

# 2017 Innovation in Affordable Housing Student Design & Planning Competition

**Second Place Winner**  
University of Michigan

## Team Members

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HUD Innovation in Affordable Housing  
student design & planning competition  
2017

## Project Overview

The Michigan team's solution creates a healthy site design that connects to the surrounding neighborhood, improves circulation within the site, and creates a sense of ownership for tenants around open spaces. The team believes that their architectural design puts eyes on the street with a hub of activity at the corner anchored by the Women's Center and Co-op.

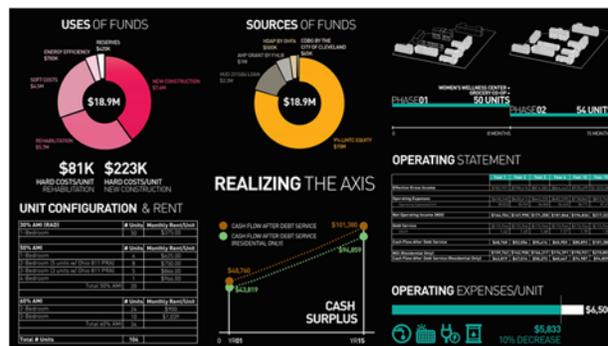
The team addressed green infrastructure to reduce energy costs, including: bioswales, permeable pavement, native plants and trees, and low impact materials and recycled materials. The landscape will allow residents to have private space, with front yards separated from communal spaces. The team set out to preserve the character of Woodhill by preserving artwork, which will also provide educational opportunities.

The team stated that innovation is demonstrated by the flexible strategy through four topologies, with the result of transforming an isolated public housing site into one that is integrated into the neighborhood.



A highlight of the plan is a Women's Wellness Center on site, plus opportunities with existing health providers such as Cleveland Clinic and University Hospital. The addition of a community co-op provides employment opportunities as well as coordination with local partnerships.

Diverse building typologies include: townhomes; three-story new construction; connection of three existing housing blocks to include commercial spaces; and, the transformation of existing buildings.



The team proposal is \$18.9m, with 9% LIHTC in two phases, which will reduce displacement and allow for 67% extremely-low-income financing through RAD. Incorporation of energy efficiency features will reduce long-term operating costs.

