Rethinking an Architecture Business Model:

Architecture firms today have become commodity, even as Silicon Valley investors have turned their attention towards the construction industry. The current model of housing development often ignores the very communities in which they are located.

As architects, we want to leverage our design skills to work with communities that they want and need. We see current development primarily focused on building housing and other amenities for the wealthy, but we see a new opportunity for investment; design skills, to be opened up to serve a wider range of society.

A business model similar to that of a Community Land Trust would enable us to purchase land through a partnership with local community. We would then share ownership of the land and build on it based on the input from the community. By building and managing from individuals living within the community, to purchase land and build a project, the community becomes the developer.

We would design and manage the building(s), retaining equity along with community investors throughout the project and local communities would get a say in what gets built in their neighborhoods. These business models would also incentivize architects who are responsible for the management of the property to push the boundaries of design, offering solutions that are being developed for the operation and maintenance of their ancestors' solutions.

Community Land Trust:

Our business model will be similar to that of a Community Land Trust. As explained by CommunityWealth.org, community land trusts are nonprofit, community-based organizations designed to secure community ownership of land. Community land trusts can be used for many types of development, including commercial and rental, but are primarily used to secure long-term affordability. To do so, the trust acquires land and maintains ownership of it permanently. With prospective homeowners, it occurs into a long-term, renewable lease instead of a traditional sale. When the homeowner sells, the family earns only a portion of the increased property value. The remainder is kept by the trust, preserving the affordability for future low-income families. The length of the lease (most frequently, 99 years) and the percentage earned by the homeowner vary. Ultimately, by securing the ownership of land and housing, the innovative approach prevents market forces from causing prices to rise unsustainably, and significantly guarantees that housing will remain affordable for future generations.

Financing:

Partnerships would be built with local organizations, businesses, community leaders, and local government to help fund-size capital through investment, grants, and loans. Discussion will be ongoing with multiple institutions to give ACC multiple options so as not to be overly reliant on one. If a sufficient number of community members invest then the project can begin, if not then the money that was raised is refunded to the individuals.

An individual would invest at a lower buy-in price than is typically offered in real estate development. The investor then gains a benefit from selling the new project in their own neighborhood, and restores equity from the project. They would then be paid out over the coming years.

At the beginning we would ask people to pledge a certain amount, when that project is selected then they would to pay (Go-Fund-Me Approach). Now they will influence the project as if it is built important. We would have to have a contract that limited their power as individual investors so as to retain control of the direction of the project as a firm but more importantly as a collaborative group.

Community Empowering Communities:

Architects Empowering Communities

Abstract:
The practice of architecture is suffering from a lack of innovative business models and a shift to real estate development by technology solutions. Competition has become fierce between architects offering similar services with dwindling profit margins. At the same time, the current model of housing development often ignores the very communities in which they are located. As architects, we want to leverage our design skills to work with communities that they want and need. We see current development primarily focused on building housing and other amenities for the wealthy, but we see a new opportunity for investment; design skills, to be opened up to serve a wider range of society.

As architects, we want to leverage our design skills to work with communities that they want and need. We see current development primarily focused on building housing and other amenities for the wealthy, but we see a new opportunity for investment; design skills, to be opened up to serve a wider range of society. A business model similar to that of a Community Land Trust would enable us to purchase land through a partnership with local community. We would then share ownership of the land and build on it based on the input from the community. By building and managing from individuals living within the community, to purchase land and build a project, the community becomes the developer.

We would design and manage the building(s), retaining equity along with community investors throughout the project and local communities would get a say in what gets built in their neighborhoods. These business models would also incentivize architects who are responsible for the management of the property to push the boundaries of design, offering solutions that are being developed for the operation and maintenance of their ancestors' solutions.

Our Method:

We intend to form a building a sense of belonging by promoting financial stability, long-term settlement, and well-designed sustainable architecture.

Our Model:

We want to form an architecture business model that is similar to that of a Community Land Trust. As explained by CommunityWealth.org, community land trusts are nonprofit, community-based organizations designed to secure community ownership of land. Community land trusts can be used for many types of development, including commercial and rental, but are primarily used to secure long-term affordability. To do so, the trust acquires land and maintains ownership of it permanently. With prospective homeowners, it occurs into a long-term, renewable lease instead of a traditional sale. When the homeowner sells, the family earns only a portion of the increased property value. The remainder is kept by the trust, preserving the affordability for future low-income families. The length of the lease (most frequently, 99 years) and the percentage earned by the homeowner vary. Ultimately, by securing the ownership of land and housing, the innovative approach prevents market forces from causing prices to rise unsustainably, and significantly guarantees that housing will remain affordable for future generations.

Our Business Model will be similar to that of a Community Land Trust. As explained by CommunityWealth.org, community land trusts are nonprofit, community-based organizations designed to secure community ownership of land. Community land trusts can be used for many types of development, including commercial and rental, but are primarily used to secure long-term affordability. To do so, the trust acquires land and maintains ownership of it permanently. With prospective homeowners, it occurs into a long-term, renewable lease instead of a traditional sale. When the homeowner sells, the family earns only a portion of the increased property value. The remainder is kept by the trust, preserving the affordability for future low-income families. The length of the lease (most frequently, 99 years) and the percentage earned by the homeowner vary. Ultimately, by securing the ownership of land and housing, the innovative approach prevents market forces from causing prices to rise unsustainably, and significantly guarantees that housing will remain affordable for future generations.

As architects, we want to leverage our design skills to work with communities that they want and need. We see current development primarily focused on building housing and other amenities for the wealthy, but we see a new opportunity for investment; design skills, to be opened up to serve a wider range of society. A business model similar to that of a Community Land Trust would enable us to purchase land through a partnership with local community. We would then share ownership of the land and build on it based on the input from the community. By building and managing from individuals living within the community, to purchase land and build a project, the community becomes the developer.

Our Approach:

By crowdfunding investments from individuals living within the community to purchase land and build a project, the community becomes the developer. We would design and manage the building(s), retaining equity along with community investors throughout the project and local communities would get a say in what gets built in their neighborhoods.

A business model similar to that of a Community Land Trust would enable us to purchase land through a partnership with local communities. We would then share ownership of the land and build on it based on the input from the community. By building and managing from individuals living within the community, to purchase land and build a project, the community becomes the developer.

Our Model:

We intend to form an architecture business model that is similar to that of a Community Land Trust. As explained by CommunityWealth.org, community land trusts are nonprofit, community-based organizations designed to secure community ownership of land. Community land trusts can be used for many types of development, including commercial and rental, but are primarily used to secure long-term affordability. To do so, the trust acquires land and maintains ownership of it permanently. With prospective homeowners, it occurs into a long-term, renewable lease instead of a traditional sale. When the homeowner sells, the family earns only a portion of the increased property value. The remainder is kept by the trust, preserving the affordability for future low-income families. The length of the lease (most frequently, 99 years) and the percentage earned by the homeowner vary. Ultimately, by securing the ownership of land and housing, the innovative approach prevents market forces from causing prices to rise unsustainably, and significantly guarantees that housing will remain affordable for future generations.

Rethinking an Architecture Business Model:

Architecture firms today have become commodity, even as Silicon Valley investors have turned their attention towards the construction industry. The current model of housing development often ignores the very communities in which they are located. As architects, we want to leverage our design skills to work with communities that they want and need. We see current development primarily focused on building housing and other amenities for the wealthy, but we see a new opportunity for investment; design skills, to be opened up to serve a wider range of society.

As architects, we want to leverage our design skills to work with communities that they want and need. We see current development primarily focused on building housing and other amenities for the wealthy, but we see a new opportunity for investment; design skills, to be opened up to serve a wider range of society. A business model similar to that of a Community Land Trust would enable us to purchase land through a partnership with local community. We would then share ownership of the land and build on it based on the input from the community. By building and managing from individuals living within the community, to purchase land and build a project, the community becomes the developer.

We would design and manage the building(s), retaining equity along with community investors throughout the project and local communities would get a say in what gets built in their neighborhoods. These business models would also incentivize architects who are responsible for the management of the property to push the boundaries of design, offering solutions that are being developed for the operation and maintenance of their ancestors' solutions.