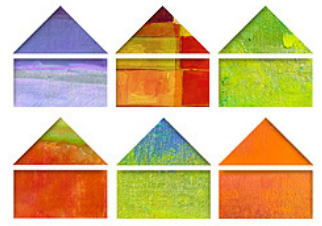




# HUD Innovation in Affordable Housing

student design & planning competition  
2020



## FINAL PRESENTATIONS AND AWARDS CEREMONY

Thursday, April 16, 2020 • 1:00 pm – 4:30 pm

1:00 – 1:10pm

### Introduction and Overview of the Competition

**Regina C. Gray**

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

**Joseph R. Montoya**

*Executive Director, Santa Fe County Housing Authority*

1:10 – 3:10pm

### Student Presentations

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

**Team 207 – Yale University**

*Helen Farley, Kelley Johnson, Eva Leung, Jackson Lindsay, Miguel Mauricio*

**Team 184 – University of Michigan**

*Joshua Childs, Bryan Hicks, Sam Kollar, Amelia Linde, Jessica Yelk*

**Team 180 – University of Maryland**

*Sam Bohmfalk, Margaret Curran, Tochi Ohakawa, Shayne Piltz, Andrew Walker*

**Team 187 – University of California Berkeley**

*Mariela Anahi Herrick, Meaghan Lyons, Cali Slepín, Dylan Westhoff, Cody Zeger*

3:10 – 4:00pm

### Juror Deliberation and Intermission

**Featured Video: “East Lake Meadows - A Public Housing Story” (Ken Burns)** *Learn the history of East Lake Meadows, a former HOPE VI community in Atlanta. Stories from residents reveal hardship and resilience, and raise critical questions about race, poverty, and creating neighborhoods of opportunity. (<https://www.pbs.org/kenburns/east-lake-meadows/>)*

4:15 – 4:30pm

### Awards Presentation and Closing Remarks

**Paige Esterkin**

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

**Brian D. Montgomery**

*Deputy Secretary, U.S. Department of Housing and Urban Development*

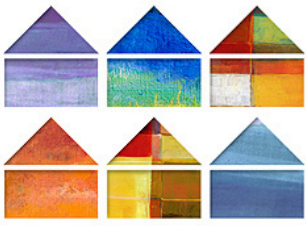
**Dr. Benjamin S. Carson**

*Secretary, U. S. Department of Housing and Urban Development*



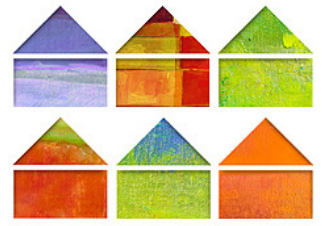
**PD&R**





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## About the Competition

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

The need for quality, affordable housing has never been greater. At its best, housing can help strengthen the social and physical fabric of communities and neighborhoods. 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.

## Selecting the Winning Submissions

The competition has been designed in two phases. 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. Phase II finalists are now challenged to further refine their solutions, incorporating more detail, developed floor plans, and analyses (economic, energy, etc.).

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

- Innovation, innovation, innovation! HUD is especially interested in identifying and promoting innovative ideas and solutions, which should be highlighted in all aspects of the solution.
- Strong financial analyses.
- Site and building circulation issues, such as arrival sequence, moving through the site and building(s), security, sense of place, visual clues, signage and wayfinding.
- Sense of community and community connectivity, particularly important for the target population, to enhance interaction with the community at large in order to actively address real (and perceived) feelings of isolation.

## About the Site

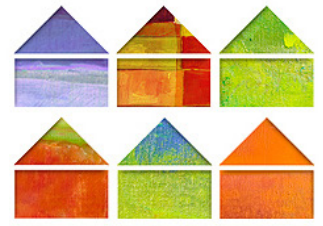
The County of Santa Fe has purchased 6.6 acres of land zoned Commercial C-2 which allows for up to twenty-nine units per acre. This is the highest allowable density in the city of Santa Fe. The parcel has water and sewer to the site and abuts one of the Housing Authority's current developments. The Housing Authority would like to use low income tax credits and other sources of capital to finance the development. The parcel also adjoins some infill sites and a commercial power center. The developer of the power center is working on an overlay zoning designation which will allow for a far more pedestrian-oriented high-density mixed-use mixed income development. This area is the fastest growing part of Santa Fe with an uncoordinated pattern of development. Santa Fe is rich in architectural heritage going back to the 15th Spanish Law of the Indies.





# HUD Innovation in Affordable Housing

student design & planning competition  
2020



## About the Jury

**Rob Hazelton**, CEO, *Dominion Due Diligence Group*  
*Head Juror*



Rob Hazelton's passion for affordable and senior housing can be traced back 25 years when he founded Dominion Due Diligence Group (D3G) to focus on providing solutions to the issues facing the industry. He has vast experience with multi-family housing preservation as it relates to capital needs, architectural design, construction cost estimation, energy conservation and environmental issues. Rob has worked in all 50 states for the preservation of multifamily and senior housing under the LIHTC Qualified Allocation Plans. He has been involved with the HUD Multifamily Accelerated Process (MAP) Guide since inception, and is proficient in the FHA-HUD multifamily mortgage insurance markets. Most recently he has worked closely with HUD and the industry to define and leverage energy efficiency in the subsidized housing portfolio, and more recently to help problem solve the complexities with aging-in-place and scattered site preservation. Frequently asked to provide technical services for HUD's many pilot and demonstration programs, he is currently working with the LIHTC Pilot, the Rental Assistance Demonstration (RAD), Moving to Work (MTW), the Special Applications Center (SAC), Choice Neighborhoods Initiative, and self-managed Energy Performance Contracting (EPC).

**Danielle Arigoni**, *Director of Livable Communities, AARP*



Danielle Arigoni is Director of Livable Communities at AARP, where she works to support AARP's 53 state offices -- and the hundreds of localities (and several states) enrolled in AARP's Network of Age-Friendly Communities -- to create great places for all people of all ages. Danielle is an urban planner by education, and has nearly 20 years of professional experience contributing to more sustainable and resilient federal, state and local policy, including prior leadership positions at USEPA and HUD. She also serves as a Board Member for the League of American Bicyclists.

**Christie DeSanctis**, *Director, Business and Conventional Finance Policy*



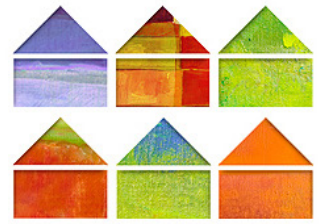
Christie DeSanctis manages the business and conventional finance legislative and regulatory policy team for the National Association of REALTORS® Advocacy Group. These policy issues include GSE reform, anti-money laundering concerns, health care reform initiatives, and consumer finance matters, such as those related to the Real Estate Settlement Procedures Act and the Know Before You Owe mortgage disclosure rule. In addition to maintaining key relationships with government agencies, Congressional committees, and industry stakeholders, Christie also oversees a governing policy committee that develops new advocacy positions based on federal real estate and business-related activities for NAR.





# HUD Innovation in Affordable Housing

student design & planning competition  
2020



## **Kathleen Dorgan, FAIA, LEED-AP, Principal, Dorgan Architecture and Planning**



Kathleen Dorgan, FAIA, LEED-AP principal of Dorgan Architecture and Planning of Storrs, CT specializes in sustainable participatory community design and development. Her work includes arts-based placemaking, design of high-performance housing, main street revitalization, structuring green initiatives, resilience and technical assistance to not-for-profit organizations and public agencies. Her projects have been exhibited in the National Building Museum and museums and galleries throughout the nation. She received a Harvard Loeb Fellowship and is a past chair of the AIA Housing Knowledge Community, the Association for Community Design and the AIA Housing and HUD Secretary's Awards Juries. She is a past member of the Connecticut Housing Finance Authority Board and serves on the Financing Adaptation Work Group for the Governor's Council on Climate Change. Ms. Dorgan an active volunteer and is a frequent international speaker, instructor and writer about resilient design and incremental community development.

## **Elizabeth Plater-Zyberk, FAIA, LEED AP, Professor of Architecture and Director of the Master of Urban Design Program, University of Miami**



Elizabeth Plater-Zyberk is Malcolm Matheson Distinguished Professor of Architecture. She directs the Master of Urban Design program at the University of Miami. She was dean from 1996 to 2013. She is co-founder of the Congress for the New Urbanism, and current chair of the Florida chapter. She is co-author of *Suburban Nation: The Rise of Sprawl and the Decline of the American Dream*, and *The New Civic Art: Elements of Town Planning*. Continuing a consulting practice with DPZ Partners, she leads teams that design buildings, new and renewing communities, regional plans and zoning codes. Among her many awards are the Richard H. Driehaus Prize and the APA National Planning Award for Best Practice for Miami 21.

## **Joe Ventrone, Vice President, Federal Policy and Industry Relations**



Joseph M. Ventrone is Vice President of the National Association of REALTORS® Federal Policy and Industry Relations Team. Mr. Ventrone oversees all of NAR's Federal Policy and the Real Estate Services Program—an effort directed to serving the special and varied business needs of large brokers. Under his leadership, the Federal Policy and Industry Relations Team develops and analyzes policy on housing; real estate finance; business and technology; environment and commercial real estate.

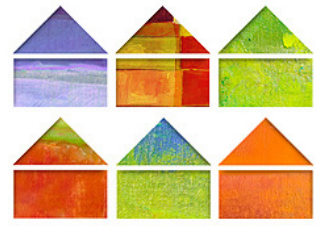
Mr. Ventrone's expertise in housing issues spans over 40 years and includes stints in the private sector, top federal agencies and on Capitol Hill during both the Democratic and Republican administrations.





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student design & planning competition  
2020



## Past Competitions

**2019.** HUD PD&R partnered with the San Antonio, TX Housing Authority 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

**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



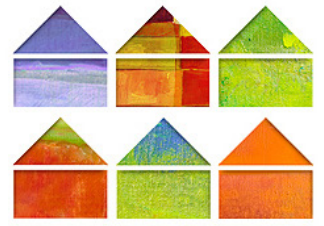
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# HUD Innovation in Affordable Housing

student design & planning competition  
2020



**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

**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



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