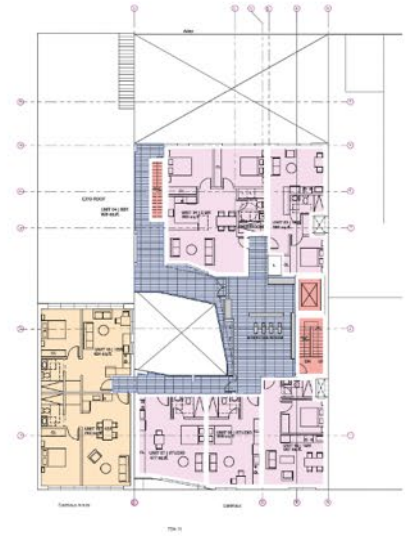
- 21-25% are over 65 years old
- Nearly half of whom live alone and are still working
- 92% Black; 6% Latinx
- 20% has more than one disability
- 10% experience ambulatory difficulties
- 30% make less than \$25,000 per year
- Median household income is ~\$40k (Chicago's median income is \$72k)

UNIVERSITY  
OF CHICAGOROSS ELEMENTARY  
SCHOOLANDREW  
JACKSON PARKRAINBOW  
BEACH PARKCARE  
HAUS

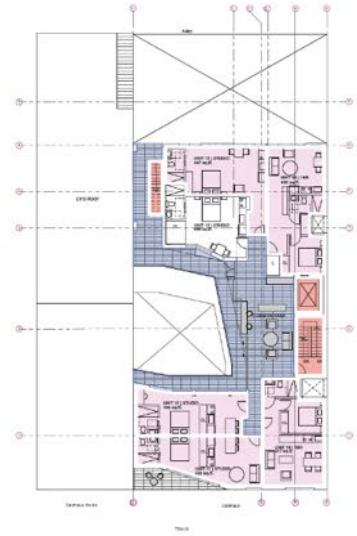
CALUMET PARK



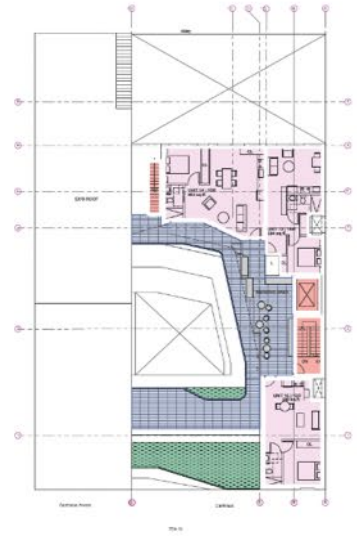
01.1 GROUND FLOOR



01.2 SECOND FLOOR



01.3 THIRD FLOOR



01.4 FOURTH FLOOR

Chicago



- **Privacy + Socialization:**

Private units paired with shared intergenerational spaces.

- **Mixed - Income:**

Affordable housing integrated within the project

- **Caregivers:**

Caregiving households support and anchor the community.

- **Wraparound Services:**

Value-aligned food vendor, care partner, neighborhood arts orgs.





# CARE HAUS<sup>®</sup>

Baltimore

THE UNITED STATES' FIRST INTERGENERATIONAL CARE-BASED CO-HOUSING PROJECT

[www.carehaus.net](http://www.carehaus.net)