

2014 Innovation in Affordable Housing Student Design & Planning Competition

Second Place Winner

New York University and Columbia University

Team Members

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**HUD Innovation in
Affordable Housing**
student design & planning competition

Project Overview

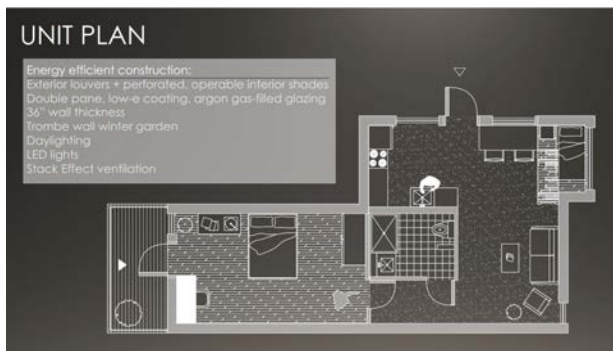
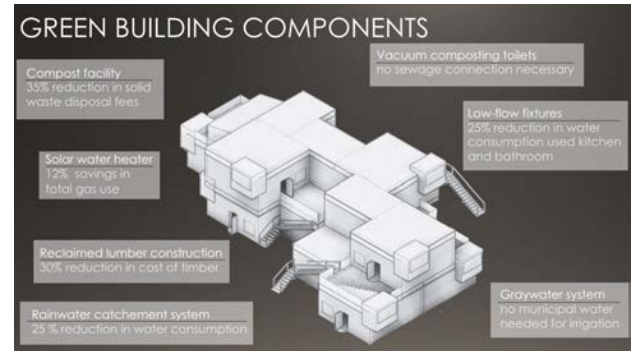
The team took a multi-layered approach to addressing the needs of the veterans, as well as creating a development that the greater community might want to visit, which included; rehabilitation to restoration; green building technology; and understanding available sources of financing; specifically referring

There was a focus on providing a comprehensive support system through the proposed community center, with a goal of creating a nexus of privacy with community. The concept for the DeBaun house is to become a place with access to local history and fresh food through programming options that included replica features (kitchen & basement) as history (interpretive history); and, reuse of common spaces as educational and community. The existing bar area would be renovated for American Legion meetings and other uses.



A loop road accommodates a shuttle bus that connects to community sites and transportation. Points of engagement along the loop include the gazebo, a multi-use gathering place as well as bus stop. There are pathways in varying difficulties that residents could negotiate alone or in groups.

Green building components of the three residential buildings include: composting; grey and black water (vacuum flush); varying orientation; reclaimed lumber; rainwater for irrigation for garden; and extra insulation in the 12" walls.



Each 650 sf unit has access to both a private and shared balcony, providing private and semi-private spaces. Lofts in each unit provide extra space. More than 50% of the units are ADA.



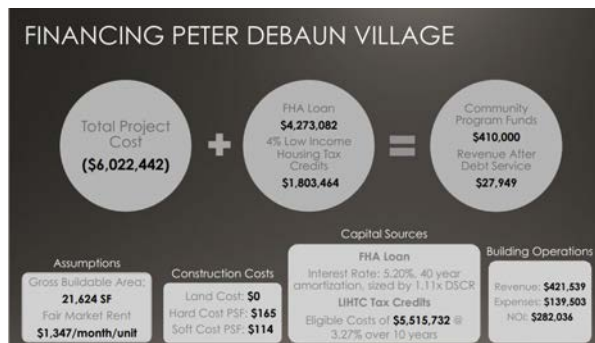
Project Highlights

The team sought to foster a dynamic environment, creating a rehab and activity center in the renovated DeBaun House, along with a resident-maintained vegetable garden on site, with produce used by the Café, both of which provide resources within the veteran community and engage the larger community in the development.

Orientation, juxtaposition of buildings, and topography reflects linking future to past. The site retains its original topography and the fitness paths are designed to take advantage of changes in level and are connective between time and space. The renovated DeBaun House would include an apartment for the property manager. In addition to the Café, the ground floor would be a community space to include art installations by local artists.

The financial model includes: reduced operating budget: \$165/sf (\$6m); 4% LIHTC and HUD section 8 program funds, VA and Home funds CPD. The team proposed a joint venture with private developer; any proceeds gleaned were proposed to go back into the DeBaun house and provide building operation funds.

The jurors particularly appreciated the efforts that the team made, taking innovation to heart. The ambitious solution included aspects of the overall site design and good ideas about moving through the site, as well as innovative systems, such as the grey/black water system. The jurors pointed out the well-thought out and creative gazebo and transportation center.



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 team-work 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.

