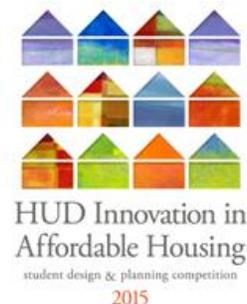


PLANNING AND DESIGN CRITERIA

The competition asks teams to develop innovative solutions for affordable senior housing. The successful designs will balance affordability with energy-efficiency, durability, and resiliency. The dwellings should be designed for accessibility and healthy living with natural daylight and indoor environmental quality. The integration of advanced technologies is encouraged along with renewable and renewable-ready design.



ENVIRONMENTAL

Durable: Long lasting/low maintenance requirements.

Healthy: Design for occupant health and psychological well-being.

Energy Efficient: Design for low-energy and low-water use requirements.

Resource efficient: Efficient use of materials; rapidly renewable materials; recycled content/recyclable.

Low-impact: Design that either enhances or does not significantly diminish environmental quality.

Resilient: Design and construction of buildings that resist natural and man-made hazards and provide for the protection of life, safety, and security of all residents.

Life Cycle Assessment: Technique to assess environmental impacts of a product over all stages of its life.

FINANCIAL

Funding: Primary sources contributing to financial pro forma; understanding rules, regulations, and guidelines.

Leveraging: Secondary sources making use of or combining various financial instruments, such as tax credits, to increase the potential return of an investment.

Cash Flow: Explore all potential funding sources and create alternative or innovative financing plans.

Affordable: Cost effective to construct and operate over the long term.

Initial Capital Cost: Fixed, one-time expenses associated with development.

Operations and Maintenance: Day-to-day activities required to ensure that the building, systems, and equipment perform as intended.

Design for Replacement: Ease of replacing systems, equipment, or building components as they wear or fail.

Infrastructure Longevity: Design to remain serviceable well beyond financing term.

SOCIAL

Neighborhood: Allowing for and encouraging social interaction among residents of a distinct community.

Access to Employment and Services: Provide or make use of existing transportation networks to link the site with commercial centers.

Accessible: Readily usable by individuals with varying degrees of physical ability.

Sense of Community: An emotional connection wherein residents care about the community, value their relationships to community and its members, and are invested in the future of the community.

Social Networking: The ability to connect with people and places, including access to amenities, health care, and supportive services, contributes to overall well-being, helps to lower the risk of isolation, and enhances independence.

Sense of Place: Creating an imageable perception of a unique or special place.

Sense of Control and Comfort: Engendering individual ownership of place to promote physical and emotional well-being.

Program:

Design Program:

The program for this student competition calls for the design of a 250 to 300 unit senior-housing property for the Houma-Terrebonne Housing Authority (HTHA). The site, located at 7491 W. Park Avenue, Houma, LA, has been selected, and at present contains an eleven-story senior housing facility containing 300 dwelling units. The existing building was first occupied in 1971. Although structurally sound, the development is approaching physical obsolescence and is in need of significant upgrade or replacement. The operational and energy costs are very high due to the lack of insulation and outdated glazing systems. Mechanical systems are mostly original and, as such, are nearing the end of anticipated useful life. The HTHA envisions an exemplary project, which demonstrates sustainability, efficiency, durability, and resiliency to the highest order, while simultaneously meeting the physical and social needs of the occupants. To promote innovation and encourage the exploration of unique solutions, the competitors will select one of two design challenges:

- A. Gut rehabilitation of the existing structure;
- B. New construction.

For either approach, the functional requirements will remain the same, and include: exceptional energy efficiency, low maintenance, prioritized indoor-environmental-quality, abundant natural light, spatial flexibility and personalization opportunities, and economy of construction, with additional emphasis on the planning and design criteria listed above. The teams will also assume the following process and logistical steps to be incorporated into their respective solutions:

- Temporary relocation of tenants and tenant logistics will be managed by the HTHA;
- Environmental concerns, such as lead paint and asbestos removal, will be handled by a separate environmental mitigation team;
- If selecting new construction, assume an undeveloped site (no demolition costs need to be included).

Spatial Requirements:

The property will be an HTHA owned and operated Senior Housing Facility (not assisted living). Each apartment unit will be a self-contained dwelling, with full bathroom, kitchen/eating, sleeping, and socializing space. Laundry facilities will be included and may be located in each dwelling, on each floor, or as a central facility. The number of dwellings provided will be a minimum of 250 and maximum of 300.

The approximate mix of dwelling types, and their respective floor areas, is as follows:

60% efficiency	~500sf
35% one-bedroom	~675sf
5% two-bedroom	~775sf

All dwellings to be compliant with HUD Fair Housing Act Design Manual.

<http://www.huduser.org/portal/publications/destech/fairhousing.html>

5% of all dwellings to be HUD Section 504 Fully Accessibility Mobility Units, and 2% to be Hearing and Visual Accessible Units in compliance with the Uniform Federal Accessibility Standards.

<http://www.access-board.gov/guidelines-and-standards/buildings-and-sites/about-the-aba-standards/background/ufas>

Accommodations must also include area for the following spaces/activities:

- Entry/vestibule/lobby
- Reception/security
- Resident mail room
- Internal circulation as needed
- Vertical transportation systems
- Management offices (open office space and three (3) private offices, approx. 1200 sf)
- Kitchen for on-site congregate dining, including food prep and storage
- Multi-purpose flex space for congregate dining and group activities (approx. 3000 sf)
- Multi-purpose subdivideable meeting space (approx. 800 sf)
- Health care visitation suite including reception/waiting and two exam rooms
- Non-denominational chapel (approx. 1000 sf)
- Public use toilet facilities
- Management office toilet facilities
- Mechanical systems (utilities and equipment)
- Storage and maintenance
- Trash conveyance and removal
- Outdoor communal spaces and gardens

This space/activity list is not inclusive, but rather delineates minimum requirements. Additional spaces and activity areas may be provided where considered appropriate by the designers to augment their solutions. The listed spaces/activities are also not necessarily confined to a single building on the property, and may be accommodated by one or more structures.

Site Development:

Site: Approximately 3.8 acres as shown on [site plans](#).

Zoning: Newly created R-3SHD (Special High Density Zone) as defined in the municipal [zoning resolution for the project](#).

The site is located in a previously developed residential neighborhood. Since the scale of the proposed project is larger than the surrounding development, the teams should include mechanisms to diminish the impact of the larger project, such as emphasizing human scale and layered massing of the building(s). Sustainable site development principles are imperative, including provisions for stormwater management, minimized impermeable surfaces, native plantings, community gardens, and other similar attributes.

The site is contiguous to a large park, and the housing authority wishes to integrate access to the park into the design of the project. Site security is also a concern for the senior population, so providing actual and perceived security is paramount.

The site is not located in a FEMA Special Flood Hazard Area (SFHA). Located in a FEMA designated Zone C, it is considered to be higher than the elevation of the 0.2-percent-annual-chance (500 year) flood. As such no specific hazard mitigation rules apply, but the designers should consider the proximity of the site to the higher risk designations in developing their solutions.

On-site Vehicle Parking:

This is not an assisted-living facility, but rather a senior-housing facility, and as a result many residents own cars; on-site parking for those vehicles is required. The approximate number of required on-site parking spaces is as follows:

Resident spaces	75
Visitor spaces	50
Staff	6
Pool vehicles	2

Accessibility Regulations:

Applicable Federal Laws:

Fair Housing Amendments Act

- Recommend HUD’s Fair Housing Act Design Manual as the ‘safe harbor’ (free download available online www.huduser.gov).

Americans with Disabilities Act Title II (ADA) and Section 504 of the Rehab Act

- Title II of the ADA applies to activities of states and local governments. Section 504 applies to federally funded or assisted projects. A housing authority is considered part of a local government. As a result, Title II and Section 504 apply to all housing developed by a housing authority. No less than 5% of the total number of dwelling units in ‘the project’ must comply with the accessible design and construction requirements of the 2010 ADA Standards for Accessible Design; these must be disbursed throughout the site and among the various unit types available. An additional 2% of the total number of dwelling units in ‘the project’ must accommodate the needs of people with hearing and visual disabilities. The 2010 ADA Standards can be found here: http://www.ada.gov/2010ADASTandards_index.htm
- Use the 2010 ADA Standards for Accessible Design; Section 809 for dwelling units and the entire document for common areas.
- Refer to this letter for clarification: http://portal.hud.gov/hudportal/documents/huddoc?id=5784_N_01_Notice_5_15_14.pdf.

Applicable State Laws:

- Any multi-family housing building with four (4) or more units will be required to meet the Fair Housing Amendments Act.
- Seven major requirements enforced by the Office of State Fire Marshal are:
 1. Accessible building entrance on an accessible route;
 2. Accessible and usable public and common use areas;
 3. Usable doors;
 4. Accessible route into and through the covered unit;
 5. Light switches, electrical outlets, thermostats and other environmental controls in accessible locations;
 6. Reinforced walls for grab bars;
 7. Usable kitchens and bathrooms.

Applicable HUD Programs:

The Rental Assistance Demonstration (RAD)

- RAD allows proven financing tools to be applied to at-risk public and assisted housing and has two components:
 - 1st Component - Allows Public Housing and Moderate Rehabilitation (Mod Rehab) properties to convert, under a competition limited to 60,000 units, to long-term Section 8 rental assistance contracts; and

2nd Component - Allows Rent Supplement (Rent Supp), Rental Assistance Payment (RAP), and Mod Rehab properties to convert tenant-based vouchers issued upon contract expiration or termination to project-based assistance.

- RAD is a central part of the Department's rental housing preservation strategy, which works to preserve the nation's stock of deeply affordable rental housing, promote efficiency within and among HUD programs, and build strong, stable communities.