

2017 Innovation in Affordable Housing Student Design & Planning Competition

First Place Winner

Rutgers University

Team Members

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HUD Innovation in
Affordable Housing

student design & planning competition

2017

Project Overview

For Rutgers, it's all about community empowerment, sustainability, and connectivity. The team's solution including addressing the substantial elevation changes encountered on the site by the proposed grid development. And, the solution included the design of a new building, Morris Lofts, to be built into the topography to Passive House standards. Benefits include increased density and the addition of backyard space. For the community, a daycare to be run by a local non-profit will be on site.

The winning solution also includes the creation of a program to help tenants access community benefits, and a program coordinator will help to establish relationships with existing entities, such as nearby Cleveland Clinic and Case Western.

The budget is \$18.2m or \$196/sf. The financial scheme includes 9% LIHTC loans for the new construction (Morris Lofts) and 4% RAD for the rehab of existing units.

With density added in mixed-use and new buildings, this winning vision can be applied to rest of Woodhill Homes.



Community:

Underutilized spaces are transformed into shared spaces — semi-private and private courtyards — that provide an opportunity for community art projects as a nod to the WPA projects of the original development.

Energy Efficiency:

Pitched roofs are installed and wall insulation is increased. The central HVAC systems are replaced with ductless units. It is anticipated that the retrofits will reduce energy usage by half.

Village C

Residential Commons



Floorplans

Townhome Floorplan - Before



After



Village C

Morris Lofts

Third & Fourth Floor



2 Bedroom
3 Bedroom
2 Floors
22 Units

Morris Lofts:
40 Total Units
44,234 sq ft

Sustainability:

The 40-unit Morris Lofts has design features that include an articulated front façade, heavy insulation, air sealing, a living wall, stormwater collection, and inclusion of energy recovery ventilation (ERVs).

