

# 2014 Innovation in Affordable Housing Student Design & Planning Competition

## First Place Winner

The Ohio State University

## Team Members

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HUD Innovation in  
Affordable Housing  
student design & planning competition

## Project Overview

The site pays homage to Peter DeBaun, the 18th century settler whose home is located on the site, by creating a theme that reflects the resiliency of the passage of time. The team focused on providing a comprehensive support system through the proposed community center, to be located in the renovated and expanded DeBaun House.

The solution addresses moving from public circulation to semi-public patios, then to semi-private unit patios, and finally to private units.

Sustainability features include: low flow fixtures, ENERGY STAR® appliances, high performance thermostats, overhangs and balcony placements to control solar gain (the team examined sun angles), natural daylight and south facing windows. Stormwater is routed toward garden area; permeable pavers are specified.



Common areas on both south and north – the south patios for daytime use, including garden areas; the north patios for nighttime use, including communal celebrations.

The central core through the site is for circulation; and there is a greenhouse located at the back of the property.



There are four buildings with six 650 sf units each. All ground floor units are fully accessible. Light wells bring natural light far into the units.

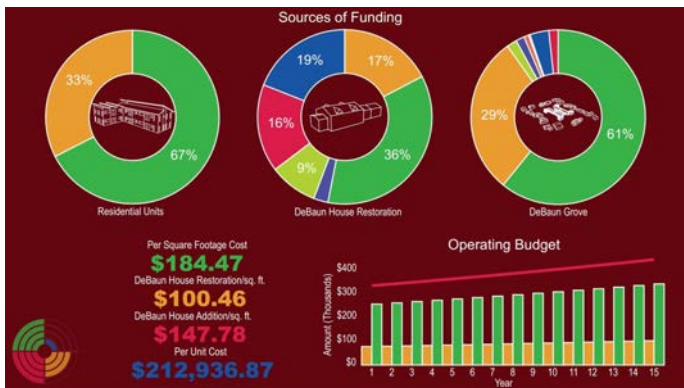


## Project Highlights

The DeBaun House proposal includes upgrading the first floor into a community living room that can be partitioned to accommodate small group meetings, private meeting areas for social workers, and a gym. It was proposed that this area would also be opened to the community for a small fee. The second floor design is an open office plan for various services to be located allowing for interaction between workers, including two VA social workers and a coordinator to work with social workers (as specified in VASH best practices). The team also proposed an MSW internship on site.



The team presented: their icon scheme representing the seven dimensions of wellness as a mechanism to support the target residents; their transportation challenge, which connected to the north, south, east and west, and would partner with NJ Transit, Bergen County (Emerson light rail) and Zip Car; and, their public engagement strategy: inform (town hall meetings); engage (design charrettes, ground breaking, live online construction tracker); incorporate; celebrate (DeBaun history), and honor (vets).



The team stressed their approach to little to no debt and accounting for their operating budget. In their presentation, the team noted the importance of securing grant equity instead of debt equity to ensure the ongoing fiscal health and longevity of the project.

The jurors appreciated the team's clarity in approaching the complexity of issues, as well as the realistic financing proposal and the overall quality of the presentation. Special mention was made of the outreach plan, and the effectiveness of the team's logos and icons.

The public engagement strategy was notable, countering the (negative) public impression of affordable housing.

## Competition Background

Sponsored by HUD's Office of Policy Development and Research, the annual IAH Student Design & Planning Competition is designed to encourage innovation in affordable housing, to raise practitioner and future practitioner capacity, and to foster cross-cutting teamwork within the design and community development process. Eligible teams from U.S. universities consisted of 5 student members representing at least three disciplines such as architecture, planning, and real estate development.

The real-world project selected for the inaugural competition was a site being developed by the Housing Authority of Bergen County (NJ). The 1.6 acre site is surrounded by single family dwellings and includes an historic building, the Peter DeBaun House c. 1770, an example of pre-revolutionary 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.

Teams were evaluated on planning context and analysis, building solutions and technology, community development solutions, site specific illustrations of new/redevelopment, and schedule and finances.

