

# AIA Awards

## Housing 2021



AIA Awards  
Housing 2021  
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# Foreword

# Letter from the Chair (Elizabeth Debs)

On behalf of the AIA Housing and Community Development Knowledge Community, I am honored to present the 2021 winners of the American Institute of Architects (AIA) Housing Awards. In recognizing these 2021 award winners, we celebrate not only exemplary projects but also the best practices in the field.

The past year has truly demonstrated that the need for a home of one's own is the foundation for social equity, health, and civil society. Through the Housing Awards the AIA elevates outstanding residential design and creates the opportunity to discuss and advance progress in the areas of housing and community development.

Initiated in 2000, the AIA Housing Awards recognize projects that exemplify residential design that is sustainable, responsive, and innovative. The award-winning projects and firms represent a wide array of housing types and architectural practices. Of the total ten winning designs, four are drawn from the one- and two-family custom residences category, one from the one- and two-family production homes category, two from the multifamily housing category, and three from the specialized housing category. Projects are located in California (3), Illinois, Louisiana, Arkansas, Texas, and Washington (3).

We honor the 2021 Housing Award winners and welcome them as they join a distinguished group of previous award recipients who all contribute significantly to raising the standard for excellence in housing design.

This publication is a fantastic resource for those interested in best practices in housing and outstanding design.

Many thanks to the dedicated jury and to everyone who submitted a project for their time and thoughtfulness.

Congratulations!



A handwritten signature in black ink that reads "Elizabeth Debs".

Elizabeth Debs, AIA  
2021 Chair, Housing and Community Development Knowledge Community  
The American Institute of Architects

# Introduction

### **The American Institute of Architects**

Founded in 1857, members of the American Institute of Architects consistently work to create more valuable, healthy, secure, and sustainable buildings, neighborhoods, and communities. Through nearly 300 state and local chapters, the AIA advocates for public policies that promote economic vitality and public well being. Members adhere to a code of ethics and conduct to ensure the highest professional standards. The AIA provides members with tools and resources to assist them in their careers and business as well as engaging civic and government leaders, and the public to find solutions to pressing issues facing our communities, institutions, nation and world.

### **Housing and Community Development, an AIA Knowledge Community**

The AIA Housing and Community Development Knowledge Community (HCD) is a network of architects and allied stakeholders that promotes equity in housing, excellence in residential design, and sustainable, vibrant communities for all, through education, research, awards, and advocacy.

# **AIA Awards**

## Housing

It is a life necessity, a sanctuary for the human spirit, and many people's first and most personal encounter with architecture: the house. By recognizing the best in home design, the AIA Housing Awards show the world how beauty, safety, sustainability, and comfort can come together.

The jury for the 2021 Housing Awards includes: Ceara O'Leary, AIA (Chair), Detroit, MI; Allison Anderson, FAIA, LEED AP, Bay St. Louis, MS; Alex Salazar, AIA, Portland, OR; Roberta Washington, FAIA, New York, NY; Kelly Beamon, New York, NY.

The jury recognized ten projects in four award categories: One- and Two-Family Custom Residences, One- and Two-Family Production Homes, Multifamily Housing, and Specialized Housing

### **One- and Two-Family Custom Residences**

The One- and Two-Family Custom Residences award recognizes outstanding designs for custom and remodeled homes for specific client(s).

### **One- and Two-Family Production Homes**

The One- and Two Family Production Homes award recognizes excellent design of homes built for the speculative market.

### **Multifamily Housing**

The Multifamily Housing award recognizes outstanding apartment and condominium design. Both high and low-density projects for public and private clients were considered, as well as mixed-use projects.

### **Specialized Housing**

The Specialized Housing award recognizes outstanding design of housing that meets the unique needs of other specialized housing types such as single room occupancy residences (SROs), independent living for the disabled, residential rehabilitation programs, domestic violence shelters, residential halls/student housing, and other special housing.

# Jury List + Bios

# Jury List

## 2021 AIA Housing Jury

**Allison Anderson, FAIA, LEED-AP**  
Principal, Unabridged Architecture  
Bay St. Louis, MS

**Kelly Beamon**  
Senior Editor, Metropolis  
New York, NY

**Ceara O'Leary, AIA (Chair)**  
Co-Executive Director, Detroit Collaborative Design Center  
Professor of Practice, School of Architecture  
University of Detroit Mercy  
Detroit, MI

**Alex Salazar, AIA, NOMA**  
Principal at Salazar Architect, Inc.  
Portland, OR; Sacramento, CA

**Roberta Washington, FAIA, NOMA**  
Principal, Roberta Washington Architects, PC  
New York, NY

## AIA Staff

**Susan Parrish**  
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The American Institute of Architects

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**Bridget Crowther**  
Sr. Manager, Honors & Awards  
The American Institute of Architects

**Vickie Lindsey**  
Sr. Manager, Honors & Awards  
The American Institute of Architects

# Jury Bios



**Allison Anderson, FAIA, LEED AP | Unabridged Architecture**

Allison is the founding principal at unabridged Architecture, with a diverse set of built works that are inherently defensible against climate challenges: structures armoured against natural and manmade hazards, adaptive reuse to prepare for the next century of service life, and urban strategies to accommodate water and prevent flooding. After Hurricane Katrina devastated her community, designs for recovery focused attention on sustainability, adaptation, resilience, responding with a deep understanding of the importance of place and tradition within the context of modern design. The firm's resilience portfolio includes: Rebuild by Design, City of Houston Disaster-Recovery Housing, Community Shelters, Beach Outfalls Challenge, Marine Education Center, Eco-Industrial Parks, Mississippi Renewal Forum and Louisiana Recovery Authority charrettes, and the Waveland Civic Center.

The firm was an early adopter of sustainability in architectural practice. The distinction between sustainability and resilience to climate hazards is one that she has studied in research, practice, and education. Her work in climate-adaptation spans project scales: from urban infrastructure and continuity of operations facilities for first-responders to residences that weather coastal storms. Research on appropriate techniques for building along the coastal edge was inspired by the inconsistent performance of projects during Hurricane Katrina; a forensic approach to understanding the damage led to adaptive measures and professional education programs.



**Kelly Beamon | Metropolis**

Kelly Beamon has 18 years of producing architecture and design content to her credit, spanning staff positions at *Architectural Record*, *This Old House*, *Interior Design*, *Surface* and *HD* magazine. In addition to trends in building materials, the impact of the architecture and design community on such issues as affordable housing, design education, and the schools-to-practice pipeline are her favorite areas of research.

As a longtime journalist of American house styles and kitchen and bath trends, Ms. Beamon's work has been referenced by the *New York Times*, *ABC News*, and *USA Today*. She has a B.A. in English from Chatham University in Pittsburgh and resides in Brooklyn with two children, guinea pigs, and threadbare period original furnishings by George Nelson, Kazuhide Takahama, Charles and Ray Eames, and Gustav Stickley. She is currently senior editor for *Metropolis* magazine.



**Ceara O'Leary, AIA (Chair) | Detroit Collaborative Design Center, School of Architecture, University of Detroit Mercy**

Ceara O'Leary, AIA, is a Co-Executive Director at the Detroit Collaborative Design Center (DCDC), where she leads collaborative community design and planning projects citywide alongside neighborhood partners and with a focus on community engagement. She is also a Professor of Practice at the University of Detroit Mercy School of Architecture, teaching public interest design and community development courses. Ceara's professional work, teaching, research and speaking focus on inclusive design of community spaces, ranging from building renovations and open space design to neighborhood plans and citywide infrastructure strategy. Ceara joined the DCDC in 2012 as an Enterprise Rose Architectural Fellow and is the Immediate Past Chair of the AIA Housing and Community Development Knowledge Community Advisory Group. In 2015 Ceara was named a "Top Urban Innovator" by Next City Vanguard and completed a fellowship with the ULI Larsen Center for Leadership. Previously, Ceara worked with bcWORKSHOP in the Lower Rio Grande Valley and the Gulf Coast Community Design Studio in Biloxi, Mississippi. Ceara graduated from the University of California, Berkeley with master's degrees in architecture and city and regional planning and she earned her undergraduate degree from Brown University.



### Alex Salazar, AIA, NOMA | Salazar Architect

Alex is the founding principal of Salazar Architect, a public interest design firm based in Portland, Oregon. His focus on community design methods and collaboration with Black, Latino and Asian communities has shaped the firm's approach and body of work. Alex has received multiple accolades over the years, including the 2008 AIA California Community Housing Assistance Honor Award, the 2009 AIA San Francisco Young Architect Award, and recently a 2020 Rethinking The Future Award for the design of Vibrant!, an affordable housing high-rise. Alex has long rejected conventional practice. In 1993 he was honored with a Graham Foundation Fellowship to apprentice with NGOs in India using participatory methods to design culturally appropriate, earthquake safe homes. By the early 2000s Alex became a founding board member of Just Cause Oakland (Causa Justa Just Cause), a multi-racial grassroots organization that advocates for housing justice. While on the boards of directors of Association for Community Design and East Bay Housing Organizations he created numerous urban design studies for multi-racial community benefit campaigns. This pro-bono work launched Salazar Architect in 2007. Alex is a former chair of AIA San Francisco's Housing Committee and occasionally contributes to AIA's Housing and Community Development Knowledge Community. He holds a Master of Science in Architecture from University of California, Berkeley, and a Bachelor of Architecture from California Polytechnic State University, San Luis Obispo. As adjunct faculty, Alex has taught design at UC Berkeley, University of San Francisco, University of Oregon and more recently at Portland State University.



### Roberta Washington, FAIA, NOMA | Roberta Washington Architects, PC

As principal of Roberta Washington Architects, PC since 1983, Roberta has overseen the designs of schools, health facilities, housing projects and cultural centers including: the African Burial Ground Interpretive Center in Lower Manhattan, Barnard; New Haven, Connecticut's first LEED Gold elementary school; 1400 Fifth Avenue, an eight story, 128-unit condominium housing project (Harlem's first 'green' apartment building project);, the restoration/renovation of the People's Republic of Haiti's Embassy in Washington, DC; 18 new four-story infill housing projects in Harlem; and more than 50 new or rehabilitated housing projects throughout New York City. She holds a Bachelor of Architecture degree from Howard University and a Master of Science in Architecture from Columbia University. Roberta is a past president of the National Organization of Minority Architects, a member of the American Institute of Architects College of Fellows, a past NYC Landmarks Preservation Commissioner, and a curator of the traveling exhibition, "Now What?! Advocacy, Activism, and Alliances in American Architecture since 1968." Roberta has also researched, written and lectured about early Black architects in New York State and the first Black women architects, with biographies appearing in *The Biographical Dictionary of African-American Architects, 1865-1945*, and The Beverly Willis Architecture Foundation's *Pioneering Women of American Architecture*.

# Recipients

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The Miller Hull Partnership, LLP

02 LeanToo  
Nick Deaver Architect

03 Walk-Street Housing  
ras-a studio

04 Portage Bay Float Home  
Studio Diaa

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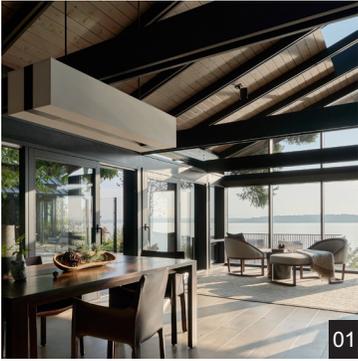
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# Loom House

ONE- AND TWO- FAMILY CUSTOM RESIDENCES



Photography: Ben Schauland; Kevin Scott (@k7scott)

## Jury Comments

*This renovation is intentional and thoughtful across the board, seamlessly integrating new and old. This shows that design can be beautiful and meet the Living Building Challenge. The project uses principles of sustainability in a didactic way, and considered environmental outcomes beyond the site. This project takes it as its mission to model environmental performance for the community and offer larger lessons for the field. Exceptional display of architectural character married with performance and environmental responsibility. This project is beautiful, site specific, repurposes existing site and structure elements with an eye toward high performance. Extremely thorough, thoughtful, well-designed and high-performing on a wide variety of fronts. The design creates a serene retreat, inextricably connected to the forest, water, and slope. Modifications to the historic house show an elegant restraint. The structure's regeneration demonstrates meaningful change and offers a clear directive to buyers of other homes in the neighborhood: reuse, don't demolish! Attention to opportunities for lessons and environmental responsibility.*



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Sitting on a landscaped bluff overlooking Puget Sound, this renovation of a classic mid-century home and standalone office presents owners with a model for renovating their homes using resilient retrofitting strategies. Through net positive energy and water, food production, and adherence to a strict materials list, Loom House is on target to become the first residential remodel certified as a living building by the International Living Future Institute.

From the outset of the project in 2017, it was clear that the clients were focused on an extremely energy-efficient renovation based on their long history of running a foundation that strives for a more equitable and environmentally responsible world. As the team and client's relationship blossomed, the team recognized that the Living Building Challenge framework aligned with the clients' stewardship and social justice values. It took the clients just one weekend to accept the proposal, and they committed to collecting their drinking water, reducing energy use and collecting it through photovoltaics, as well as growing their food. Though the local code would not allow them to do so at that point, they also agreed to treat their grey and blackwater in their front yard.

The redesign maintains the original character of the Bainbridge Island, Washington, home, including the dark palette that identifies it. The team drew inspiration from the colors and natural surroundings as it made material selections. A new entry bridge offers a curated path through the site, including soaring, 200-foot-tall evergreens and new ornamental plantings, delivering both residents and visitors to a redefined main entrance.

Inside, the original home's maze of small rooms was reconfigured into an open great room with a stair that leads down a primary suite that replaced an underused garage. Throughout, triple-glazed windows and skylights help maintain connections with the adjacent sound while providing generous daylight and ventilation.

The interiors are rooted in a deep connection with weaving together the mission of the clients' foundation and the natural surroundings of their island property. Artisans and craftspeople lent special touches to the home, including turning wisteria branches into light fixtures and door handles and transforming the fireplace into a sculptural light element.







# LeanToo

ONE- AND TWO- FAMILY CUSTOM RESIDENCES



Photography: Leonid Furmansky; Casey Dunn

## Jury Comments

*This home is a good neighbor. It responds to the size constraints of the site without overwhelming or overdeveloping it, and respects the livability of the community. This is a modest single-family home with an interesting design and good energy performance. Thoughtful approach inside and out with passive strategy and admirable landscape improvements. Respect is paid to the existing landscape through the use of pier foundations to avoid disturbing tree roots. Achieving EUI 19 is the result of attention paid to renovating the building envelope and limiting heat gain in the addition. Although the stormwater drain posed a significant constraint upon the site, the design inscribed a clean and simple extension of the house which was limited to the rear yard. The design is elevated through simple details and a limited palette of materials.*

## NICK DEAVER

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When the owners of this project sought to return to the simple, curated life afforded in Austin, they found a lovely but small 900-square-foot cottage constructed in 1936 to call home. The original home was crowded by a stand of aged and leaning live oaks and faced limited development possibilities because of an underground utility easement. But the team's approach, centered on an understanding of the landscape, delivered a 1,000-square foot addition that blurs the line between indoor and outdoor spaces.

The home is located in South Austin in an artistic neighborhood replete with century-old trees, wooden bungalows and cottages, and avian pathways. For this renovation and addition, the team honored the original home's historical importance while providing thoughtful growth. The original structure is painted white both inside and out to highlight its natural materials, such as lightly stained strip oak flooring.

The team retained the room layout and details of the original house, and it meets the frameless glazing of the addition along its raindrop wood siding. A transition between new and old happens where the ceiling rises. It reveals the tree canopy and light that illuminates honed soapstone countertops and a steel plate island box inspired by minimalist artist Donald Judd's works.

In the surrounding landscape, wood and concrete terraces float above a pea-stone yard and a boardwalk. The home continues to relate to the neighborhood through a board-formed concrete wall wrapping the landscape and positioning it as a central element of the design. Repurposed galvanized metal clads the addition, evoking the humble structures found all across Texas.

A municipal easement above a stormwater inlet removed a portion of the buildable area from the site and prompted a conflict for adding the backyard addition. The live oak sitting in the middle of the existing easement also posed a conflict. However, the team found an opportunity to negotiate a trade of air rights in the current easement for rights to a future easement when the pipe needs to be replaced, guaranteeing the addition and extended life for the heritage tree.

LeanToo, the second project completed for the client by the team, was delivered at just \$240 per square foot, making it a cost-efficient endeavor tailored to its inhabitants' needs. It has become a frequent destination for the owners, who regularly welcome friends and neighbors into their home. They have also embraced a more walkable lifestyle and recently became a one-car family.





# Walk-Street House

ONE- AND TWO- FAMILY CUSTOM RESIDENCES



Photography: Joe Fletcher

## Jury Comments

*The scale of this house is a valuable example to other rapidly-changing waterfront communities; it responds to its context and is relatively modest. The design team made good use of the climate with daylighting and passive ventilation strategies. This is a beautiful house with an amazing EUI of 8. Very nice climate-specific home with beautiful details and attention to context. The materials capture and reflect sunlight and breezes, flooding the interiors with a connection to this beachside community. The erosion of the walls between interior and exterior reinforce the openness in the floor plan. The use of native grasses in the front yard harkens back to the dune landscape that predated development along the coast.*

## ras-a studio

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Located just two blocks from the Pacific Ocean in Hermosa Beach this home for a dynamic young family captures the essence of coastal living in Southern California. The site is distinguished by its situation on a walk-street, a pedestrian-only path in front of the home that is typical of the South Santa Monica Bay region. While the walk-street fosters a pedestrian-friendly and walkable neighborhood and connects directly to a more significant bike and walk running through the region's beach communities, it required the team to provide innovative design interventions to meet the client's needs.

To suit their active lifestyles, the clients sought a rebuild of their existing 1950s bungalow and requested an open concept of the ground level that leads to a natural grade and outdoor areas. The team was challenged to accommodate that request while adhering to Hermosa Beach's zoning mandate requiring a large two-car garage, which would have split the small footprint's living spaces between multiple levels. The team found a solution in a mechanical parking lift, the first of its kind in the neighborhood, that can stack two cars in the footprint of just one and clearing the way for all living spaces on the ground floor.

The home features an on-grade ipe deck that functions as both a front porch and outdoor rec room for the family to relax or socialize with neighbors. The clever use of white concrete masonry blocks, flipped onto their sides to expose their cores, forms an entry wall that screens the interior rooms from the front porch. An oversized 27-foot-long pocket door provides access to a patio that runs the length of the lot from the living, dining, and kitchen areas, allowing the modestly sized home to feel much more significant than its actual square footage.

Western red cedar, milled in various profiles to create a sense of contrast and texture, adorns the exterior. Inside, the floors are a mixture of polished concrete on the ground level and white oak on the second floor. Additional cedar is found in the ceiling and accent walls. The second floor also includes a walk-street-facing balcony and access to a roof terrace, continuing access to the outdoors near the home's bedrooms and study.

Given the home's location, it takes full advantage of the climate and steady ocean breezes. An abundance of operable doors and windows allow it to eschew the need for air conditioning. When warmth is needed, it is provided by an in-floor radiant heating system supplemented by a solar water collector on the south roof.







# Portage Bay Float Home

ONE- AND TWO- FAMILY CUSTOM RESIDENCES



Photography: Kevin Scott (@k7scott)

## Jury Comments

*This unique project created a beautiful home on a small footprint. These space saving measures are interesting examples for the field. The jury appreciated the adaptive reuse of the foundation and pursuit of Living Building Certification. Extremely thoughtful approach to design excellence. Sensitivity to environment, context and durability mark a unique building type. The ability to live graciously in a small footprint is clearly demonstrated here - with an accompanying reduction in impact on resources and energy. Excellent scale and proportions. The interior material palette has a highly tactile quality. With more communities at risk of sea level rise, could this demonstrate a future market for floating production housing?*

STUDIO  
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While the Seattle area has enjoyed a long history of floating homes and houseboats, a type of living romanticized in movies and television, the reality of building on the water is much less glamorous. For this 650-square-foot home on the north end of the city's Lake Union, the owners embraced the challenge as it meshed with their aquatic hobbies of sailing, boat building, and scuba diving.

The project began as a renovation but quickly shifted during demolition when the owner and general contractor opted for a new structure due to the deterioration of the framing and log float foundation. The home received a new floor plate, walls, and roof, all of which were erected within the existing home's footprint.

Following the owner's wishes, the team took a modest approach to the renovation, focusing on the qualities of light and space over an abundance of area. That resulted in a single-story home that responds to the houses surrounding it, preserving views of the water. Neighbors have expressed their gratitude for the home's modesty, while its generous openings foster regular connections between the owners and neighbors.

By working within the envelope of the existing home, the team was able to adhere to the restrictions placed on Seattle shoreline developments, resulting in a modern home that sits on an existing float comprising four- and five-foot diameter old-growth logs assembled sometime in the early 1900s. Additionally, the craft-focused home gathers and reflects light through its multitude of glass doors and skylights. It is wrapped by a five-foot-wide cedar deck accessible by openings in every room, allowing the compact home to feel even more spacious.

Crafting a high-performing envelope while establishing a connection with the natural and built complex was also a critical design concern. The new home is clad in an open rainscreen adorned with blackened stained cedar siding, allowing it to blend into its surroundings. The deck encircling them will silver as it ages, amplifying the contrast between the dark exterior and light interior. The interplay of dark and light advances the home's feeling of lightness, a suitable quality for a home that floats on water.







# Tsuga Townhomes

ONE- AND TWO-FAMILY PRODUCTION HOMES



Photography: Miranda Estes Photography

## Jury Comments

*The jury welcomed this market-rate development's strong social approach. It is an excellent strategy for increasing density while respecting the scale of the neighborhood. The design is restrained and well-detailed, and the cost is modest for the Seattle area. Sustainability was well-integrated throughout the design. This project demonstrates strong design, thoughtful integration with site, attention to context, material sourcing and efficiency while striving for a replicable model for denser neighborhood development. The small size of the units doesn't equal small-scale living — every space is well-proportioned, with generous daylight.*

**WITTMAN  
— ESTES**

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Seattle's continually escalating construction costs, among the highest globally and averaging more than \$338 per square foot just two years ago, has prompted a glut of high-volume, low-quality housing. The rising costs have transformed many of the city's neighborhoods into a sea of generic modern boxes, built using low-cost materials and left disconnected from the outdoors. This project helps resolve the paradox around low-cost and high-quality homes while delivering sustainable design.

The team relied on careful design for this three-unit urban infill project, completed at the cost of \$185 per square foot. It cleverly maneuvered through complicated development restrictions and fit the three units on just over 5,000 square feet on a site designated an environmentally critical steep slope in Seattle's Highland Park neighborhood.

Serving as architect, client, and contractor for the project, the team envisioned it holistically, striving to transform the site into a dense and visually rich multi-family experience. Overlooking downtown Seattle and the Duwamish River, the area was the historic home of Chief Seattle and the Duwamish tribes. The three homes sit just four blocks from Highland Park Elementary school, which boasts one of the most diverse student populations in the city's school district. Historically, the middle-income families who rely on the school have been housed in opaque apartment blocks with little to no connection to nature.

The three dwellings are split between one main house along Highland Park Way and a duplex along 8th Avenue. The project derives its name from local western red hemlock, better known as Tsuga wood among the Salish people who have relied on it as a building material. Woodcraft and detailing using Tsuga wood and cedar are found both inside and out, recalling the handiwork of the Salish tribes and woodwork of Scandinavian settlers.

Shaping a healthy living environment and reducing energy use and costs were overarching design goals. The site plan includes a series of green roofs and water-harvesting bioretention planters that capture water and reduce runoff. All three homes have energy-efficient mechanical systems, such as on-demand water heaters and low-flow water fixtures. The team cleverly inserted the green roofs and terraces to provide subtle gradations between public and private, letting residents choose when to be seen or not.



Copyright: Mira



# Edwin M. Lee Apartments

MULTIFAMILY HOUSING



Photography: Bruce Damonte

## Jury Comments

*This beautiful project has all the sustainable and placemaking qualities that you would want to see, both for this award and architecture overall. There is a strong central concept behind this design. This is a great example of affordable housing driven by a community-based organization and situated firmly within the community it serves. An amazing level of community development was incorporated into the design and tied to a decades-long grassroots effort. Hands-on construction training was a great way to involve the community. The jury loved the kinetic cyanometer facade and the inherent hopefulness it brought to the project facade, creating a landmark in the community. Allowing the PV panels to cascade down the south facade does more than add renewable energy capacity — it marks the structure as a sustainability leader. The courtyard creates a terraced path to shield parking from view and offer green and active private space for the residents. The sustainability diagrams are excellent, describing and delivering ambitious goals in each category of the F4DE, exceeding 2030 Commitment targets.*

## LMS<sup>A</sup>

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Named in honor of the late Edwin M. Lee, the 43rd mayor of San Francisco, who adopted the Mayors Challenge to End Veteran Homelessness, this project provides homes for low-income families and veterans in the city's Mission Bay neighborhood. In a city where affordable housing and access to shared community space is exceedingly rare, Edwin M. Lee Apartments boasts nearly 120 units and ground-floor services for residents and the greater community.

The complex is operated by two nonprofit organizations, Swords to Plowshares and Chinatown Community Development Center. It was designed to foster an integrated community while taking a significant step to thwarting veteran homelessness in San Francisco. It is the first combined development of its kind in the city and stands as a sustainable and resilient housing model for multigenerational communities.

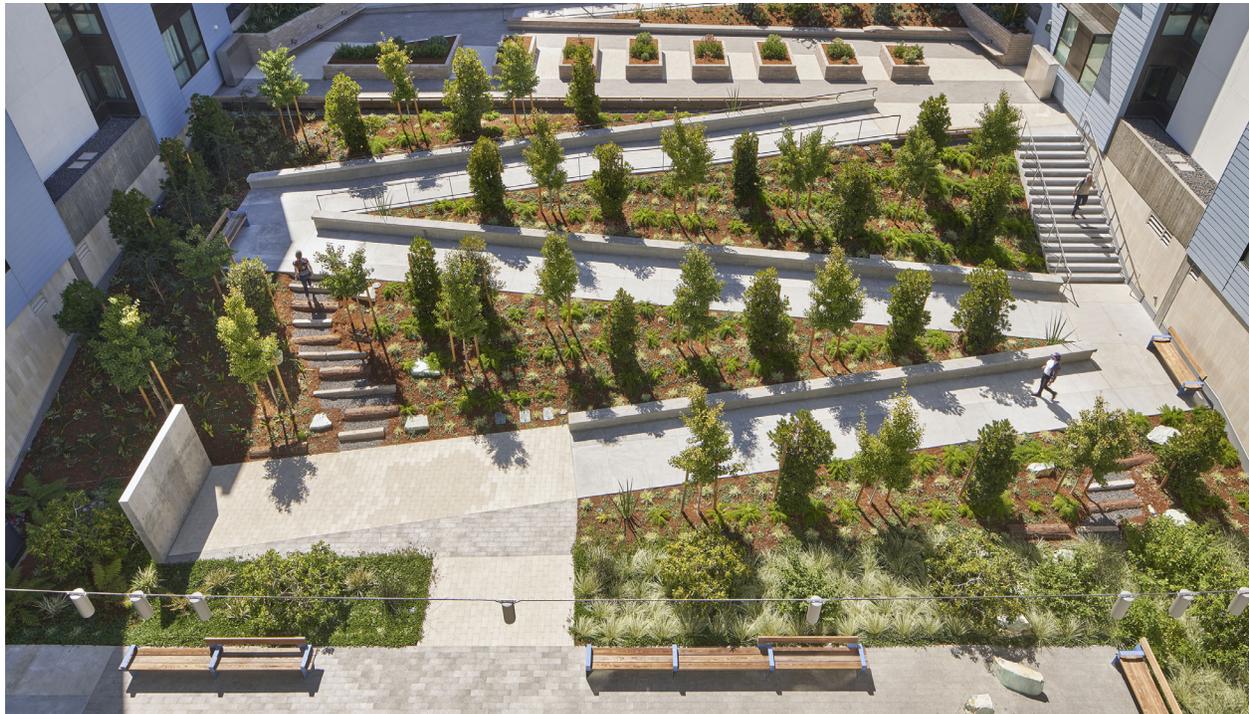
The team carefully balanced the building's civic scale with a sense of home for the design, responding to the dynamic corridor it sits on with a colorful and serrated rainscreen facade. The facade takes its cues from the sky's blue hues, signaling that everyone deserves a dignified home connected to nature. On-site renewable energy, a hallmark of the project and its GreenPoints Rated Platinum certification, is evident in the dramatic solar canopy that flows down the south elevation near the primary entrance.

Inside, the design encompasses many enhanced accessibility features for its older veteran residents. All of the apartments include ample daylight, a variety of views, and fresh air ventilation. When the building opened in February 2020, as COVID-19 emerged and the need for homes was critical, all 62 units reserved for veterans filled quickly. During the pandemic, the building's courtyard has provided vital space for socializing and recreation in a safe manner. Many of Swords to Plowshares' programs have been relocated to the area to serve socially distanced groups.

The project was made possible through a public-private partnership and the generosity of several philanthropic partners. It's a fitting testament to Mayor Lee, who was the son of a Korean War veteran and a leader in affordable housing who worked multiple agencies to broaden access to supportive housing for veterans.







# Independence Library and Apartments

MULTIFAMILY HOUSING



Photography: James Florio

## Jury Comments

*This amazing project thoughtfully integrates a library with affordable senior housing. This innovative pairing is well-executed and provides an example for other cities to follow. The library is an opportunity to provide long-term social value to the community. This project checks all the boxes while providing a moment of delight in a dense urban context. An instant landmark, the jury was intrigued by how the corrugated shape and textures combine in an integrated shell. The thoughtful use of color coding also aligns with best practices of senior environments by designing for decreased eyesight. Design, phasing and integration into the neighborhood as a multi-use asset meeting a critical housing need are all thoughtfully considered and the Framework for Design Excellence is elevated throughout the project. Importantly, a steering committee and community input were integrated in the design process.*

ronan

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jrarch.com

Representing an emerging hybrid building typology, this project couples a 16,000-square-foot library with 44 units of affordable apartments for seniors above. The project sits in Chicago's diverse, mixed-income Irving Park neighborhood, which had been without a library since 2015 after a fire shuttered the previous Independence Branch.

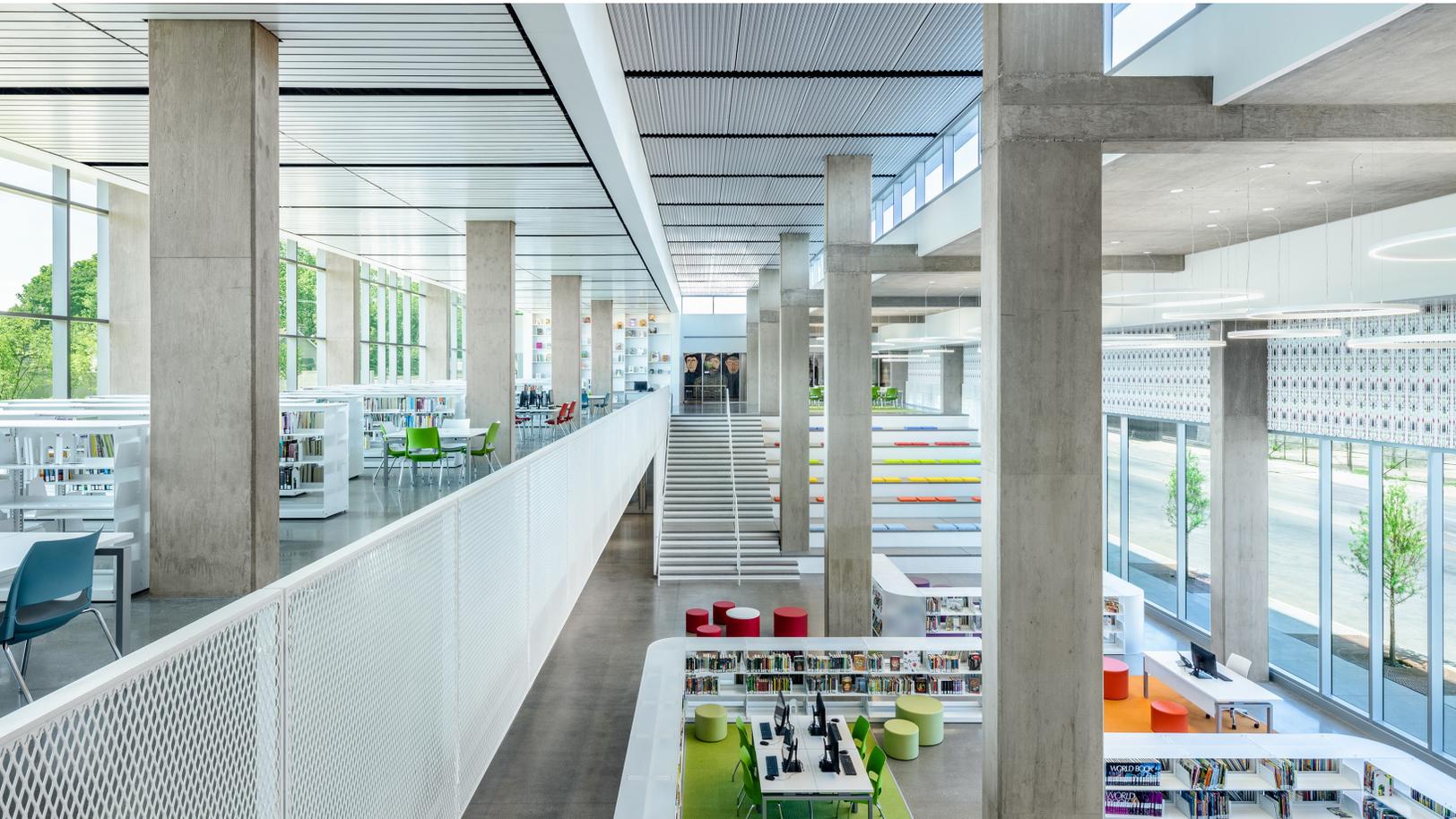
Along North Elston Avenue, the team pushed the two-story library element of the building forward, accentuating its public nature. The four-story residential block, hovering above, sits further back. The library is wrapped in a façade of ground and polished precast concrete that contrasts with the bright colors that frame the units' balconies above. This scheme allows residents to identify their homes from the street easily and was a conscious effort to combat the brutal pragmatism found in many of the city's past design efforts in the neighborhood. The color coding continues on the individual doorways inside, animating the hallways and helping seniors quickly locate their apartments.

The library provides learning opportunities for all ages and boasts a large multipurpose room that easily accommodates lectures and community gatherings. Its second floor juts out over covered parking to create a park-like terrace for residents and an outdoor space for occasional library use. On the ground floor, the children's area features a mural painted by a local street artist that depicts some of the city's most celebrated authors.

To allow the public to access the library as soon as possible, the team designed it to open five months before the residential element was completed. The library's floors comprise reinforced concrete, while the residential structure is steel braced-frame, which allowed construction to be performed simultaneously above and below. Other time-saving measures include the library's precast façade, erected in just one day, and the exterior envelope's insulated aluminum backer panel cladding that allowed work to continue through Chicago's harsh winters.

Certified LEED Gold, the project was born from a design competition with ambitious goals for maximizing usable space, delivering a high-quality indoor environment, and exceeding energy code performance. It is one of the first projects to move through the ComEd Energy Efficiency Program's Multifamily Standard. The project was driven by community engagement, specifically a committee of representatives from key stakeholders and community groups. The team met regularly with the committee, surveyed additional stakeholders, and conducted public meetings to solicit additional feedback.





# The Arroyo Affordable Housing

SPECIALIZED HOUSING



Photography: Eric Staudenmaier

## Jury Comments

*This project combines beauty and performance while fitting its context. We like that they are not only conducting a POE, but have also considered the policy implications of the design. The L-shaped window shades are a good response to solar orientation, minimizing the material use but also bringing color and movement to the project. This is a beautiful project that models onsite services and outdoor spaces as an extension of the architecture. A leader in the field, with an accompanying focus on and illustration of sustainable building performance. Very clear sustainability and connectivity diagrams. The jury appreciated the effort to take a stormwater drain through the middle of the site and turn this drawback into a feature allowing for natural ventilation and a place to reinforce community bonds. Design features include open air circulation and a courtyard, both of which functioned well during the pandemic and also address the dual crisis of climate change. It is a beautiful, thoughtful design that puts people and community at the heart of the project.*

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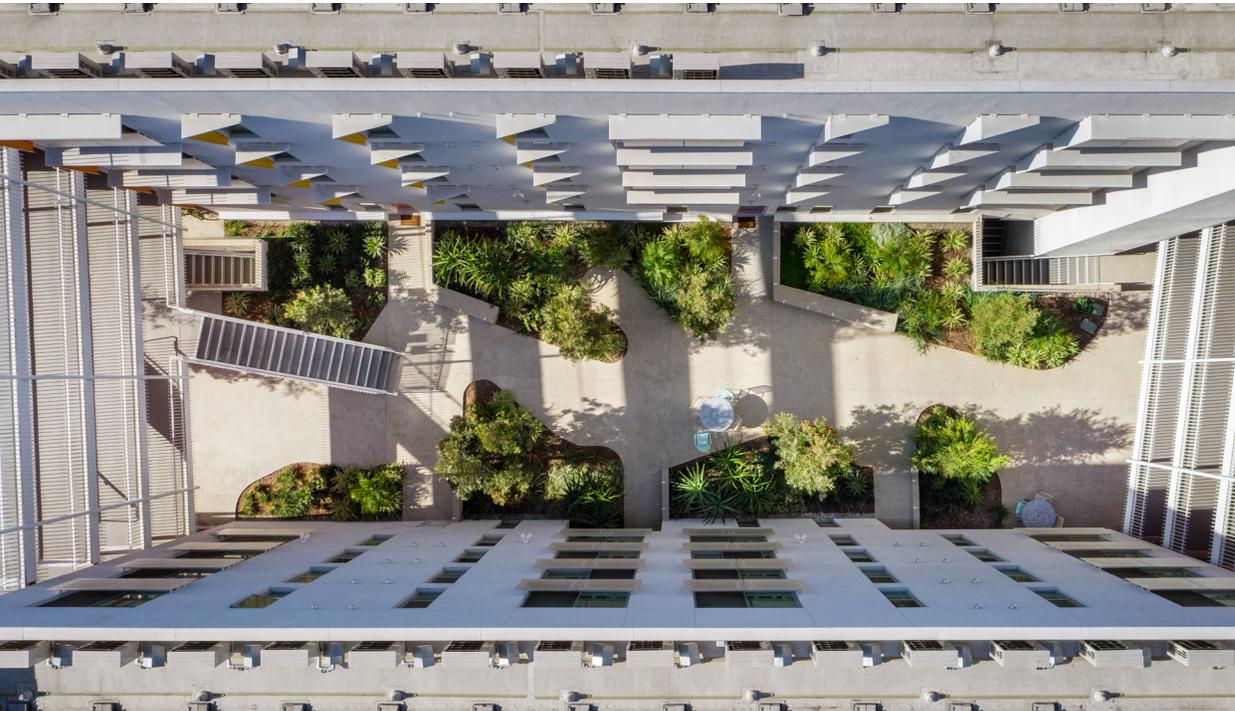
Emerging from Santa Monica's progressive and inclusionary affordable housing policy, the Arroyo affordable housing development boasts 64 units at the edge of the transit-served and employment-rich city. Qualifying households in the LEED Platinum complex earn between 30 and 60% of the county-average median income, and many residents work in Santa Monica's service industry.

In Santa Monica, all new market-rate multi-family housing must include a portion of affordable units on-site or nearby. Those units must also be delivered either in advance of or at the same time as the market-rate units. This project was sponsored by a nearby 250-unit development initiated in 2012. The developer identified a nonprofit affordable housing partner to administer the program, which quickly identified a need for very-low-income, large-family units best located on a separate site. Doing so allowed the project to offer more units than required by code while attracting supplemental funding sources to cover the cost of building community spaces.

Just the first of many mid-rise housing developments along a commercial boulevard, the Arroyo leverages a site constraint - an easement over a 9-foot diameter below-grade storm drain - into a landscaped social hub. The building's rippling facade and its name draw inspiration from a long-gone arroyo, a seasonal creek, that once flowed through the site, carrying water to the Pacific Ocean. The open space harnesses the ample ocean breezes and directs daylight to the units inside while also providing much-needed green space along the rapidly densifying boulevard.

Economy was the lynchpin for creating the affordable housing, and the team's design choices were focused on optimizing impact and value for the Arroyo's residents. Its use of exterior bridges, for example, allows for informal interaction between levels while minimizing the number of required exit stairs. Additionally, passive shading is both ornamental and functional, reducing heat gain and glare. Construction costs in places like Santa Monica often run quite high, but this project was delivered at \$440 per square foot, a significant value considering site constraints and subterranean parking needs.







# Adohi Hall

SPECIALIZED HOUSING



Photography: Timothy Hursley

## Jury Comments

*This is a region-specific approach to materials. The jury loved how this project embraces mass timber construction. There is thoughtful consideration of interior spaces and their integration throughout the building. We appreciate the effort to keep costs low for students. The attention paid to student-informed programming and post-occupancy evaluation is impressive. They are in the process of a life cycle assessment, and will conduct a thermal comfort survey each semester. In addition, students from the architecture school will also use the building as a lab and continue to monitor its performance over time. This is a model project for others to emulate. Lovely secondary and shared spaces and illustration of use of timber throughout, including in dorm rooms. The building also considers and reflects the broader landscape, linking interior and exterior spaces through a transparent ground plane. The concept of lifting the residential units above student-use spaces vividly demonstrates openness and inclusion. The large academic building context is brought to human scale by the use of narrow floor plates and materials that create the perception of suspension and lightness. The diagrams clearly outline the sustainable performance goals and metrics.*

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Drawing inspiration from the Cherokee phrase *adohi*, which translates to woods or timber, this new residence hall at the University of Arkansas is the first large-scale mass timber building in the nation. At more than 202,000 square feet and housing nearly 700 students, the facilities are a bold demonstration of sustainability with clear ties to the importance of forestry to the region. Equally important for its use of cross-laminated timber and its approach to live-learn spaces, *Adohi* hall is a pioneering venture for both the university and the entire state.

The university's historic core sits atop McIlroy Hill in Fayetteville, but the new hall is removed from it, placed at the foot of the hill in what's known as the Athletic Valley. Positioned at the southern end of the campus, the hall sits on a north to south sloping site, framing a new campus gateway. Envisioned as a cabin in the woods, the hall is a serpentine band of rooms framed with cross-laminated timber and adorned with a jacket of zinc-toned siding. The hall floats above courtyards as a circuitous path runs the site's length, passing beneath student rooms and coursing through the natural landscape.

To place a strong emphasis on access to nature, the buildings and landscape are stitched together as an extension of the forested hillside. This approach delivers unique outdoor spaces that resonate with the interiors. A stand of mature trees serves as the anchor point for the northernmost courtyard, while the "front porch" of the nearest building serves as a key point of entry. Midway down the slope, a lively terrace marks the community's heart, while the nearby "cabin" at the midpoint of the passage marks the main commons. It contains a central lounge, community kitchen, rooftop terrace, and additional amenities.

Inside, wings of suites and pods offer students a wide variety of living configurations. Double-height lounges at the junctions boast kitchen and social spaces while, at the ends, quiet study rooms stand out as a series of lanterns along the adjacent roadway. The warmth of the project's structural wood ceilings and columns can be found throughout.







# Bastion Community

SPECIALIZED HOUSING



Photography: William Crocker; Jackson Hill

## Jury Comments

*This is a quirky design that grows on you, providing a unique place for the community to inhabit. The project team has taken traditional materials and scales and modernized them. Returning to the vernacular for an underserved community is thoughtful and welcoming. The simple gabled forms are well articulated and executed, providing variety and delight throughout the project. The truss fabrication is innovative, repeatable, and cost-effective. The residences are paired together in the site layout and interact with each other. The project is a compelling model for veterans housing and a thoughtful approach overall, integrating insights from a community workshop process. This offers a critical example of designing for resilience by maintaining the historic relationship to the ground and not relying solely on the levees for protection. Vivid colors at each pair of entries adds identity and whimsy to the project. Preservation of the tree canopy is essential to moderating temperatures in this hot, humid climate.*

# OJT

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Inspired by the ideals of a community model that places foster children and older caregivers in mutually beneficial living arrangements, Bastion Community promotes an inclusive and thriving live/work environment for returning veterans with lifelong rehabilitation needs and their families. The progressive and supportive living environments created by the community reveal the potential of intergenerational communities to address the gap in public and private veteran housing programs.

The 58-unit development is located in an area of New Orleans with a long history of community-generated change. To shape the project, the team first worked as coordinators for a charrette that welcomed experts, caregivers, and potential residents to illuminate the specific needs and requirements for a totally new concept in veteran housing. The vital information gathered at the initial and later sessions helped shape the design of the site and individual units for veterans who have suffered traumatic injuries.

Bastion Community's overall design works to integrate veterans at multiple levels, from the houses and yards and to the greater neighborhood and city. Each of the residential units consists of two attached dwellings that face another unit, creating an open court shared by four sets of neighbors. Each of these individual clusters connects to a larger, central courtyard that fosters an intentional community that can still maintain a relationship with the surrounding neighborhood. An on-site wellness center offers space for meetings that are open to everyone.

The development closely echoes the scale and rhythm of the surrounding neighborhood, with each detached building mimicking the adjacent single-family homes. This approach creates a visual density that identifies Bastion Community as a semi-private and semi-public realm. Rather than fence off each of the units, the team opted to craft a protected but open block that courts interactions among veterans and civilians alike.

Given the development's location near New Orleans' London Canal, where a levee failed during 2005's Hurricane Katrina, resiliency was a key driver for the project. During the storm, the larger neighborhood experienced severe flooding, and all of the buildings on the site of Bastion Community were subsequently razed. Piers were employed to raise the units, allowing stormwater to flow freely through the site. The team also embedded strategies for filtering, storing, and returning water to the soil.







# Feed Forward

## 2020 HCD RESEARCH GRANT RECIPIENT SEEKS TO INSPIRE A CULTURE OF EVALUATION

Traditionally, architects have had difficulty measuring certain aspects of their own projects' impact and performance. Design awards and publications further promoted a culture which prioritized the pursuit of aesthetic excellence, guided by style and philosophy. But in today's housing and community development field, impact matters, as funding is often tied to outcomes realized across a variety of metrics. More importantly, architects can use health, economic, and social metrics to better understand the impacts of a completed project at an individual or community scale and to directly inform an upcoming project.

Supported by the 2020 AIA HCD Architectural Impact Research Grant, Prof. Christina Bollo of the University of Illinois Urbana-Champaign aggregated formal and informal methods used by today's housing architects to evaluate the success of their projects. Through an anonymous survey and multiple interviews with award-winning architects and developers, the research uncovered how architects are deploying innovative methods to measure factors such as resident and staff satisfaction, resident health outcomes, and a building's resilience to extreme weather events.

In a May 2021 webinar, Bollo presented a spectrum of evaluator types, "Not Yet, But Soon," "Casual," "Very Green," and "Expert," expressing the range of evaluation capabilities, formalization, and motivations that exist in the profession today. Though all respondents are faced with unique barriers and each also expressed the desire to do more to evaluate their completed buildings, they shared innovative and efficient ways to use the time and resources they have.

**The Archetypes: What kind of evaluator are you?**



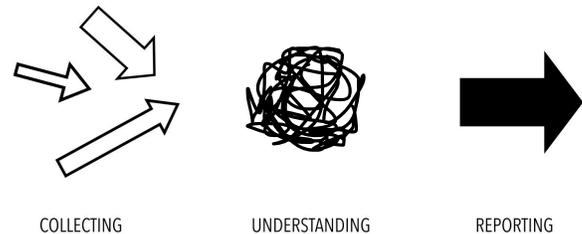
	<b>The Expert</b>	<b>Very Green</b>	<b>So Casual</b>	<b>Not Yet, But Soon</b>
<b>Motivations</b>	Learning Cultivating clients	Energy & water LEED, LBC Green communities, etc. Commissioning	Curiosity! Curiosity! Curiosity!	Aspire to evaluate
<b>Collecting Data</b>	Very organized Social and environmental	Full access to building Energy bills Thermal bridging	Observations Visiting with others Need replicable method	Need a positive approach Not fault-finding
<b>Understanding Data</b>	Comparison Client-focused	Compare to baselines	One at a time No analysis yet	Success through awards Repeat & new clients
<b>Reporting</b>	Teaching clients Conferences	Accountability Conferences Other green people	Informal Lunch-and-learns Natural mentors	Other building evaluations Indirect learners
<b>Next Steps</b>	Architects as audience Process & product	Synthesizing: social & environmental, residents, and property management	External reporting to other architects Guest lectures	Just needs a boost!

Illustrations: Yue (Amber) Shi

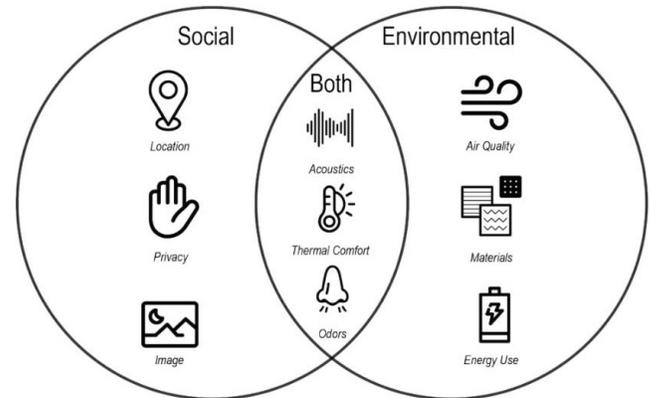
Bollo notes that the common theme and key concept revealed through her practice-oriented research is the notion of “feed-forward” mechanism for evaluation. The “feed-forward” method leverages the qualitative and quantitative data of the present toward future-oriented solutions and can be a key tool to advance practice and deepen impact in communities. This idea would further empower residents as key contributors to the design process, from pre-design to post-occupancy. Many firms in her research already rely heavily on resident assessments, with one saying that in their evaluations “people are the best instrument, just harder to calibrate.”

The research also considered how impact metrics could be used as strategies for national, state and local policy advocacy by firms, AIA components and/or partners to both improve the quality of the built environment and create a culture of evaluation. Noting that “social is the new green,” Bollo proposes tying social, health and economic metrics to additional sources of funding, Qualified Allocation Plans in the Low Income Housing Tax Credit Program, and to AIA design award submission requirements. The AIA HCD Knowledge Community’s will use Bollo’s work to inform its research and policy agendas and assist in evaluating housing awards and other programs.

### STAGES OF EVALUATION



### TOPICS OF EVALUATION



**Christina Bollo** | University of Illinois Urbana-Champaign

Christina Bollo is a housing architect and assistant professor of architecture at the University of Illinois Urbana-Champaign. Her research seeks to understand the effect of housing policy on design, and the effect of housing design on the wellbeing of the people who live there. Her pragmatic and ambitious research questions are informed by her years of designing affordable housing for non-profit clients in Oakland and Seattle. She serves architects, developers and residents through rigorous, academic housing research. Christina teaches in the Health and Wellbeing focus area at Illinois, including an active-learning course for Bachelor of Science students and graduate design studios and seminars.

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# Housing & Community Development



The **AIA Housing and Community Development Knowledge Community (HCD)** is a network of architects and allied stakeholders that promotes equity in housing, excellence in residential design, and sustainable, vibrant communities for all, through education, research, awards, and advocacy.

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