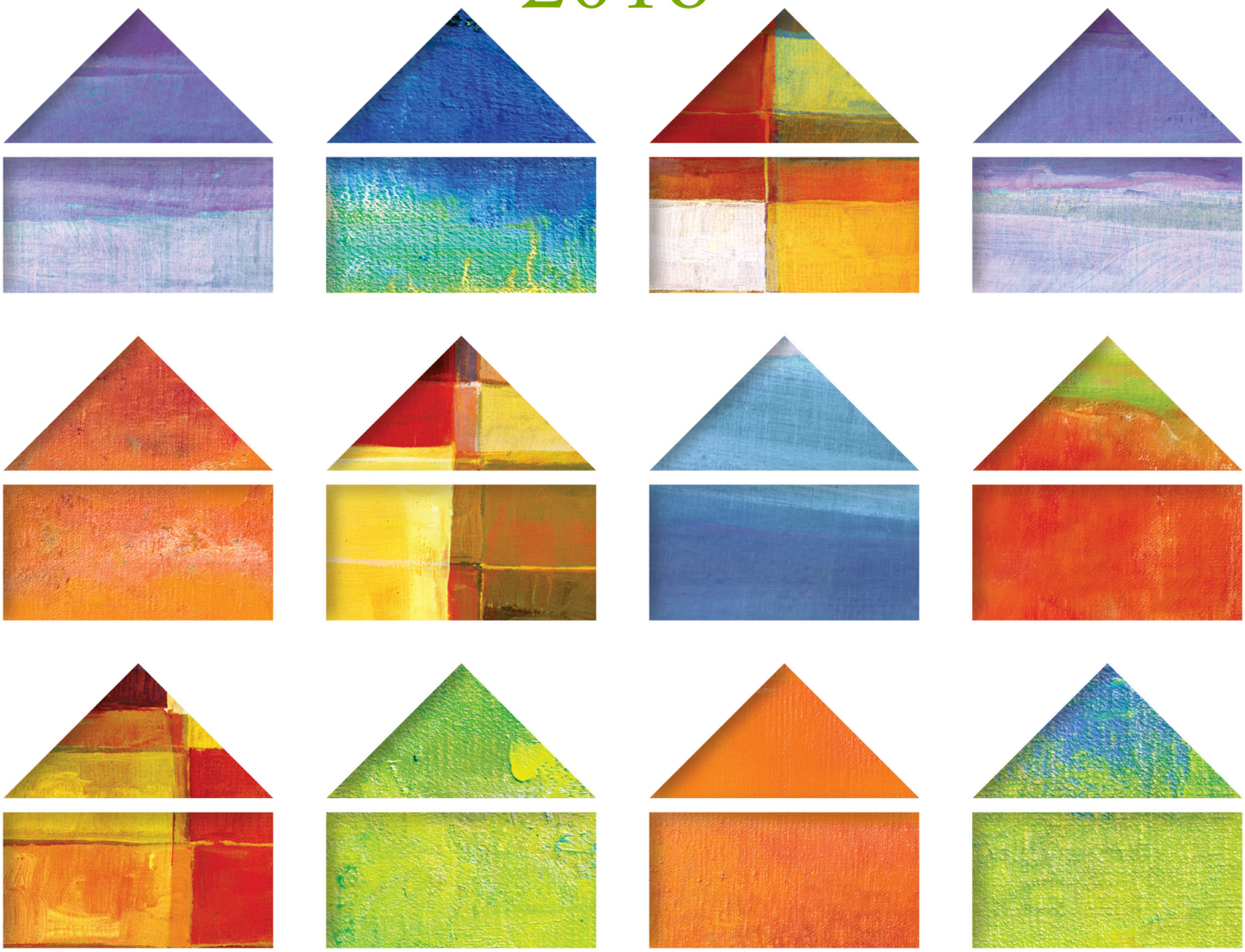
HUD Innovation in Affordable Housing

student design & planning competition

2016



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PD&R

The Competition

I. Project Statement

HUD's Office of Policy Development & Research (PD&R) presents the 2016 Innovation in Affordable Housing Student Design and Planning Competition. The competition invites teams of students pursuing graduate degrees in planning, public policy, architecture, real estate finance or development, and business to participate. The unique focus of the competition is that winning solutions will demonstrate the interdisciplinary teams' understanding of community, population served, housing affordability, and the development process, including design and finance.

Innovation is a primary focus. The jury will be seeking solutions that demonstrate originality, incorporating current best practices in design and finance, with high-level consideration given to the affordability and sustainability of the project. Equal weight will be given when evaluating social, financial, environmental, design, and construction issues.

PD&R is partnering with a public housing authority (PHA) that has provided a real-world situation for the competition, which is planned to be a Rental Assistance Demonstration (RAD) conversion. This year's design issue focuses on family housing. The housing goal of the PHA can be accomplished with either a gut rehab (deep energy retrofit) of an existing project or its full replacement with new construction. When approaching the problem, teams should think of social needs and connectivity. This aspect of the project cannot be overstated, as quality of life for families goes beyond the physical structure to the creation of a neighborhood and access to a wide range of supportive services.

While the competition is based on a real-life site, there is no guarantee that the winning solution will be built.

II. Competition Schedule

10-01-2015	Competition launch; problem and criteria announced
12-10-2015	Deadline for teams to register
12-11-2015	Detailed Program Site and Housing Authority announced
02-08-2016	Deadline for teams to submit Phase I
02-19-2016	Finalists announced; Phase II released
March, 2016	Site visit for finalists (TBD)
April, 2016	Final jury and winners announced in Washington, DC (TBD)

III. Awards and Recognition

$20,000 First Place
$10,000 Runner Up

IV. Eligibility

- The competition is open to graduate students working as a team, with a minimum of three and maximum of five members.
- Each team must have members representing at least three disciplines that grant three different degrees, at least one of which must be a non-design-related discipline. For example, teams might be comprised of graduate students in architecture, planning, public policy, finance, and real estate development.
- Each team must work with one faculty advisor who may be from any of the team-represented disciplines and who serves only in an advisory role. The faculty advisor is not an active team participant.
- There is no limit to how many teams may be formed at a given college or university.
- Students from different accredited educational institutions in the U.S. may form a single team.
- Submissions may be the product of work in a design studio or related class.
- Team leaders must be US citizens or permanent residents; teams must comprise at least three members who are US citizens or permanent residents. The remaining team members may be international students.
- Due to federal requirements, only US citizens or permanent residents are eligible to receive cash awards.

Official Details

V. The Project

- Population served: families
- Number of dwellings: approximately 35 units (mix of one-, two, three-, and four-bedrooms)
- Common areas: indoor and outdoor, e.g., community room, playground, and parking
- Planning and Design: Criteria

VI. The Site

- TBA

VII. Affordability

Tenant qualification is proposed to be 60% AMI with rents of approximately $903 for 1-BR, $1,083 for 2-BR, $1,251 for 3-BR, $1,396 for 4-BR.

The residents receive a utility allowance based upon unit size.

VIII. Competition Structure

The competition has been designed in two phases:

Phase I submissions will be evaluated by the jury and four finalist teams will be selected. Schematic design level site plan as well as schematic floor plans, section and building massing should be provided. Preliminary pro forma, as well as other financial calculations and leveraging must be included in Phase I documents. The evaluation criteria will emphasize innovation and an understanding of and provision for family and 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 will then be challenged to further refine their solutions, incorporating more detail, developed floor plans, and analyses (economic, energy,

etc.). In March 2016, finalists will have the opportunity to travel to the site for a walk-thru and meeting with PHA staff. The final jury presentation and award ceremony will be held in April 2016, at HUD HQ in Washington, DC. Travel expenses for both the site visit and award ceremony will be paid for two members of each finalist team. Additional team members are encouraged to attend; however, travel costs will not be covered and will need to be arranged independently.

IX. Evaluation Criteria

The 2016 HUD Innovation in Affordable Housing awards program challenges graduate students to address one of the most critical issues currently facing the US – providing affordable, healthy, and safe housing for families. First and foremost, entries will be evaluated for solutions that demonstrate innovative approaches. Team members should represent various disciplines as the evaluation criteria include design, construction, planning, financial, environmental, and social issues with an overarching requirement for innovation.

Teams will be evaluated on their ability to:

- Defend the decision to recommend and proceed with gut rehab or new construction.
- Provide enough detail to communicate innovation and innovative approaches to all aspects of the solution (design, construction, planning, environmental, and social).
- Demonstrate innovative approaches to financing, leveraging, and public/private collaboration.

X. Online Registration

- Teams must register online via the IAH website by December 10, 2015 at 6pm EST.
- There is no entry or submission fee required to participate in the competition.
- There must be one designated student team leader, along with contact information and degree information for each team member.
- The registrant will have to certify that all team members are current graduate

students and that the team leader and at minimum, three team members are U.S. citizens or permanent residents.

- Contact information for the faculty advisor is also required.
- Each registered student and faculty advisor will receive a confirmation email that will include a team competition ID number to be used on all subsequent submittals.

XI. Phase I Submissions

In the schematic phase, it is not necessary to provide a high level of detail. Teams should provide drawings and descriptions that best inform the jury. General layouts will likely accomplish this and may include preliminary plans and sections, and energy analysis. Demonstration of the team's understanding of the social, financial, environmental, design, and construction issues is paramount.

Narrative and Graphic Submission

Narrative (two - three pages)

- Must include rationale and demonstrate understanding of the community, planning, resident needs, and provision of community services, and financing.
- Written narrative to be on standard, white 8.5 x 11-inch paper, single-spaced and in a legible font (e.g., Times New Roman). The font size should be 11 pt. Set document margins to 1 inch on all sides.

Graphics (four slides – ppt or other – maximum)

- Site plan
- Schematic design (schematic floor plans, section and building massing)
- Additional graphics/analyses that visually convey aspects of your solution. In the schematic phase, it is not necessary to provide a high level of detail. Teams should provide drawings and descriptions that best convey the solution to the jury. General layouts will likely accomplish this.
- Pro forma and/or other financial analysis

Instructions for submission

- All submissions are to be electronic files, uploaded to the competition website (http://www.huduser.gov/challenge).

Instructions for uploading

- Filename [e.g., [team ID number]_01_graphic_01]
- Filename [e.g., [team ID number]_01_narrative_01]

XII. Phase II Submissions

Finalist teams will present Phase II submissions in person to the jury in front of an audience at HUD HQ in Washington, DC. The presentation will be webcast.

- The final submission is limited to six (6) slides, plus title and conclusion slide if desired, which may not contain presentation content (total of eight slides).
- Presentation files (ppt or other) must be 16X9 widescreen format with non-white background (e.g., dark blue, black, etc.).

In addition to the slide presentation, each team should prepare two (2) presentation boards, 20" X 30" maximum size, which will be on view during the presentations. Easels will be provided.

XIII. The Solution

Successful projects will solve for the design criteria and program, and will demonstrate:

1. An understanding of the needs of the intended residents and how those needs will specifically be addressed innovatively in your design solution.
2. Knowledge and understanding of codes and zoning restrictions and their impact on your solution.
3. How your solution innovatively responds to the opportunities and constraints imposed by the site.
4. Knowledge and understanding of energy efficiency and renewable energy strategies and how they can be incorporated into your design solution.
5. How your solution integrates into the neighborhood and community.

6. Knowledge and understanding of financing opportunities and constraints.
7. Development and application of innovative financing solutions through leveraging and partnerships.
8. Integration of best practices and technology into your solution.

XIV. The Jury

TBA

XV. Questions

During the competition, teams may send questions in writing to IAH2016@huduser.gov. Answers will be posted on the website throughout the competition. Please check the website Q&A page.

HUD reserves the right to edit submitted questions before posting them to the website. HUD also reserves the right not to answer all questions and not post redundant questions or remarks deemed to be inappropriate or irrelevant.

Once you have received these program documents, under no circumstances should there be any communication regarding the competition, other than in the manner stipulated here, with HUD PD&R or HTHA staff or consultants who are working or have worked on the project, or the competition jury.

No phone calls, please, to HUD, to the housing authority, or to competition jurors.

Terms and Conditions

Copyrights

By participating in this challenge, each member of the Student Team certifies that their Student Team's submission was created by the Student Team and that it is free of any copyright trademark or patent rights or other intellectual property held by any other party.

HUD reserves the right to disqualify submissions containing material suspected of being intellectual property owned by another individual or entity and that cannot be proved to be original to the entrant.

HUD will claim no rights to intellectual property. Individuals on the Student Team will retain intellectual property ownership as applicable arising from their entry.

Publicity

By participating in this Competition, each member of the Student Team consents to the use, publication, reproduction and for all purposes, including publicity, promotion and advertising, in any media (including without limitation, the Internet, television or offline promotions), each winner's name, city, photograph, likeness, voice, image, and competition entry each in perpetuity without further compensation, payment of fees or royalties, credit or right of review or approval

Student Teams further consent to the use of personal information about the Student Teams and individual members of such teams by HUD, [the PHA] divisions and third parties acting on their behalf.

Limitation Of Liability

By participating in this challenge, each individual agrees to assume any and all risks and waive claims against the Federal Government and its related entities, except in the case of willful misconduct, for any injury, death, damage, or loss of property, revenue, or profits, whether direct, indirect, or consequential, arising from participation in this prize challenge, whether the injury, death, damage, or loss arises through negligence or otherwise.

Based on the subject matter of the challenge, the type of work that it will possibly require, as well as an analysis of the likelihood of any claims for death, bodily injury,

or property damage, or loss potentially resulting from challenge participation, individuals are not required to obtain liability insurance or demonstrate financial responsibility in order to participate in this challenge.

By participating in this challenge, each individual agrees to indemnify the Federal Government against third party claims for damages arising from or related to challenge activities.

By participating in this Competition, each member of the Student Team agrees to release and hold harmless HUD and [the HA] divisions, advertising and promotional agencies, wholesalers and retailers, vendors, contractors, sub-contractors, and each of the foregoing entities' employees, officers, directors, shareholders, members and agents (collectively the "Released Parties"), from and against any and all claims, actions and/or liability for any injuries or death, loss or damage of any kind arising from or in connection with participation in and/or entry into the competition or acceptance, delivery, or use of any recognition, including without limitation, recognition of the finalists.

The Released Parties are not responsible or liable for any incorrect or inaccurate information, and assume no responsibility for (i) typographical or other errors in the printing of the promotion materials or the offering or announcement of recognition; (ii) any error, printing error, omission, interruption, defect or delay in operation or transmission at any website; (iii) failure of any entry to be received by HUD due to technical problems, printing error, human error or traffic congestion on the Internet or at any website; (iv) communications line, hardware and/or software failures; (v) damage to any computer (software or hardware) resulting from participation in the competition; (vi) theft or destruction of, tampering with, unauthorized access to, or alteration of entries and/or entry information; or (vi) entries that are late, lost, stolen, damaged, illegible and/or unintelligible (or any combination thereof).

General Conditions

All federal, state and local laws and regulations apply.

HUD reserves the right, in its sole discretion, to cancel, terminate, modify or suspend this competition or any portion hereof, or to disqualify any individual, if for (any reason: a) infection by computer virus, bugs, tampering, unauthorized intervention, actions by entrants, fraud, technical failures, or any other causes which, in HUD's sole opinion, corrupt or affect the administration, security, fairness, integrity or proper conduct of the competition; (b) the competition or any website associated therewith (or any portion thereof) becomes corrupted or does not allow the proper processing of entries; or (c) the competition is otherwise not capable of running as planned.

Bibliography

1. *Housing American's Older Adults, Meeting the Needs of an Aging Population.* Joint Center for Housing Studies of Harvard University, 2014. http://www.jchs.harvard.edu/sites/jchs.harvard.edu/files/jchs-housing_americas_older_adults_2014.pdf

2. *Aging in Place: Facilitating Choice and Independence.* Evidence Matters, US Department of Housing and Urban Development, Fall, 2013. http://www.huduser.org/portal/periodicals/em/fall13/highlight1.html

3. *Independent for Life: Homes and Neighborhoods for an Aging America.* Edited by Henry Cisneros, Margaret Dyer-Chamberlain, and Jane Hickie, University of Texas Press, 2013. http://utpress.utexas.edu/index.php/books/cisind

4. *2012 Enterprise Green Communities Single and Multifamily Universal Design Specifications*, 2012 Staff, Enterprise Community Partners. http://www.enterprisecommunity.com/resources/ResourceDetails?ID=0084050#

5. *March 2011 Summit on Aging in Place in Public Housing: Summary of Proceedings*, 2011 Enterprise Community Partners, LeadingAge. http://www.enterprisecommunity.com/resources/ResourceDetails?ID=67589.pdf

6. http://www.housingfinance.com/toc/affordable-housing-finance-magazine.aspx

7. http://www.ncoa.org/about-ncoa/

8. http://www.leadingage.org/