## 2015 Innovation in Affordable Housing Student Design & Planning Competition

#### **First Place Winner**

New York University

#### **Team Members**

Constantine Caloudas | Michelle Guber | Christopher Hayner Matthew Jupin | Peter Iovanella



# HUD Innovation in Affordable Housing

student design & planning competition

2015

### **Project Overview**

The team emphasized identity, connectivity, and support, characterizing the approach as a social solution through real estate development. Features include an on-site senior center, on-site childcare, and retail offered at below market rent. Walkable streetscapes create inviting outdoor spaces, with the most active orientation on Park Ave., anchored by a pharmacy and local coffee chain to attract the wider community. Direct access to the adjacent park at the back is provided — residents will no longer have to go into the street — and a new Gazebo will provide an inviting place to sit.

The design pays homage to a creole vernacular, with recessed balconies and operable shutters. Other design features include high ceilings with ceiling fans, a light colored roof, and extended overhangs. Energy efficiency measures include solar panels for domestic hot water (DHW) on the roof and a passive house approach to the building envelope — maximizing thermal insulation, installing low u-value windows, and specifying Energy Recovery Ventilation — at a cost premium calculated at only 3-5%.

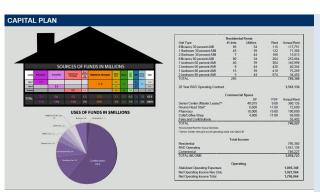
The financing package created two residential condominium packages and retail, which has the net result of enabling the project to access more financing sources and additional tax credits. The proposed income profile was comprised of residential rent, HUD Rental Assistance Demonstration (RAD) Program operating funds, and commercial rent.



The plan takes a mixed-use approach to redeveloping the site, featuring an on-site senior center, on-site childcare, and retail offered at below market rent.

Energy efficiency measures include solar panels for DHW on the roof and a passive house approach to the building envelope, which utilizes a prefabricated wall system, maximizing thermal insulation, installing low u-value windows, and specifying Energy Recovery Ventilation (ERV).





The proposed income profile was comprised of residential rent, HUD Rental Assistance Demonstration (RAD) Program operating funds, and commercial rent.



