



HUD Innovation in Affordable Housing

student design & planning competition

FINAL PRESENTATIONS AND AWARDS CEREMONY

Thursday, April 18, 2024 • 9:00 am - 2:15 pm

Brooke-Mondale Auditorium

9:00 - 9:50 am Introduction and Overview of the Competition

Solomon J. Greene

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

Jagruti Rekhi

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

Alaina Stern

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

Matthew Wachter

*Executive Director, Community Development Authority
Director of Planning, Community and Economic Development, City of Madison, WI*

9:50 am-12:10 pm Student Presentations

*Each team will have 20 minutes to present, followed by 10 minutes of questions from the jury.
Q&A Moderator:*

Regina C. Gray, PhD,

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

Team 370 - University of California Berkeley

Amba Gupta, Haoyu He, Elizabeth Joe, Alex Weinberg, Sara Wineman

Team 362 - Harvard University

Emily Hsee, Erik Larson, Aaron Smithson, Maggie Weese

Team 369 - University of California Berkeley

Zhenyang Terence Chan, Jonathan Coles, Hailey Gil, Sophia O'Neil-Roberts, Phuong Nyny Vu

Team 359 - University of Maryland at College Park

Jesse Bardsely, Abdureuf Hussien, Dejuan Johnson, Adrian Mora, Tinesha Richardson

12:10 - 1:30 pm Juror Deliberation and Intermission

Featured Videos

- **Celebrating 50 Years of Creating Opportunity**
- **Innovative Housing Showcase**
Michael Blanford
- **International Code Council Off Site Construction Fireside Chat**
Solomon Greene and David A. Tompos
- **Meet the 2024 IAH Competition Jurors**
- **2024 IAH Competition Honorable Mentions**

1:30 - 2:15 pm Awards Presentation and Closing Remarks

Todd Richardson, *General Deputy Assistant Secretary
Office of Policy Development and Research*

Dominique Blom, *General Deputy Assistant Secretary
Office of Public and Indian Housing*





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About the Competition

Housing can help strengthen the social and physical fabric of communities and neighborhoods. 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 in an annual competition to respond to an existing affordable housing design and planning issue.

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.

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 details into their designs based on knowledge gained from their interactions with Community Development Authority staff and residents during a site visit to Madison, Wisconsin.

Phase II will conclude with the jurors selecting a winner and a runner-up.

During the Final Presentations, the following evaluation criteria will be emphasized:

- Identifying and promoting innovative ideas, and solutions.
- Strong financial analyses.
- Innovatively creating a moderately dense and sustainable mixed-income community that includes affordable and workforce housing.
- Solutions that equitably address past injustices based on race, income, or other critical demographic and cultural differences.

About the 2024 Site

For the 2024 competition HUD partnered with the Madison, WI Community Development Authority (CDA). The CDA owns and operates the Romnes Apartments, a 169-unit public housing building situated on a 7-acre site, established in 1968 to offer affordable housing within the community. The CDA challenged the student teams with innovatively creating a moderately dense and sustainable mixed-income community that includes affordable and workforce housing. The final proposals must include both multifamily rental units as well as affordable homeownership opportunities and connect the site to the surrounding Bay Creek neighborhood.





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About the Jury

Ivan Rupnik, PhD, Head Juror

Founding Partner, MOD X; Assoc. Professor of Architecture, Northeastern University



Ivan Rupnik, PhD, is an architectural and urban designer, and associate professor at Northeastern University. In 2018, he co-founded MOD X, a global strategy advisory and knowledge exchange network integrating academic, industry, government, and related non-profit sectors in the prefabricated and volumetric modular offsite construction industry. Rupnik's expertise in the intersection of public policy, architectural and urban design and housing delivery is founded upon two decades of practice, research, and scholarship. As an architectural and urban designer, he has completed projects at a variety of scales and locations, working at award-winning practices or in collaboration with colleagues in the U.S. and Europe. His work as a researcher and scholar has resulted in a number of articles and books, including *Project Zagreb: Transition as Condition, Strategy, Practice* (Actar, 2007), *Baku: Oil and Urbanism* (Park, 2017), both co-authored with Eve Blau, and *A Peripheral Moment: Experiments in Architectural Agency* (Actar, 2010). He is currently expanding his dissertation work from Harvard University on the development of design methods for industrialized construction into a book manuscript. He previously served as associate editor for the *Journal of Architectural Education* (JAE).

Mona Hodge

Associate Principal, Smith Gee Studio, AIA, LEED AP, NOMA



Mona Hodge is a licensed architect with 17 years of experience, serving as an Associate Principal and Director of People and Culture at Smith Gee Studio in Nashville, Tennessee. She has managed the design of thousands of housing units, including affordable housing. Her passion and commitment to the field of architecture have led her to be a trusted mentor to both colleagues and aspiring architects.

Mona has managed several major multi-family and mixed-use projects including Berry Farms Town Center, Nashville Fairgrounds Mixed-Use Development, and the Flats at Taylor Place in Nashville's historic Germantown. She is also the Senior Project Manager of three of the mixed-income, multi-family projects implemented from the Envision Cayce Master Plan at Nashville's largest public housing site, including the award-winning Kirkpatrick Park.





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Connor Jansen

Technical Services Director, Slipstream Inc.



Connor Jansen is a technical services director at Slipstream, Inc. in Madison, Wisconsin. He has over 15 years of experience providing leadership in the development of energy efficient and sustainable buildings. His approach focuses on engagement of stakeholders and integration of technical strategies to achieve high performance outcomes. Passionate about combining his deep knowledge of building design and utility programs, Connor works to develop innovative processes and collaborative partnerships that advance measurable impacts in energy equality and occupant well-being. Connor's work includes managing the delivery of utility energy efficiency programs and pilots, including ComEd's Affordable Housing New Construction Program, energy planning, new product design, and consultation to owners and design teams.

Anne Neujahr Morrison

Owner and Founder, New Year Investment



Anne Neujahr Morrison is a real estate professional with over two decades of experience. She is a Principal of New Year Investments, a real estate development company focused on the creation of thoughtfully designed, mixed-use, urban infill properties. Anne is also a shareholder in Urban Land Interests where she serves on their Board of Directors.

Anne has a passion for the built environment and for fostering strong communities. She has experience working in real estate from many perspectives having worked in the public and private sectors, for cities, lenders, architects, and developers.

For the past decade, Anne has focused on real estate development in Madison, Wisconsin and her work has led to the creation of more than 500 mixed income residential units and 30,000 square feet of commercial space. With New Year Investments Anne is currently working on the redevelopment of Madison's 10-acre Triangle housing portfolio in a project known as *Taking Shape, Our Triangle*.

Heather Stouder

Planning Director, City of Madison, WI



Heather Stouder was appointed as the City of Madison's Planning Division Director in July 2016 after having been a professional planner since 2004, and part of the City's Planning Division since 2008. Heather leads a team responsible for the City's Comprehensive Plan and other long-range subarea plans, historic preservation and public art, development review, and data and mapping. In recent years, Heather has been heavily involved in zoning code changes to remove barriers to affordable housing. Heather and her planning staff have worked with a wide range of development teams to review 3,000 to 4,500+ new housing units annually.



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Tyler Pullen, Alternate Juror

Senior Technical Advisor and Researcher, Terner Labs and Terner Center, UC Berkeley



Tyler Pullen has backgrounds in research and practice across numerous fields in the built environment industry. These include civil and environmental engineering, construction management, energy efficient architectural design and analysis, urban planning and data science, and housing development and policy. His research experience spans across the U.S. and abroad, primarily focused on the potential for industrialized construction as a means of expanding and improving housing production. Tyler's research at the Terner Center focuses on opportunities to align housing policy, industry practice, and construction innovation towards critical affordability, environmental, and social goals. His prior research papers include analysis of early investment trends in the U.S.

industrialized construction sector, reports on systems-level bottlenecks to industrialized construction methods and technology in Southern California, and comparisons of the economic, workforce, and environmental dynamics of on- versus off-site construction in the U.S.



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Past Competitions

2023.

For the 2023 competition HUD PD&R partnered with Chicago Housing Authority in Chicago, Illinois to focus innovatively addressing the need to maximize the number of affordable units in an underdeveloped Chicago Housing Authority-owned site in a thriving neighborhood while densifying and adding additional amenities on the site, ensuring congruity with the surrounding neighborhood and alignment with the City of Chicago's Climate Action Plan.

First Place: University of Illinois Chicago

Runner Up: University of Texas at Austin

2022.

HUD PD&R 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 PD&R 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 PD&R 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



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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 was 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. Teams were challenged to focus on the 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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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

