

AIA Awards

Housing 2022



AIA Awards
Housing 2022
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Foreword

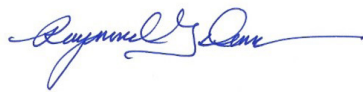
Letter from the AIA HCD 2022 Chair (Ray Demers)

On behalf of the AIA Housing and Community Development Knowledge Communities, it is my distinct pleasure to share with you the 2022 winners of the American Institute of Architects (AIA) Housing Awards. These projects demonstrate the transformative power of design in residential construction.

We have spent more times indoors, at home, than any of us could have imagined just over 2 years ago. For many, our home has also become an office, our gym, the classroom for our children, and the family health center. Because of this experience through COVID-19, we are in the process of retrofitting our mental models of what makes a home, as we prepare for a potential future where global pandemics are more common and more frequent. The design of homes and the typology of housing is evolving and expanding.

The AIA Housing Awards program began in 2000 and recognizes projects that typify high-quality residential design that is sustainable, responsive, and innovative. The award-winning projects and firms represent a wide array of housing types and architectural practices. Fourteen winning designs were identified across the categories of one- and two-family custom residences category (nine projects), one- and two-family production homes category (one project), affordable housing category (two projects), and specialized housing category (two projects). These homes demonstrate superlative housing being built across the America and internationally, with three winners being outside the United States.

Join me in congratulating the 2022 AIA Housing Award winners and welcome them as they join a distinguished group of previous award recipients who all contribute significantly to elevate the standard for excellence in housing design and construction.



Ray Demers, Assoc. AIA
2022 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 2022 Housing Awards includes: Etty Padmodipoetro, AIA, Chair, Urban Idea Lab, Boston; Kenneth Luker, AIA, Perkins Will, Durham, N.C.; Marica McKeel, AIA, Studio MM Architect, New York; Patricia Leigh Brown, New York Times, San Francisco

The jury recognized fourteen projects from eight categories:

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

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

Multifamily Housing: recognizes outstanding multifamily housing design, both high- and low-density projects for public and private clients and mixed-use projects.

Specialized Housing: 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 disabled, residential rehabilitation programs, domestic violence shelters, residential halls/student housing, and other special housing.

Excellence in Affordable Housing: recognizes architecture that demonstrates excellent design responses to the needs and constraints of affordable housing at a variety of scales.

Mixed-Use Community Connection: recognizes projects that integrate housing with other community amenities for the purposes of neighborhood transformation, meeting resident needs and/or supporting community objectives such as transit-oriented development.

Community-Engaged Design: recognizes projects (built and unbuilt) that focus on excellence in a community-engaged design process as much as the resulting design of physical structures. Submissions in this category do not need to include housing.

Universal Dwelling Design: recognizes projects that demonstrate excellence in universal design principles, affordability, innovative technology, and human-centered integrative approaches to community inclusion.

Jury List + Bios

1. **Chair** – **Dr. David A. Asch**

2. **Member** – **Dr. Robert B. Stammers**

3. **Member** – **Dr. Michael J. Smith**

4. **Member** – **Dr. David R. Byrd**

5. **Member** – **Dr. David A. Asch**

6. **Member** – **Dr. Robert B. Stammers**

7. **Member** – **Dr. Michael J. Smith**

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26. **Member** – **Dr. Robert B. Stammers**

27. **Member** – **Dr. Michael J. Smith**

28. **Member** – **Dr. David R. Byrd**

Jury List

2022 AIA Housing Jury

Etty Padmodipoetro, AIA, Chair
Urban Idea Lab
Boston

Kenneth Luker, FAIA
Perkins Will
Durham, N.C.

Marica McKeel, AIA
Studio MM Architect
New York

Patricia Leigh Brown
New York Times
San Francisco

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

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

Jury Bios



Etty Padmodipoetro, AIA, Chair | Urban Idea Lab

Etty Padmodipoetro is the founder and principal of Urban Idea Lab, a Boston-based architectural and urban design firm that specializes in community development, infrastructure, and transportation projects. Earlier in her career, Etty worked on numerous housing projects around the country. Her experience has led her to find a balance between the often large-scale infrastructure and the neighborhoods with the aim of bringing social equity through design. Etty believes that the key to success is to establish, from the very inception of any project, a strong collaboration with the affected communities and other stakeholders. She is the immediate past Chair of the AIA Housing and Community Development Knowledge Community. She has been active with AIA in both the local and national level for over a decade.



Kenneth Luker, FAIA | Perkins Will

Kenneth Luker is a Design Principal for the global architecture and design firm Perkins&Will. He is an award-winning designer, mentor, and thought leader in applying cultural awareness to the planning and design of many of his firm's most important projects. Kenneth's career has been defined by the belief that architecture is an expression of human understanding. Our aspirations, values, and priorities are reflected in what we build, a philosophy that informs his use of architecture to promote in those who experience his work an awareness of self and empathy for others. Inspired by the stories that define a community, Kenneth's process activates dialogue to create designs that become shared stories expressed in built form. As stories unfold, told from myriad perspectives, Kenneth crafts design visions grounded by clarity of purpose, composition, and use. In addition to practice, Kenneth is active at the NC State College of Design where he serves on the Design Leadership Council and occasionally teaches studios. Kenneth earned his Bachelor of Environmental Design degree from Texas A&M University. He also studied design at the University of Cambridge in England and earned his Master of Architecture degree from Harvard University's Graduate School of Design. Kenneth's current projects include Destination Crenshaw in Los Angeles, the Motown Museum in Detroit, and the National Center for Civil and Human Rights in Atlanta.



Marica McKeel, AIA | Studio MM Architect

Marica McKeel is the proud founder of Studio MM, an architecture firm based in New York City and focused on contemporary residential design. Projects include new homes, renovations and furniture design primarily in New York's Hudson Valley. Marica finds inspiration by surrounding herself with creative people, collaborating with her clients, and forging strong working relationships with her contractors. She has presented nationally at CRAN 2016 in Sonoma, CA, CRAN 2018 in Cincinnati, OH, the 2019 AIA National Conference and the South Atlantic Region AIA Conference in Savannah, GA. Born and raised in Florida, Marica now calls NY her permanent home.



Patricia Leigh Brown | The New York Times

Patricia Leigh Brown writes for the Culture section of *The New York Times*, where she was a staff writer for the Home Section in New York for many years. She has a special interest in the cultural landscape and immigrant, refugee and indigenous communities in California and elsewhere. In 2009-10 she was awarded a Loeb Fellowship from the Harvard Graduate School of Design. She has taught journalistic writing at the UC Berkeley Graduate School of Journalism and at Yale.

Recipients

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Landry Smith Architect
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Renée del Gaudio Architecture
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Alterstudio Architecture, LLP
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Alterstudio Architecture, LLP

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Leo A. Daly



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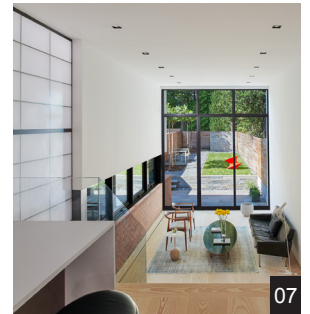
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Costa Rica Treehouse

ONE- AND TWO-FAMILY CUSTOM RESIDENCES



Photography: Nic Lehoux

Jury Comments

A beautiful lantern in the jungle, this design is a celebration of time-honored craft and materials. It touches the earth lightly and with respect. A masterfully simple home that elevates shelter to a poetic level.

Olson Kundig

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Built for clients who surf and are stalwart environmentalists, this carbon-positive house is inspired by the jungle that surrounds it on Costa Rica's Pacific coast. The home is made entirely of locally harvested teak, and it engages with the jungle on each of its three levels. It was envisioned as an open-air surfer's hut where ocean breezes and ample daylight permeate its spaces.

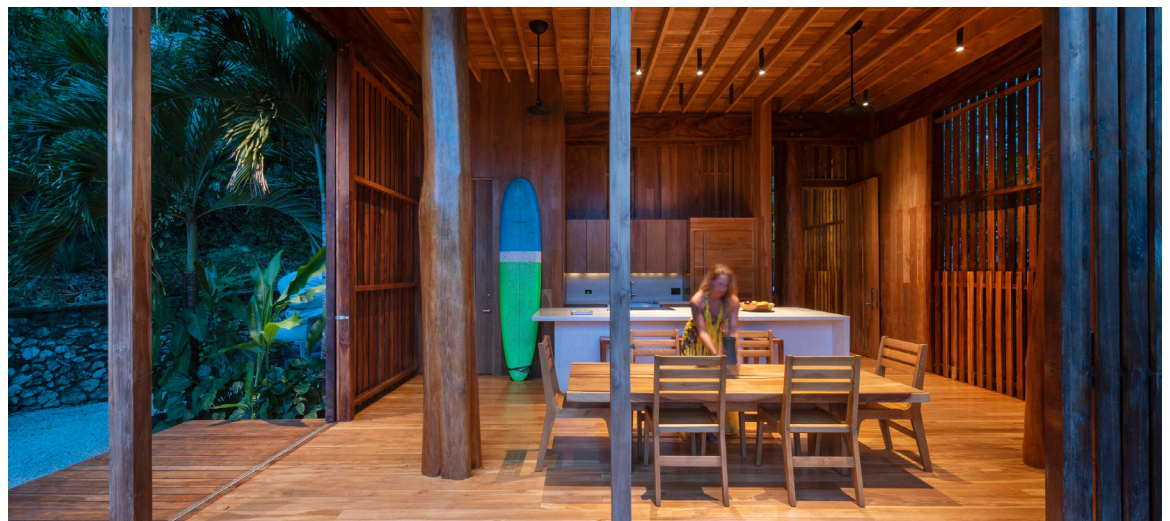
When staying at the house, the routine of the clients and their two young children revolves entirely around surfing. They move back and forth between the property and the water, from morning until night, underscoring their intimate connection to the incredibly bio-diverse jungle.

At the start of the project, the clients introduced the design team to their temporary home, a tent that sat atop a wooden platform in a small natural clearing. Originally built by the mother of one of the clients, the tent's double-canvas layer offered protection from the elements, while the platform elevated them above the activity of the jungle floor. The tent informed the clients' vision for a new home, which they wanted to be a simple but more permanent fixture in the landscape.

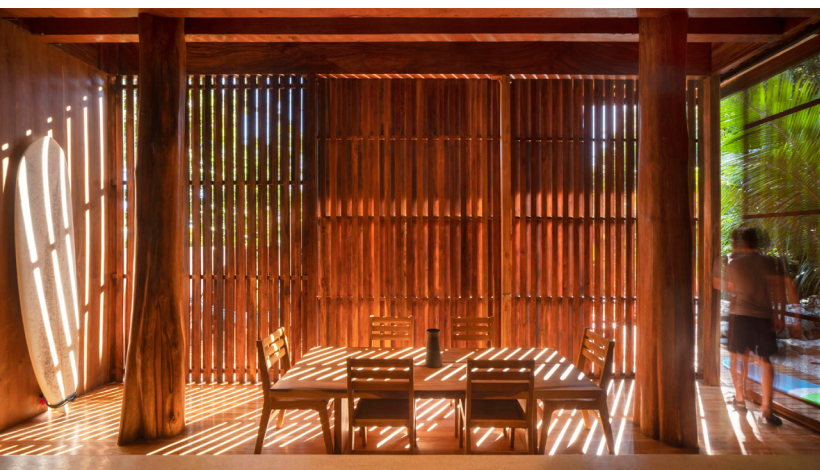
In the new home, the ground floor opens to the jungle floor, while the middle level is nestled into the trees. The top level stands above the tree canopy, offering the family sweeping views of the surf at nearby Playa Hermosa beach. A series of wooden screens — all hand operable to foster active engagement with the context — on all floors allow air and light to pass through the house. As a result, the quality of light shifts throughout the day as framed and filtered views respond to the interplay of light and shadow.

A generous roof overhang functions much like a tree canopy, offering shading and rain protection. A 3.5 kW solar array on the roof supplies all of the home's power needs during daylight hours and also powers the pool's circulation pump. During the rainy season, all water needs are provided by a subterranean rain catchment system.

In many ways, the home is a large solar umbrella sitting on four live edge teak logs and enclosed by porous screens. Though it is not an indigenous species, teak grows quickly in Costa Rica, and much of the wood was sourced locally. The home was built by a local builder and craftsmen who used as much local material as possible.







Divine House

ONE- AND TWO-FAMILY CUSTOM RESIDENCES



Photography: Jeremy Bittermann

Jury Comments

This design exemplifies the ambition of a simple and modestly scaled home elevated to notable levels of design by a commitment to craft and materiality.

Landry Smith Architect

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Overlooking a dramatic bend of Oregon's McKenzie River, Divine House is a case study in crafting a compact, well-built structure. Built over a year by a small team of local carpenters with only the most basic elemental materials, Divine House explores the area in which familiar form and construction methods intersect with modern detailing and future resilience.

With a rectangular footprint and a gable roof featuring deep overhangs, the home is directly organized down the centerline of the plan. Its northern half contains the smaller and more cellular programs: a carport, entry, combination guest room and study, and the primary bedroom. The opposing half, which includes the living and dining areas, kitchen, and adjoining covered deck, is entirely open.

Interior spaces are defined by a series of "solid" volumes that support multiple routes and unrestricted movement throughout the home. The positing of these volumes reinforces the organization and helps establish the distinct spatial character of each half. The result is a compact 1,500-square-foot plan with large living and outdoor space on one level that allows the owner to age in place before passing the home down to grandchildren.

The team understood the intended legacy of the home from the outset and envisioned it as a 200-year or more structure. To that end, the construction methods and material palette are robust and require little maintenance. Perhaps the home's most prominent feature is its corrugated metal roof, which sits above a grid of battens that also functions as outriggers on the gable ends. Downspouts were purposely omitted, allowing water to flow directly off the roof's corners to be collected in a below-grade catch basin. The exterior, designed to reduce thermal bridging and offer protection from wildfire, is clad in black pine-tarred cedar.

The material theme continues inside, but with plain-sawn white oak boards finished with simple hardware oil in place of cedar. Throughout, a lowered array of joists adds an air of intimacy to the spaces, giving the home a robust sculptural quality while also boosting thermal performance. The team of carpenters completed nearly all of the required work, from rough framing through finish carpentry.

Divine House sits quietly in the rural and rugged Oregon landscape. Decidedly low tech, it exemplifies the potential of slow architecture.







Goatbarn Lane

ONE- AND TWO-FAMILY CUSTOM RESIDENCES



Photography: David Lauer Photography

Jury Comments

This project is a beautiful blend of authentic materials with sustainable design and construction technology. It's a beautiful story of a parent's home, thoughtfully composed with timeless materials and intimate spaces. The design responds to the site and its inhabitant with modesty and grace.

Renée del Gaudio | Architecture

Renée del Gaudio Architecture

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Goatbarn Lane is a full-time residence for the architect's father, who sought to live simply and respectfully amid Colorado's unique mountain landscape. Its architecture explores the power of less and, in doing so, the impact of each of its elements grows. The home demonstrates that minimal design can connect us to places, simplify our lives, and inspire us in profound ways.

Colorado's gold mining history informed the design, which flirts with the simple sheds, barns, and homes that miners erected to adapt to the state's rugged landscape. The home reclaims that vernacular through simple yet functional design that is firmly rooted in its context.

The steel-clad structure sits along an outcropping of rock that provides shelter from the north. A viewing platform cantilevers over the first floor toward the snow-capped peaks of the Rocky Mountains. Below, steel legs anchor the home to the rock and allow a bedroom to float above the undisturbed hillside. Despite only being 1,860 square feet, the home fosters a feeling of abundance.

Goatbarn Lane is built to respond to a warming planet with defenses against wildfires and a highly efficient design. Its cladding, concrete base, and ironwood eaves work together to create an ignition-resistant shell. The home's siting beneath the shade of giant ponderosa pine trees, its floor-to-ceiling windows, and renewable energy features allow the home to operate net-zero electric with no mechanical cooling.

The home's straight-forward organization and its two volumes foster a calm and clear connection with its natural surroundings. Its orderly, exposed structure supported by simple materials reinforces the driving architectural concept.

In the architect's view, a project that people will fight to preserve is rooted deeply in authenticity. That authenticity only happens when a building emerges so strongly from its place that it cannot be imagined in any other setting. In that way, Goatbarn Lane is a truly authentic home.







Highland Park Residence

ONE- AND TWO-FAMILY CUSTOM RESIDENCES



Photography: Casey Dunn

Jury Comments

This is a beautifully done house. Elegant, bold, and stately in a refreshing way, bringing together two programs in a seamless way. The design feels livable and intimate despite its size, and the landscape defies the overworked pretensions of its context.

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Standing as a counter-proposal to the contemporary Tudor mansions and French chateaus that dominate Dallas' Highland Park neighborhood, this project eschews exterior grandeur for an extraordinary interior environment. The central concept of the home was to provide a compelling setting for an active family with three young children and a significant collection of contemporary art.

With no significant natural features or trees on the site and neighbors looming on either side, the team shaped an exciting new landscape that disguises the home's garage and presents an invitation to occupy in new and unexpected ways. Hovering precariously at the building line is an unadorned stone bar that bends to define a private setting and cantilevers 35 feet at the entrance. A separate gallery building, carefully calibrated to host a rotating display of artworks, supports the private milieu from behind.

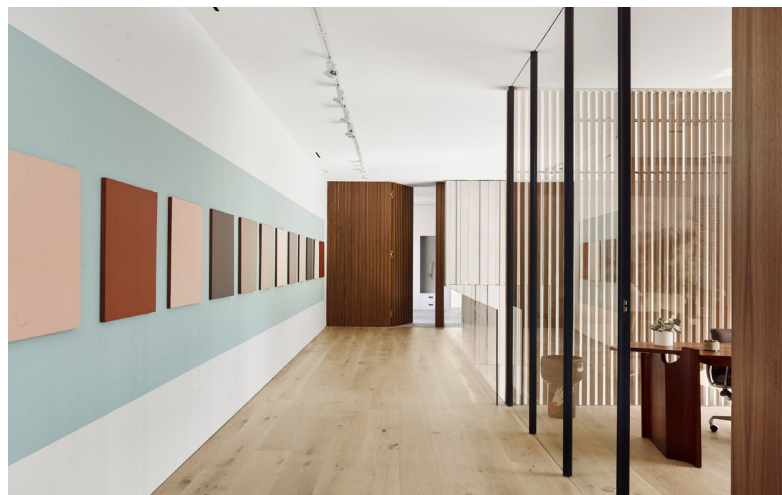
Inside, they are both drawn horizontally into the landscape and further into the house. The home's living room is carved into the stone bar above, giving the space unexpected height. A bewildering expanse of curved glass panels and retracting doors support the space and encourage transition through the home and into the landscape.

Throughout, the team paired raw and refined finishes, such as mill-finished steel that abuts Indiana limestone panels and handmade tiles from Mexico alongside elegant walnut cabinetry. As a result, the home's impeccable detail highlights the intersection of nature, art, and socialization.

The clients were deeply engaged with the process, living across the street for the 30 months of construction and visiting the site daily. Similarly, the design team worked closely with the landscape architect to create an environment that seamlessly transitions between the highly orchestrated interior and carefully constructed landscape. The clients had lived in more traditional homes, but their new residence simultaneously adheres to their domestic and artistic visions.







Pemberton Residence

ONE- AND TWO-FAMILY CUSTOM RESIDENCES



Photography: Casey Dunn

Jury Comments

This design does so many things well for sustainability, community, client, and formal composition. The design is a fresh reconsideration of the Mid-Century case study houses and should be commended for its compact form, economy, and modest but elegant composition.

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In contrast to immodest new homes and significant additions to existing dwellings that have altered many of central Austin's neighborhoods, the single-story Pemberton Residence revels in its dynamic interior world. Nestled between the gables of its neighboring houses, the residence, built for empty nesters interested in trading unoccupied bedrooms for proximity to Austin's bustling nightlife, draws inspiration from Joseph Eichler's noted Northern California homes. Much less expensive to build than the typical construction surrounding it, the home is an enigmatic presence containing a delightful interior that waits to be discovered.

Pemberton Residence was envisioned as a new model for a typical city plot and an alternative to seemingly endless suburban sprawl. The local neighborhood association and surrounding community have long campaigned for a return to the neighborhood's original, pre-war fabric, and this project assuages those desires through a modern context. Its engagement at the street level coupled with its modest scale reestablishes the neighborhood's character and sense of walkability.

With mechanical systems modeled to the environmental, structural, and design conditions, the home is carefully sited for solar and wind orientation, efficient systems, and a robust relationship between its occupants and their indoor space. Though often hot and humid, the Texas climate can be an exciting living environment. Once provided with shade and ample breezes, the outdoors remain accessible nearly year-round. Pemberton Residence takes advantage of the climate to provide its owners with both a private refuge and an invitation to live among the landscape.

Since its completion, Pemberton Residence has continually exceeded the clients' expectations, providing a constant source of interest and long-term sustainability as they enjoy their new life in Austin. While the design is specific to the clients' needs and desires, the home could easily be occupied by various family compositions, including those with children.







Rain Harvest Home

ONE- AND TWO-FAMILY CUSTOM RESIDENCES



Photography: Jaime Navarro, Cesar Bejar, Laia Rius Solá, Robert Hutchison

Jury Comments

This design offers a house as a laboratory for water conservation. Unpretentious of its place and thoughtfully arranged, the entirety of the composition works toward conservation and ecological engagement.



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This tripartite home in the mountains just west of Mexico City splits a traditional home's program across its densely vegetated site. All living functions are scattered across three porous, green-roofed buildings that appear to emerge from the landscape. All three collect rainwater, channeling it into a reservoir for on-site treatment and storage. The collected water accounts for 100% of the home's year-round water requirements.

Rain Harvest Home is located within the 450-acre Reserva el Peñón, a landscape-focused development that began in 2009 and provides water self-sufficiency for a community of 80 families. The region faces multiple environmental threats, ranging from illegal logging to groundwater contamination, and the home serves as a sustainable development model. The clients' chief goal for the home was to push the boundaries of the reserve's sustainability goals even further by creating a self-sufficient water system within the site.

A functional monument to a life-giving and sustaining resource, the home is fully water autonomous and offers a poetic dialogue with the experiential qualities of water. Its dispersed program supports deep engagement with the land, and the walking trails that connect its three buildings double as bioswales that guide the collected rainwater.

The center of the home is undoubtedly its circular, open-air bathhouse. At 250 square feet, it contains a hot bath, sauna, steam shower, and washroom that all encircle a cold plunge pool open to the sky. The structure, a microcosm of the project's self-contained water system, also provides a place to ritualistically engage with the healing qualities of water.

In adopting permaculture practices and keyline design, the team increased the home's resilience to dryness, erosion, and flooding while also improving soil fertility. As a result, every element of the home performs multiple functions and contributes to the landscape's health. Overall, the Rain Harvest Home delicately balances human needs and nature, providing a compelling prototype for a better model of coexistence.







Renovation 1662

ONE- AND TWO-FAMILY CUSTOM RESIDENCES



Photography: Anice Hoachlander

Jury Comments

A near-perfect marriage of history and contemporary, urban living. This design thoughtfully translates a compact and crowded historic house into a spacious, light-filled home with surprising celebrations of its history and foundations in almost archeological ways.

ROBERT M. GURNEY, FAIA
ARCHITECT ■■■

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The owners of this historic row house in Washington, D.C.'s Georgetown neighborhood purchased it so they could enjoy an urban, walkable neighborhood closer to their place of employment. A thorough renovation has transformed the house into a modern, light-filled, and open dwelling. Visually unchanged at the street, the home still respects the context of the neighborhood and its blend of cultures and economic diversity.

In the original home, compartmentalized spaces were disconnected from a deep rear garden, and the basement kitchen was a full floor below the primary living space. The renovation is built atop the original shell and infrastructure, all more than a century old, and retains the original massing, fenestrations, and historical features.

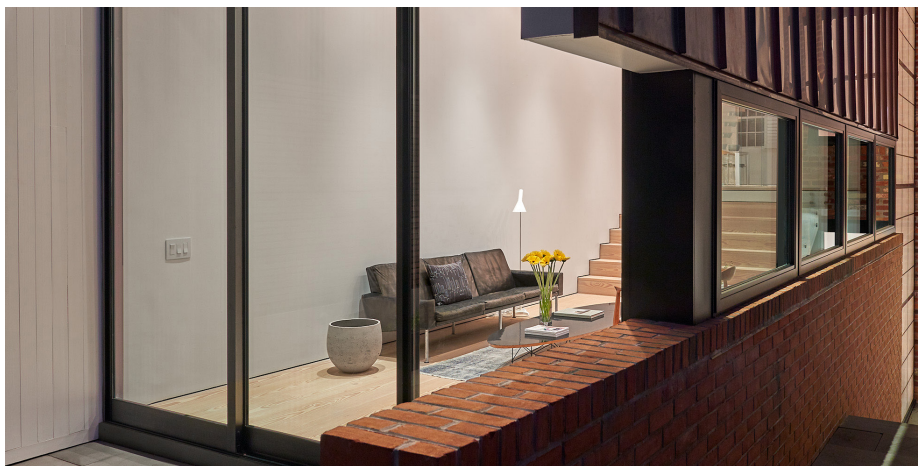
Downsizing from their previous home in the suburbs, the clients were wholly invested in living in a smaller house that emphasized the quality of space over the quantity. Despite relatively small footprints, the home's new spatial arrangement works in concert with high ceilings and large expanses of glass to make each space feel much more generous.

Inside, a new open staircase topped with a skylight allows light to flood the spaces, including the basement. On the main level, the team removed walls to better connect it to a modern addition that stretches into the garden. Above, on the second floor, rooms are opened to the sloping roofline to provide a greater sense of space. A master bedroom with an abundance of glazing sits on the addition's second floor. Danish Douglas fir floors and rich cabinetry foster a warm and minimal aesthetic throughout all of the spaces.

This project's timeline was significantly impacted by the numerous reviews and processes required when working in one of Washington's historic neighborhoods. However, the added time allowed for careful inspection of all design implications, resulting in a faster construction period.







Rio House

ONE- AND TWO-FAMILY CUSTOM RESIDENCES



Photography: Maíra Acayaba

Jury Comments

This masterfully designed house brings the elegance of Mid-Century Modernism together with 'architecture as a machine' in a very livable balance of materials and warmth. Its 1,500 square feet seem more grand than its modest scale would suggest.

Olson Kundig

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This jungle hideaway on the cusp of Rio de Janeiro's Tijuca National Park was built for clients looking to retreat from the city's urban core to enjoy books, art, and, most importantly, the beauty of the natural landscape. The home is intentionally small in scale, and its architecture provides a minimal protective “uniform” to support the clients' preferred lifestyle and to foster deep connections with the surrounding ecology.

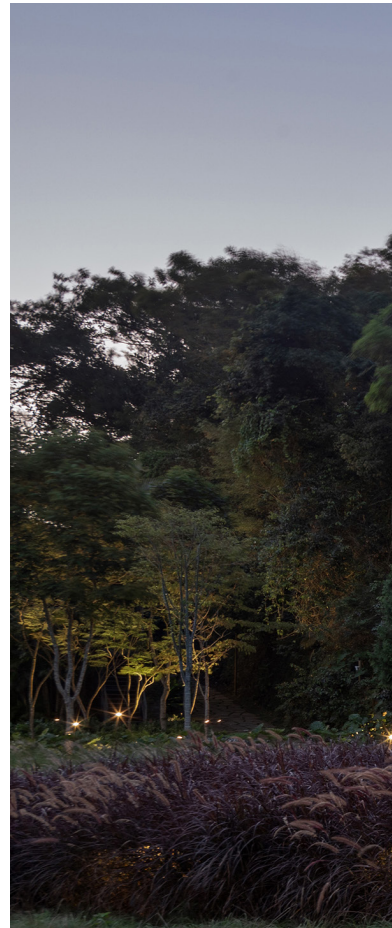
Rio House is effectively a steel and glass box that rises into the rainforest canopy atop two concrete piers, one of which functions as an indoor/outdoor fireplace. The home's north end contains a single bedroom, and the south end contains open living space that frames compelling views of the jungle and Rio's iconic art deco-style Christ the Redeemer statue.

Within this natural setting, the home is thoughtfully sited to harmonize with the wildness of its context. The design team carefully studied the positioning of the main living space throughout the process, ultimately arriving at a raised volume that is high enough to immerse the home's occupants in the site's juçara palm and Cariniana trees while remaining low enough to still offer sweeping views of Rio. In addition, the team ensured views of a beloved Paubrasilia tree remained. Just below the main volume sits a screened porch and outdoor kitchenette that is open to the jungle, further immersing the home in the landscape.

Local construction techniques were incorporated throughout, including board-formed concrete site walls and interior walls of colorful plaster over terracotta, a Brazilian tradition. Native woods are incorporated into the home's floors, ceilings, and casework, and the screened porch features a floor of stained concrete, reflective of local building traditions, that helps define the space against the green of the surrounding meadow. Material selection was based on durability and ease of maintenance, an important choice in a humid climate where corrosion is a significant concern.

The home's elevated position avoids the worst of the region's humidity while capturing its breezes. Manual pivot window and retractable window walls work together with a rooftop hatch to maximize natural ventilation. When those are open, a series of insect screens ensure the interior environment remains comfortable.







West Campus Residence

ONE- AND TWO-FAMILY CUSTOM RESIDENCES



Photography: Casey Dunn

Jury Comments

This project is a refreshing departure from most over-scaled homes in this category. It is a model for living comfortably with less while still championing quality and elegance.

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After leaving a cherished modernist residence they called home for more than a decade, the architects and owners of this project purchased a student rental on an unusual 80-foot-wide lot. While it accommodates their growing family, which includes a set of twins, this home also offers a compact and efficient space that is tuned to its natural surroundings.

Austin's West Campus neighborhood plan offers a mix of housing types, carefully balancing single-family residences with high-rise multifamily buildings closer to the University of Texas campus. The architects' deep knowledge of and commitment to the neighborhood assisted their purchase of the rental and supported a partnership with neighbors in obtaining a variance to subdivide the property into two thin lots. While modest in terms of density increase, the subdivision brings new families to this quickly transforming neighborhood.

Throughout, the home underscores that compact living is an exercise in distilling spatial concepts to create an ensemble both efficient and generous. Its first floor is neither a warren of undersized spaces nor a contiguous great room. Instead, a series of spaces are both linked and differentiated by their architectural elements. Glazing that wraps the first floor disappears into the surrounding construction, seamlessly connecting interior and exterior spaces. Above, a larger second floor that provides each child with their own room also has a series of porches that engage with the street at the front of the home and offer privacy at its rear.

The lower level takes advantage of its position beneath the tree canopy, its tempered daylit environment an important respite from the often-oppressive Texas sun. It is darker and more tactile than the second floor, with soapstone counters, mill-finished steel paneling, and white oak throughout. The second floor, by contrast, is the lower level's bright counterpoint. Its bedroom windows project beyond the floor and ceiling, giving its occupants a sense of spilling out into the surroundings. There, smooth-finish drywall prevails, while oak flooring and limited steel create a link to the spaces below.

Overall, this home eschews housing trends that dominate other nearby Austin neighborhoods. At just 1,922 square feet, it easily accommodates a family of five through a series of inventive solutions that support spatial efficiency and generosity.







aMews House

ONE- AND TWO-FAMILY PRODUCTION HOMES



Photography: Garey Gomez

Jury Comments

This project is a resounding success despite the challenges posed by its context, neighborhood, and scale.

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aMews House demonstrates the role of design in transforming an undesirable, restrictive Atlanta lot into a humane and beautiful space. The project follows earlier research featured at the 2017 Bi-City Biennale for Urbanism/Architecture in Shenzhen, China, which explored the untold potential of leftover lots in cities worldwide.

As opposed to suburban and exurban tract developments, projects like aMews House rely on such lots to provide infill housing that can support diversity, affordability, and sustainability in communities that have existing overlooked urban infrastructure. Working in leftover lots requires specialized knowledge of overlapping zoning and building codes, something typical developers with more significant overhead cannot afford to expend. aMews House demonstrates that architect-developers who are well-versed in design and finance are critical to the success of such projects.

The project's lot is 20 feet wide, which allows for a 14-foot-wide house after special relief from suburban zoning regulations — in an urban setting — were granted. In 2018, aMews House was the third smallest lot with a detached single-family residence in all of Atlanta. The two smaller lots were existing grandfathered structures.

After working with collaborative teams for much of their life, the architect altered their career to pursue a better work-life balance. In doing so, they sought to design a thoughtful house. However, even with a portfolio full of residential work, it was challenging to find a client to agree to such a project. Instead, the architect decided it would be easier to become the client, pursue financing, and build a spec home.

At the time, Atlanta's housing market was heating up. To compete with developers with more significant resources, the architect focused on finding smaller, narrow lots, eventually uncovering aMews House's 20-foot by 75-foot lot. The city's zoning ordinances encourage speculative developers to destroy or add to a smaller house in order to maximize the building's site. Unfortunately, this strategy often hurts neighborhoods by creating homogenous housing stock that adds to Atlanta's affordability challenges.

aMews House modestly attacks this market-driven paradigm. As its name implies, it is inspired by London's carriage house conversions. As luck would have it, a horseshoe was found on the site when the home's foundation was being built.







Chandler Tiny Homes Village for the Homeless

SPECIALIZED HOUSING



Photography: Ramak Fazel, Lehrer Architects LA

Jury Comments

A colorful, energetic assault on homelessness. This village offers smart, affordable, safe, and simple homes in a respectful way. The design and its many offshoots transform underutilized urban spaces into fresh new settings where communities can prosper.

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Chandler Tiny Homes Village for the Homeless — designed, permitted, and built in just over three months — is helping Los Angeles place people in “bridge” shelters as they await permanent housing. An example of the city’s primary emergency response to homelessness, the project is an aggressive and timely template for addressing Los Angeles’ crisis.

In 2019, the design team completed a commission to design a congregate shelter for dozens of unhoused individuals in Los Angeles. The emergency housing was built by general contractors, and the successful collaboration was celebrated by both the unhoused and city officials. When the opportunity arose to form a design-build entity to create this village, the contractor approached the team as its preferred architect.

Using prefabricated pallet shelters, the village transformed an overlooked and oddly shaped infill lot into 39 one- or two-person units for vulnerable and unhoused Angelinos. At 8 feet by 8 feet, the shelters are easy to assemble quickly; provide private, conditioned space for those occupying them; and add real value to what was a largely forgotten property. It remains close to but separated from adjacent housing and a vital neighborhood park, respectfully rounding out the neighborhood.

The design team worked with numerous agencies to develop a plan for a model community space that addresses spatial character, color, and logistical efficiency. The project’s reduced costs and construction schedule have influenced several others. In addition to the use of color, chain-link fence, the extensive use of which was required, delineates graphic patterns that provide visual separation from the surrounding neighborhood and adjacent busway.

The village also includes a collective dining space, a pet play area, showers and restrooms, pest control, secure storage, and assistance with accessing city services. In addition, the project relied on pre-approved mobile building simplified permitting, which also supported quick off-site fabrication and immediate on-site maintenance and repairs.







Flor 401 Lofts

SPECIALIZED HOUSING



Photography: Eric Staudenmaier

Jury Comments

This project addresses a huge need and does so with a modest palette of materials, simple color, and well-composed form and in a way that is respectful, dignified, inviting, and very L.A. Simple, practical circulation encourages community and a connection to the surrounding urban context.

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Permanent supportive housing, like this project in Los Angeles, serves the recently unhoused and those living with mental illness. These two populations are most impacted by a lack of access to care and climate change. Flor 401 Lofts is distinguished by its design, which optimizes architecture's potential to support health and well-being for these populations in a rare garden setting on the edge of the city's Skid Row.

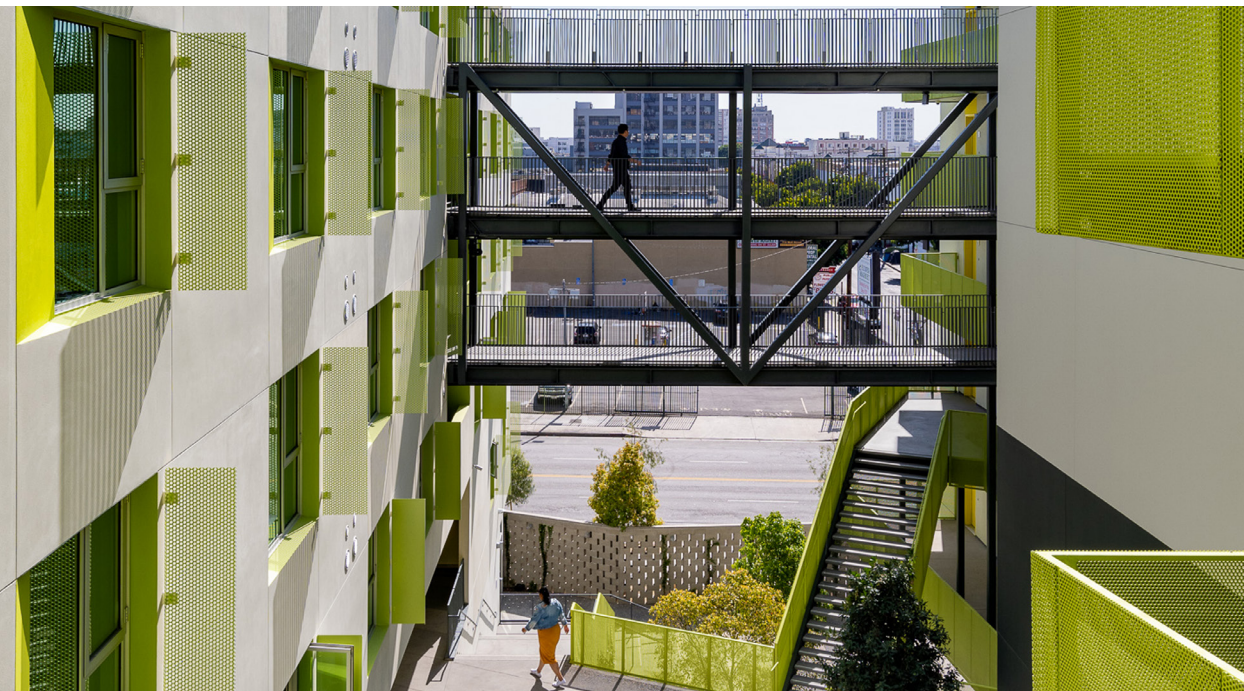
In this LEED Platinum-certified building, completed in late 2020 for a nonprofit housing provider, design stretches beyond the “architecture of survival.” Residents of Flor 401 Lofts are welcomed home by a tree-canopied courtyard through a gate and trellis that quietly disguises necessary security. Directly off the courtyard sit on-site social services and a generous stair that leads to activity spaces on the second floor. On the top floor, a vegetable garden awaits as another activity to promote healing.

Life safety egress, generally accomplished through hidden exit stairs, is achieved by replacing some stairs with cost-equivalent bridges. The bridges contribute to the highly visible circulation path throughout the building, encouraging informal exercise and social interaction as a corollary. The studio apartments surrounding the courtyard are modest, but they feature ample daylight, kitchens, and private bathrooms.

The team was challenged to rethink the role of open space as a means to promote health and sustainability and demonstrate what could be achieved on a budget and within regulatory overlays that hamper experimentation. Flor 401 Lofts' massing allows it to capture summer breezes and frames the cascading garden that anchors daily life there. By reframing the idea of open space from a residual benefit to a generator of design, the team provided a transformative triple-line benefit in a climate zone where outdoor space can be enjoyed throughout the year.

This project is clearly a benefit to those who call it home, but it also benefits the city at large, which continues to struggle to deliver much-needed permanent housing to many in the population. Flor 14 Lofts will be preserved as affordable housing in perpetuity, and its garden and durable construction will extend its value well into the future.







Ohringer Arts

EXCELLENCE IN AFFORDABLE HOUSING



Photography: Robert Ketcham

Jury Comments

This is a transformative project for the neighborhood and a spectacular demonstration of design and urban planning. The design team showed great respect for the building. It is a cheerful and witty project.

Rothschild
Doyno
COLLABORATIVE
ARCHITECTURE AND URBAN DESIGN

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Ohringer Arts repositions a former furniture department store as an arts incubator and housing for artists in one of the few remaining structures from Braddock, Pennsylvania's industrial heyday. The project represents the culmination of a vision to bring arts to the town just east of Pittsburgh while providing a unique opportunity for artists to live where they practice. It provides not only affordable housing but also a platform for artists to show their work and be inspired by their creative community. In addition, this revitalized piece of Braddock's history has become an attraction for citizens and visitors, spurring the town's rebirth.

The original building was constructed in 1929 and opened in 1941 as the Ohringer Home Furniture Company. Designed in the International Style, it featured eight stories of showroom space and a curved glass storefront with a revolving display. Braddock declined alongside the collapse of the U.S. steel industry in the 1970s and 1980s and struggled until 2005 when then-mayor John Fetterman began a campaign to attract new creative and artistic residents. The building was purchased in 2017 with the goal of refurbishing it as subsidized rental housing.

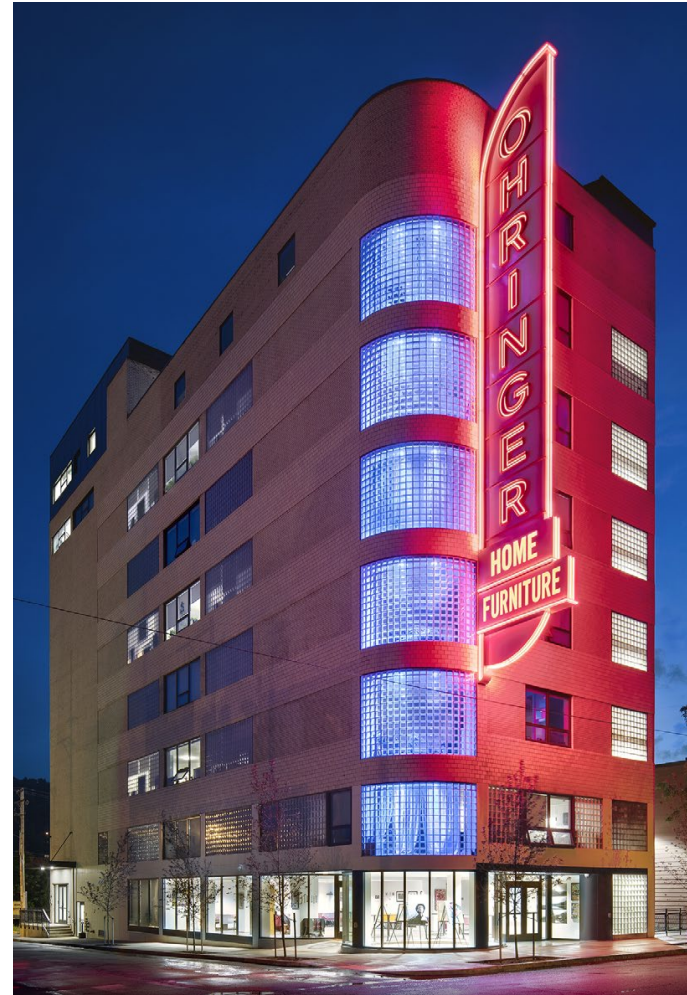
Throughout the design process, the team maintained a commitment to solid communication, allowing the project's goals to intertwine with its traits. The centerpiece of that effort is the six-story neon blade sign, a beacon at the center of Braddock's main street, that invites residents to actively participate in the revitalization efforts.

The project follows numerous attempts to reinhabit vacant buildings through art-based interventions. The building's dimensions prompted a unique opportunity for converting furniture showrooms to long apartment units through a "double-loaded corridor" design. Existing window units were utilized to bring energy and a tremendous amount of light to each unit. Views from the building's upper levels stretch for miles across the Monongahela River Valley.

The project's goals, both physical and social, were met through a strong partnership among the ownership, the design and construction teams, and the Braddock community. After numerous community input sessions, zoning hearings, and construction challenges, Ohringer Arts has taken its prominent spot on Braddock's main street and heralds a shift in the vision for the town.







The Aya

EXCELLENCE IN AFFORDABLE HOUSING



Photography: Anice Hoachlander

Jury Comments

It's hard to believe emergency housing could be so well done. This design conveys respect for the community and those it serves. A lively composition of form with thoughtfully organized spaces and playful use of color without excess.

STUDIO TWENTYSEVEN ARCHITECTURE

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This new affordable housing project in Washington, D.C., provides short-term housing for up to 50 families that need emergency shelter. In addition, it supplies wraparound services for the families with space for a federally qualified nonprofit health center that offers services for the rest of the surrounding neighborhood. The project is much needed as Washington's homeless population grows, despite a nationwide decrease. The Aya is one of eight short-term facilities planned for the city.

Through careful design and active public engagement, the design team integrated The Aya into the surrounding community. Unlike permanent supportive housing, this project is a temporary but immediately available housing solution that allows residents to avoid any period of homelessness. In addition, since the District owns the building, it was required to achieve LEED Gold for Multifamily Mid-Rise certification.

The Aya predominantly serves young mothers with small children, and the program supports this population through safe and clean private rooms that provide families with a dignified place to stay. An average stay at The Aya ranges between 30 and 90 days, but there are no mandatory limits. Each of The Aya's floors is considered a unique neighborhood, and access is restricted to the families assigned to that floor. This organization allows its residents to become familiar with others on the floor, who share information and child care.

The team recognized that any successful public housing project must have acceptance from its neighbors. Therefore, early and continuous community engagement was critical, particularly because the project is located in one of Washington's most rapidly changing neighborhoods. Community input revealed that neighbors wanted the design to preserve green space, preferring a taller building to support that goal. In addition, they asked that The Aya have no specific front door, to avoid back-of-the-house activity, and that the clinic remain on-site.







Shared Evaluation Walks of Housing Design

2022 HCD RESEARCH GRANT RECIPIENTS PROVIDE THE TOOLS FOR FEED-FORWARD METHODS



Photography: Sherry Tester

During her 2020 HCD-funded research project, Measuring Success, Christina Bollo interviewed Katie Ackerly, of David Baker Architects (DBA), and learned of their office's feed-forward, collaborative evaluation method, the Shared Evaluation Walk. Before design begins on the next housing project, architects, developers, property management, and residents, walk similar projects together, learning what works well and what could be improved on the next design, and taking systematic notes that become institutional knowledge for the firm and the client. In November of 2021, Bollo joined Ackerly and stakeholders from MidPen Housing in San Jose understand this process and how it can inform excellent housing design.

In June 2022, Ackerly and Bollo presented the example of a Shared Evaluation Walk (SEW) in a webinar that was also a part of the HUD Innovation Showcase. Ackerly provided the templates for notetaking and reporting to all participants and answered questions about how to best implement the practice in firms, large and small.

The HCDKC supports this work for many reasons. Firstly, Shared Evaluation Walks are social-driven; the lens is understanding how people use the building and the building works for people. Secondly, SEWs create new knowledge, and the data across projects can be analyzed easily. Finally, and importantly, the results are disseminated. After the SEW, the results for each building can be quickly collated and sent to the client as a report, or shared with a larger audience, such as the Knowledge Community.



Christina Bollo | Assistant Professor, University of Illinois Urbana Champaign School of Architecture

Christina Bollo is an assistant professor in the School of Architecture at the University of Illinois Urbana Champaign. She has a PhD in Sustainable Architecture from the University of Oregon and is a licensed architect in Illinois and Washington. Her research focuses on the connections between housing policy, housing design, and resident and staff wellbeing. She teaches graduate-level housing design studios and an active-learning course on architecture, health, and wellbeing.



Katie Ackerly | Principal, David Baker Architects

Katie is a Principal at David Baker Architects, an award-winning architecture, planning, and interiors practice dedicated to designing thoughtful places that uplift communities. She came to architecture from a background in building science and energy efficiency policy and holds both a Master of Architecture and a graduate degree in Building Science from UC Berkeley, including research utilizing the Center for the Built Environment's Occupant IEQ Survey. As DBA's sustainable design lead, she works to expand understanding, tools, partnerships and best practices that advance human-centered, climate-responsive design.

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