



# HUD Innovation in Affordable Housing

student design & planning competition

Celebrating 10 Years

## FINAL PRESENTATIONS AND AWARDS CEREMONY

Wednesday, April 12, 2023 • 1:00 pm - 5:00 pm

Brooke-Mondale Auditorium

1:00 - 1:15 pm

### Introduction and Overview of the Competition

**Solomon J. Greene**

*Principal Deputy Assistant Secretary  
Office of Policy Development and Research*

**Regina C. Gray**

*Director, Affordable Housing Research and Technology Division  
Office of Policy Development and Research*

**Jagruti Rekhi**

*Social Science Analyst, Affordable Housing Research and Technology Division  
Office of Policy Development & Research*

**Alaina Stern**

*Social Science Analyst, Affordable Housing Research and Technology Division  
Office of Policy Development & Research*

1:15 - 3:35 pm

### Student Presentations

*Each team will have 20 minutes to present, followed by 10 minutes of questions from the jury.*

**Team 292 - University of Maryland at College Park**

*Abigail Bullock, Samanty Habib, Salma Haoudi, Maya Mulé, Chris Tenneson*

**Team 293 - University of Illinois at Chicago**

*Michael Cullen, Emily Etzkorn, Wen Po Hsu, Alexandra Pollock, Bailey Werner*

**Team 298 - Harvard University**

*Christina Davila Gonzalez, Zoe Iacovino, Madeleine Levin,  
Radhakrishnan Thanjavur Ramakrishnan, Pranav Thole*

**Team 302 - University of Texas at Austin**

*Chase Bryan, Jonathan Lee, Natalie Raper, Maria Rubio Figueiredo, Shaw Vallier*

3:35 - 4:20 pm

### Juror Deliberation and Intermission

#### Featured Videos

- *Meet the 2023 IAH Competition Jurors*
- *Operation Breakthrough 50th Anniversary Interview  
Todd Richardson, General Deputy Assistant Secretary  
Office of Policy Development & Research  
Ivan Rupnik, Founding Partner, MOD X; Assoc. Professor of Architecture,  
Northwestern University*
- *2023 IAH Competition Honorable Mentions*

4:20 - 5:00 pm

### Awards Presentation and Closing Remarks

**Solomon J. Greene**





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## About the Competition

The HUD Innovation in Affordable Housing Student Design and Planning Competition (IAH), sponsored by HUD's Office of Policy Development and Research (PD&R), invites graduate students enrolled in accredited educational institutions in the United States to participate. The annual IAH competition challenges multi-disciplinary, graduate student teams to respond to an existing affordable housing design and planning issue.

Housing can help strengthen the social and physical fabric of communities and neighborhoods. As a nation we are facing a crisis of shortage of quality affordable housing. It is the hope of HUD and PD&R that by initiating and funding this competition, a new generation will advance the design and production of livable and sustainable housing for low- and moderate-income people through research and innovation.

## There are two phases to the competition:

For Phase I submissions were evaluated by the jury and four finalist teams were selected. The evaluation criteria emphasized understanding of and provision for community services, planning context (including zoning), and economic considerations related to affordable family housing development (including financing, first cost, maintenance and operation, rental subsidies, etc.), as well as design. For Phase II the four finalist teams are challenged to further refine their solutions, incorporating more detail, developed floor plans, and analyses (economic, energy, etc.). Phase II will conclude with the jurors selecting a winner and a runner-up.

## In Phase II, the following evaluation criteria will be emphasized:

- Identifying and promoting innovative ideas and solutions in all aspects of the designs.
- Strong financial analyses.
- Innovatively addressing the need to maximize the number of affordable units in an underdeveloped Chicago Housing Authority-owned site in a thriving neighborhood.
- Solutions that equitably address past injustices based on race, income, or other critical demographic and cultural differences.

## About the Site

For the 2023 competition HUD partnered with Chicago Housing Authority (CHA) in Chicago, Illinois. CHA challenged the student teams with innovatively addressing the needs of vacant building and underdeveloped site, located in a thriving community. The student proposals must balance the needs of the community, amenities needed on the site, maximize the number of affordable units while ensuring congruity with the surrounding neighborhood. Teams should also create designs and align their final proposal elements with the City of Chicago's Climate Action Plan.





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## About the Jury

**Jenny Carney**, Vice President, Sustainability, Energy and Climate Change, WSP



Jenny is a Senior Vice President of WSP's Sustainability, Energy and Climate Change (SECC) team. SECC is a leading provider of advisory and technical services across the sustainability agendas of corporate, government, institutional, and NGO clients. Jenny has been working in the realm of sustainability in the built environment since 2004 and was named a LEED Fellow in 2013, after pivoting from her early work as a field ecologist. She is an adjunct professor within Northwestern University's Master of Science in Energy and Sustainability program. Jenny's recent work focuses have included establishing zero waste best practices across the global real estate portfolio of a leading technology and cloud computing company and integrating social and environmental justice considerations into clean energy & circularity transition plans.

In 2022, she led WSP's technical contributions to the City of Chicago's Climate Action Plan and co-authored Microsoft's Environmental Justice in Renewable Energy Procurement.

**Dr. Tammy Greer**, Professor of Political Science, Clark Atlanta University



Dr. Greer currently serves as Assistant Professor of Political Science in the Department of Political Science at Clark Atlanta University. Dr. Greer has a Bachelor's degree in Criminal Justice and Master of Security Management (both from the University of Houston-Downtown), and a PhD in Political Science from Clark Atlanta University with focus areas in American Government (including state and local government), Urban Politics, Comparative Politics, and International Politics. She has served in numerous capacities in the public and private sectors.

Dr. Greer's interests include community & civic involvement focusing on how policy and the lack of equitable public policy has an impact on

historically underserved communities. She advocates for consistent civic engagement and voting, especially in non-presidential elections, including voting for all positions on the ballot.

Dr. Greer serves as a board member on several organizations including Georgia Women Connect, Media Policy Center, and is the community chair working to create community gardens in urban food deserts. Dr. Greer has been interviewed in numerous state, nation-wide, and international media outlets including CNBC, Canadian Broadcasting Corporation, NPR, Washington Post, WGN, Christian Science Monitor, and the Atlanta-Journal Constitution. She is the author of the forthcoming book, *Moving From Protest To Policy*.





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**Bruce L. Levine, Founder and President, 3d Development Group, L.L.C.**



Bruce L. Levine is the Founder/President of 3d Development Group, L.L.C. located in Amherst, New York. 3d Development Group specializes in the financial structuring and execution of affordable, multi-family real estate development transactions. The company provides development services to public housing authorities, and non-profit developers seeking to develop or rehabilitate affordable, mixed income, and mixed-use housing. 3d Development Group specializes in several primary areas including Public Housing restructuring and redevelopment; supportive housing for disabled populations; adaptive reuse; brownfield development; historic preservation; clean energy conversion; and new construction. Programs include tax exempt bond financing; Low Income Housing Tax Credits; Community Development Block Grants; State or Federal financing; HUD Rental Assistance Demonstration (RAD); HUD Section 18; Federal Home Loan Bank; and local grant programs. Mr. Levine graduated from the State University of New York at Buffalo with a Master of Arts Degree in Economics (1995) and a Bachelor of Arts in Environmental Design (1989). Since 1989, Mr. Levine has developed or consulted on 79 projects comprising over 3,200 units representing \$523 million of affordable housing in New York State. Mr. Levine is a Certified (Tax) Credit Compliance Professional (C3P) and trained in Fair Housing/Section 504 regulations. He is recognized as an expert on the Uniformed Relocation Act and in that role has facilitated the temporary or permanent relocation of hundreds of households whose apartments were subject to redevelopment.

**Mina Marefat, AIA, Ph.D. Principal, Design Research**



Mina Marefat is a registered architect, urban designer, architectural historian and principal of Design Research in Washington D.C., focusing on design, innovation, and city revitalization. Mina has worked internationally and domestically including working with the Chief Architect of Historic Monuments in France, the Historic Preservation Office of Washington D.C. and the City Administrator of Newark, NJ. She served as Senior Architectural Historian at the Smithsonian Institution, as Education Director at the Aga Khan Trust for Culture in Geneva, and as Research Associate at the National Gallery of Art. Among her awards are the Fulbright, NEH, SSRC, AAUW and Rockefeller Fellowship at the Library of Congress.

Mina taught at MIT, Johns Hopkins, Catholic University, Georgetown University and Technical University in Vienna. She has curated exhibitions including on Frank Lloyd Wright at the Guggenheim in NY and Bilbao and the traveling Eero Saarinen exhibition. She lectures internationally and has published extensively on modernism and its cross-cultural, global reach and has interviewed many influential architects. Mina has served on numerous boards including the AAUW, Harvard Alumni Council, MIT Architecture Alumni and the MIT Club of Washington where she served as president. She holds a Masters from Harvard University and a PhD from MIT.







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**Joe Neri, Chief Executive Officer, IFF**



Joe Neri is the CEO of IFF, one of the nation's leading Community Development Financial Institutions. IFF is a mission-driven lender, developer, and real estate consultant committed to helping nonprofits and the communities they serve to thrive. As CEO, Joe leads a staff of over 140 highly dedicated and talented professionals working across finance, real estate, development, policy, research, program management, and more. With over 35 years of comprehensive community development experience, Joe has broad, direct experience in nonprofit management, community facility finance, planning and

development; affordable housing; community small business lending, finance, and development. He is a passionate writer and advocate for the power of the nonprofit sector as engine of change. He holds a Masters in City Planning from UC Berkeley, and a Bachelors in Urban Affairs from Grinnell College.

**Ryan E. Smith, Director, School of Architecture, The University of Arizona**



Ryan E. Smith is a Professor and Director of the School of Architecture at the University of Arizona. Professor Smith has been teaching, researching and consulting with respect to offsite construction, industrialized building, prefabricated and volumetric modular product R&D, factory setup and layout, design assist, and market analysis and surveys, for 20 years. Smith is author of numerous offsite construction reports, papers and books including the seminal text, *Prefab Architecture* (Wiley, 2010). He is the founding past chair of the National Institute of Building Sciences, Offsite Construction Council,

a fellow of the Modular Building Institute and a Senior Research Fellow in the Centre for Offsite Construction + Innovative Structures at Edinburgh Napier University in the UK.

**Marisa Novara, Commissioner, Chicago Department of Housing**

*Alternate Juror*



Marisa Novara was appointed Commissioner of the Department of Housing (DOH) by Mayor Lori E. Lightfoot in May 2019. Believing that housing is a human right, Commissioner Novara directs the City's efforts to create equitably distributed affordable housing across Chicago's 77 community areas through policies, development, and legislation. Before joining the City, Novara was vice president of the Metropolitan Planning Council (MPC). During her eight-year tenure at MPC, Novara designed and managed the Cost of Segregation project, a 2017 study that concluded how decades-old patterns of racial and economic segregation

cost the Chicago region an estimated \$4.4 billion in additional income each year. She also led the subsequent creation of the region's first comprehensive guide to a more racially equitable future, among other reports, studies and articles.





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## Past Competitions

**2022.** HUD partnered with Atlanta Housing in Atlanta, Georgia for the 2022 competition. The competition focused on transforming 13.12 acres of developable land in downtown Atlanta into a vibrant mixed-use community that includes affordable and market-rate housing, office, retail, hospitality, and open space that seamlessly integrates with the existing cultural facilities that will remain on site. The site has the potential to become a new, world-class civic anchor and mixed-use neighborhood in the heart of Atlanta.

**First Place:** University of Maryland

**Runner Up:** University of California, Berkeley

**2021.** For the 2021 competition HUD partnered with Fresno Housing in Fresno County, California. The competition focused on the redevelopment of existing housing units and seizing the opportunity to create one cohesive community from five contiguous properties. The five properties, although adjacent to one another, were separated by fences. These barriers were not only physically unappealing; they contributed to the larger disconnectedness of the entire community. The student teams were challenged to build a workforce housing plan that included the redesign of over 210 housing units for farm laborers, migrant workers, senior citizens, and low-income families in rural Firebaugh, California.

**First Place:** Pratt Institute & New York University

**Runner Up:** University of Michigan & Harvard University

**2020.** For the 2020 competition, HUD partnered with the Santa Fe County Housing Authority. The challenge was to create innovative housing that preserves and celebrates the unique culture of Santa Fe with an architectural heritage going back to the 15th Spanish Law of the Indies. Teams were tasked with balancing several factors: the local planning context (that is, zoning requirements), local economic conditions, a feasible financing plan, the built environment, and the larger social needs of the community. They were asked to design a new mixed-use development for low- and moderate-income residents, with a particular focus on expanding housing for women with children.

**First Place:** Yale University

**Runner Up:** University of Maryland

**2019.** HUD PD&R partnered with the San Antonio Housing Authority (SAHA) to develop a new multifamily, mixed-income housing development called The Rex. This new, mixed use development is situated along the world-famous Riverwalk. The primary goal for this new development to improve the site plan that will connect residents to a range of client services that largely support the needs of seniors and persons with disabilities. Because the development is near the River Walk, the students were tasked with ensuring that it was well integrated into the social and urban fabric of the surrounding community.

**First Place:** University of Maryland

**Runner Up:** University of California, Berkeley





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**2018.** HUD PD&R partnered with the Dover, NH Housing Authority (DHA), to develop 154 new dwellings for seniors and persons with disabilities to be located between two existing DHA projects, both of which serve a similar population. The competition challenged students to design and apply innovative development strategies and innovative community engagement strategies. When approaching the problem, teams thought about social needs and connectivity, an aspect that cannot be overstated, as quality of life for seniors and persons with disabilities goes beyond the physical structure to the creation of a neighborhood and access to a wide range of supportive services.

**First Place:** University of Maryland

**Runner Up:** University of Colorado at Denver

**2017.** HUD PD&R partnered with the Cuyahoga Metropolitan Housing Authority (CMHA) to develop a real-world design challenge involving rethinking a legacy affordable housing project. The planning and design competition problem was to redevelop an existing public housing project in an urban environment, with a focus on family housing. The primary goals were to improve connectivity to the urban grid, expand upon proposed mass transit, and increase density. Many of the solutions accomplished this through design and development of in-fill housing options, renovation of existing buildings, and improvement of the site plan to more effectively tie the project to the surrounding neighborhood.

**First Place:** Rutgers University

**Runner Up:** University of Michigan

**2016.** HUD PD&R partnered with the Housing Authority of the City of Santa Barbara (HACSB), which is in the process of rehabilitating and preserving its aging HUD Assisted Public Housing portfolio, long suffering from Congressional budget cuts to the HUD funding necessary for their proper upkeep, to promote and ensure their viability for future generations. The site for the design challenge was HACSB's Monteria Village, composed of 28 family units, built in 1973. The project was planned to be a Rental Assistance Demonstration (RAD) conversion. The housing goal of the HACSB could be accomplished with either a gut rehab (deep energy retrofit) of the existing project or its full replacement with new construction. Teams were challenged to focus on social needs of the residents and connectivity to Santa Barbara and to the surrounding neighborhood.

**First Place:** University of Texas at Austin

**Runner Up:** University of Maryland

**2015.** HUD PD&R partnered with the Houma-Terrebonne Housing Authority (HTHA), which provided a design problem focused on senior housing. The site currently contains an eleven-story senior housing facility containing 300 dwelling units, located in Houma, LA. Competitors were asked to significantly upgrade or replace the existing building, which was first occupied in 1971. The housing goal of the HTHA was either gut rehab (deep energy retrofit plus new amenities) of the existing building or new construction. There is an additional goal to incorporate the provision of social amenities for the residents into the solution, as quality of life for seniors often goes beyond the physical structure to the creation of community and access to a wide range of supportive services.

**First Place:** New York University

**Runner Up:** University of California at Los Angeles





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**2014.** In the competition's inaugural year, HUD PD&R partnered with the Housing Authority of Bergen County (HABC), New Jersey. The design problem was to develop affordable housing for homeless veterans. The 1.6-acre site was surrounded by single family dwellings and included an historic building, the Peter DeBaun House c. 1770, an example of prerevolutionary agricultural Dutch architecture in Emerson, New Jersey. The program included new residential construction for homeless veterans, plus reuse of all or part of the historic building. The HABC goal was to provide housing for 15-30 veterans.

**First Place:** Ohio State University

**Runner Up:** New York University and Columbia University

