

AIA HOUSING AWARDS AND
AIA/HUD SECRETARY'S AWARDS
TWO-THOUSAND SEVENTEEN



THE AMERICAN INSTITUTE
OF ARCHITECTS
Housing Knowledge Community

2017

AIA HOUSING AWARDS
AIA/HUD SECRETARY'S AWARDS

AIA Housing Awards & AIA/HUD Secretary's Awards 2017
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**THE AMERICAN INSTITUTE
OF ARCHITECTS**
Housing Knowledge Community

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LETTER FROM SIMON HA

On behalf of the AIA Housing Knowledge Community (AIA HKC), it gives me great pleasure to congratulate the 2017 winners of the American Institute of Architects Housing Awards and AIA/ HUD Secretary's Housing and Community Design programs. The AIA HKC proudly sponsors these programs to highlight exemplary work and celebrate the dedication and commitment needed to produce excellent housing and community design.

In its 17th year, the AIA Housing Awards program was established to emphasize the importance of good housing as a necessity of life and great community design to provide inclusive, safe, resilient, and sustainable environment for all of its residents. AIA/HUD Secretary's Awards recognizes excellence in affordable housing architecture, neighborhood design, participatory design, and universal design.

From a group of competitive entries, a total of fourteen projects were chosen for the AIA Housing Awards and three projects were chosen for the AIA/HUD Secretary's Awards. Congratulations to all the winning teams and we look forward to celebrating with you at the 2017 AIA Convention in Orlando, Florida.



Simon Ha, AIA, LEED AP

Chair, 2017 Housing Knowledge Community
The American Institute of Architects

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.

AIA HOUSING KNOWLEDGE COMMUNITY

The AIA Housing and Community Development Network aka the AIA Housing Knowledge Community (HKC) tracks housing and community development issues and develops relationships with industry stakeholders to encourage and promote safe, attractive, accessible and affordable housing and communities for all.





US DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

The U.S. Department of Housing & Urban Development's (HUD) mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. HUD is working to strengthen the housing market to bolster the economy and protect consumers; meet the need for quality affordable rental homes; utilize housing as a platform for improving quality of life; build inclusive and sustainable communities free from discrimination; and transform the way HUD does business.

HUD OFFICE OF POLICY DEVELOPMENT & RESEARCH

The purpose of the Office of Policy Development and Research (PD&R) is to support the mission of the Department and the policy agenda of the Secretary. PD&R performs policy analysis, research, surveys, studies, and evaluations, both short- and long-term, to assist the Secretary and other HUD principal staff to make informed decisions on HUD policies, programs, and budget and legislative proposals. This work is undertaken by in-house staff and through contracts with outside organizations. PD&R plays a key role in the development of HUD's Strategic Plan, and in helping the Department meet its responsibilities under the Government Performance and Results Act. Through an active program of publications and information clearinghouses, PD&R's work products are distributed widely to the housing research community and to the interested public. The Office of University Partnerships within PD&R administers grant programs to colleges and universities engaged in community building activities. PD&R's research and studies support the international exchange of information and data on housing and development topics. In addition to Headquarters staff, PD&R has field economists who provide intelligence on local economic and housing conditions and technical and analytical support to HUD clients and management in Headquarters and the field.

AIA HOUSING AWARDS

It's 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, AIA Housing Awards shows the world how beauty, safety, sustainability, and comfort can come together.

The jury for the 2017 Housing Awards includes: Katherine Williams, AIA (Chair), Fifth Generation Holdings; Joe Digrado, AIA, Danielian Associates; Blake Held, AIA, Blake H. Held Architect, PLLC; and David Perkes, AIA, Mississippi State University GCCDS.

The jury recognized fourteen 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.



01

- 01 ONE- AND TWO-FAMILY
CUSTOM RESIDENCES
Pennsylvania Farmhouse
Cutler Anderson Architects
Photography: David Sundberg

- 02 MULTIFAMILY HOUSING
Hunters View Housing Blocks 5&6
Paulett Taggart Architects
Photography: Bruce Damonte

- 03 SPECIALIZED HOUSING
The Six
Brooks + Scarpa
Photography: Tara Wujick

- 04 ONE- AND TWO-FAMILY
PRODUCTION HOMES
Roxbury E+
ISA - Interface Studio Architects
Photography: Sam Oberter and
Urbanica

- 05 MULTIFAMILY HOUSING
Via 57 West
BIG - Bjarke Ingels Group
Photography: Nic Lehoux

- 06 ONE- AND TWO-FAMILY
CUSTOM RESIDENCES
Sawmill
Olson Kundig
Photography: Gabe Border and
Kevin Scott



02

- 07 ONE- AND TWO-FAMILY
CUSTOM RESIDENCES
The Graphic House
Marlon Blackwell Architects
Photography: Timothy Hursley

- 08 SPECIALIZED HOUSING
**The Lofts at Washington
University in St. Louis**
William Rawn Associates,
Architects, Inc.
Photography: Sam Fentress and
Tom Paule

- 09 ONE- AND TWO-FAMILY
CUSTOM RESIDENCES
Los Altos Residence
Bohlin Cywinski Jackson
Photography: Nic Lehoux



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03



04

10 MULTIFAMILY HOUSING
Powerhouse
ISA - Interface Studio
Architects
Photography: Sam
Oberter

11 ONE- AND TWO-FAMILY
CUSTOM RESIDENCES
Blue Lake Retreat
Lake|Flato Architects
Photography: Andrew
Pogue



05



06



07



08



09



10



11

12 ONE- AND TWO-FAMILY
PRODUCTION HOMES
**Stellar Residences and
Townhomes at Northstar**
Bohlin Cywinski Jackson
Photography: Nic Lehoux

13 SPECIALIZED HOUSING
Heartland Family Works
Alley Poyner Macchietto
Architecture, Inc.
Photography: Dana Damewood

14 ONE- AND TWO-FAMILY
PRODUCTION HOMES
Cully Grove
Orange Splot LLC
Photography: Brian Foulkes, Hans
Kretschmer, and Mark Lakeman



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AIA/HUD SECRETARY'S AWARDS

The American Institute of Architects' (AIA) Housing Knowledge Community, in conjunction with the Office of the Secretary of the U.S. Department of Housing & Urban Development (HUD), recognized three recipients of the 2017 AIA/HUD Secretary's Awards. The categories of the program include (1) Excellence in Affordable Housing Design (2) Creating Community Connection (3) Community-Informed Design and (4) Housing Accessibility | Alan J. Rothman Award. These awards demonstrate that design matters and the recipient projects offer examples of important developments in the housing industry.

The jury for the 2017 AIA/HUD Secretary's Awards includes: Katherine Williams, AIA (Chair), Fifth Generation Holdings; Joe Digrado, AIA, Danielian Associates; Blake Held, AIA, Blake H. Held Architect, PLLC; David Perkes, AIA, Mississippi State University GCCDS; and Rachele Levitt, U.S. Department of Housing and Urban Development.

HUD sponsors four annual awards in conjunction with the American Institute of Architects (AIA). Collectively known as the AIA/HUD Secretary's Housing Community Design Awards program, it is one of several award programs that the Office of Policy Development and Research launched with national organizations whose missions relate to HUD.

EXCELLENCE IN AFFORDABLE HOUSING DESIGN

This award recognizes architecture that demonstrates overall excellent design responses to the needs and constraints of affordable housing.

CREATING COMMUNITY CONNECTION

The Creating Community Connection Award recognizes projects that incorporate housing within other community amenities for the purposes of either revitalization or planned growth.

COMMUNITY-INFORMED DESIGN

This award recognizes projects that focus on the design process as much as the resulting physical structures. The participatory design process establishes positive connections between and among residents, community stake-holders, local government officials, and designers—all while creating buildings and institutions with purposes that enhance community life.

HOUSING ACCESSIBILITY | ALAN J. ROTHMAN AWARD

This award is named in remembrance of Alan J. Rothman, HUD's late senior policy analyst on housing disability issues, who devoted his life to improving housing accessibility for the disabled. The purpose of this award is to recognize exemplary projects that demonstrate excellence in improving housing accessibility for people with disabilities.

- 01 CREATING COMMUNITY CONNECTION
Plaza Roberto Maestas,
Beloved Community
SMR Architects
Photography: William Wright
- 02 COMMUNITY-INFORMED DESIGN
Flance Early Learning Center
Trivers Associates
Photography: Alise O'Brien





01



02



03

03 EXCELLENCE IN
AFFORDABLE HOUSING
DESIGN
**Monteverde Senior
Apartments**
Dahlin Group Architecture
Planning
Photography: Douglas
Sterling

Jury List

2017 AIA HOUSING AWARDS JURY

Katherine Williams, AIA (Chair)
Fifth Generation Holdings
Falls Church, Virginia

Joe Digrado, AIA
Danielian Associates
Irvine, California

Blake Held, AIA
Blake H. Held Architect, PLLC
Honeoye Falls, New York

David Perkes, AIA
Mississippi State University GCCDS
Biloxi, Mississippi

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2017 AIA/HUD SECRETARY'S AWARDS JURY

Katherine Williams, AIA (Chair)
Fifth Generation Holdings
Falls Church, Virginia

Joe Digrado, AIA
Danielian Associates
Irvine, California

Blake Held, AIA
Blake H. Held Architect, PLLC
Honeoye Falls, New York

David Perkes, AIA
Mississippi State University GCCDS
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Jury Bios



Katherine Williams, AIA (Chair)
Fifth Generation Holdings

Katherine Williams, AIA, NOMA, LEED AP is an architect in Northern Virginia. She has had a diverse career path from traditional architecture firms to community development to commercial construction for a general contractor. She was the 2015 chair of the AIA Housing Knowledge Community advisory group, served five years as the NOMA magazine editor, and was an Enterprise Rose Architectural Fellow in San Francisco. She writes at katherinerw.com.



Joe Digrado, AIA
Danielian Associates

Over the past 35 years Joe has designed thousands of homes. His projects range from high-density mixed-use to single-family residences. Over the past ten years he has developed an expertise in the 50+ market, creating homes that meet the specific needs of today's active senior and contributing to Danielian's recognized leadership in this dynamic market. Many of Joe's projects have received awards. As Residential Design Coordinator, Joe has worked on projects throughout the US and in China.



Blake Held, AIA
Blake H. Held Architect, PLLC

Blake Held is a licensed architect practicing in the Rochester, NY area. Having majored in English at Kenyon College in Ohio, he went on to two years working in architecture in Boston. He continued his studies in graduate school for architecture at Syracuse University. Blake's work experience has led him from institutional to residential design. The influence of growing up in Charleston, SC finally took hold; and since opening his own practice in 2007, he has specialized in historic preservation and traditional residential design.

Awards Jury Bios



David Perkes, AIA
Mississippi State University GCCDS

David Perkes is a licensed architect and Professor for Mississippi State University. He is the founding director of the Gulf Coast Community Design Studio, a professional outreach program of the College of Architecture, Art + Design. The design studio was established in Biloxi, Mississippi following Hurricane Katrina and is providing resilient planning, landscape and architectural design support to many Gulf Coast communities and non-profit organizations. The design studio has assisted in the renovation of hundreds of damaged homes and over three hundred new house projects in Biloxi and other communities. David has a Master of Environmental Design degree from Yale School of Architecture, a Master of Architecture degree from the University of Utah, and a Bachelor of Science degree in Civil and Environmental Engineering from Utah State University.



Rachelle Levitt
U.S Department of Housing and Urban Development

Ms. Levitt is the Director of the Research Utilization Division of the Office of Policy Development and Research, U.S. Department of Housing and Urban Development. In that position, she manages the dissemination of the research, data sets, and publications, and the outreach efforts of the office. The division develops programs, conferences, and products designed to communicate complex housing and community development information in a timely and user-friendly manner. She also manages several award programs, including the AIA awards and the coordination of these efforts with the department's programs. She is the editor/publisher of the HUD publication Evidence Matters. Ms. Levitt holds a Bachelor of Arts in Urban & Environmental Studies and Political Science from Case Western Reserve University and a Master of City Planning from the Graduate School of Design at Harvard University.

2017

AIA Housing Awards
and
AIA/HUD Secretary's Awards
Recipients

BLUE LAKE RETREAT | LAKE|FLATO ARCHITECTS

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Photography: Andrew Pogue

LAKE | FLATO



AIA HOUSING AWARDS | ONE- AND TWO-FAMILY CUSTOM RESIDENCES

Housing Jury Comments | *"The simple design has a comfortable flow between indoor and outdoor spaces, the two blend in one's read of the structure. I like that every space is not conditioned to really create that house feeling. It looks like a beautiful place to be with the family."*



Blue Lake Retreat celebrates the nostalgic memories of the client's childhood summers spent on the lake and honors the legacy of her father, an architect. To preserve that same dream for her family and for generations to come, Blue Lake Retreat is designed as a place for family and friends to enjoy the experience of connecting to the outdoors.

It was the site's beautiful juxtaposition of two varied landforms, yielding both the greatest challenge and the greatest opportunity, that drove the team of designers to develop a vertical treehouse-like structure that captures the most breathtaking views while also offering an adaptable program that can accommodate just a few or many guests. The long and narrow 3-story residence dramatically culminates at the top floor, set just above the tree line, providing nearly a 180-degree view of the lake beyond. The third floor north-facing glazed wall offers unobstructed views of the lake, while smaller punched openings in the south-facing wall give deliberate glimpses of the rugged beauty of the hillside behind, showcasing the counterpointed landscapes. The top floor is open and large enough to comfortably host the entire family in one space, yet intimate enough to reinforce a feeling of close family-bonding. Further emphasizing the site's two uniquely juxtaposed landforms, the third floor's cantilevered deck reaches out toward the water while a bridge on the opposite side of the home anchors into the hillside behind, connecting the house to its surrounding landscape.

All circulation space is unconditioned, encouraging guests to interact with the outdoors as they traverse the staircase from sleeping to gathering spaces. Mimicking the third-floor cantilevered deck, an unconditioned boat dock and swim deck hover above the lake, providing additional outdoor space for the family to enjoy. With more than half of its program unconditioned, the lake house accomplishes the client's goal of creating a place to retreat from city life to enjoy the solace of the outdoors.





THE GRAPHIC HOUSE | MARLON BLACKWELL ARCHITECTS

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Photography: Timothy Hursley

MARLON BLACKWELL ARCHITECTS



AIA HOUSING AWARDS | ONE- AND TWO-FAMILY CUSTOM RESIDENCES

Housing Jury Comments | *"Clearly modern in its aesthetics from the inside, while crisp, minimalist, and sleek on the exterior. Realistic house that advances the suburban house type."*



The Graphic House is a modest, single-family home for a middle income family of four. The house occupies a corner lot within a typical suburban neighborhood. The “L” configuration keeps the house’s program on a single level, providing an accessible home for the family and simplifying the building’s organization. The plan arrangement frames the landscape behind the house and responds to both residential scales of the primary and secondary neighborhood streets. The second story loft creates a strong figure along the primary street edge, giving prominence to the house while respecting the scale of the neighboring homes.

The taught profile of this primary elevation yields a bold graphic, inspiring the house’s name. Coincidentally, the client for the Graphic House is a graphic designer who, for the first time, aspired to build a modern home within their modest means. After initial conversations, he assembled a design brief document that spoke to specific ideas – family, sharing, warmth – to provide the foundation for the process. The program reflects the needs of the family of four: the Graphic House has three bedrooms, open living, dining, and kitchen, a

studio, and a generous terrace adjacent to the living room. The challenge was to design each space to feel open and accessible while being compact and modest in size. The floor plan has an open organization with a large painted, poplar-lined fireplace and storage piece separating the public from the private spaces. A skylight is cut directly above the finish face of the fireplace to articulate the undulation and movement of light on the textured surface throughout the day. The living room, kitchen, and dining room are defined by the birch veneered casework with intentionally exposed end-grain. A studio space, with a second level loft, is situated behind the service walls of the kitchen and dining area. Each bedroom has a unique steel box window to provide space for reading, sitting, and view. The master bedroom opens up to an exterior bamboo terrace, flooding the room with natural light, while still providing privacy from its neighbors. The Graphic House provides a place for the client and his family to rest, play, work, learn, grow, and share, and it has demonstrated that architecture is attainable for a middle income family.





LOS ALTOS RESIDENCE | BOHLIN CYWINSKI JACKSON

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Bohlin Cywinski Jackson
Architecture Planning Interior Design

Photography: Nic Lehoux



AIA HOUSING AWARDS | ONE- AND TWO-FAMILY CUSTOM RESIDENCES

Housing Jury Comments

"I really like this home with the use of concrete and wood inside and out; it has a very contemporary look with out feeling cold. Use and control of the site is a key element to the appeal of this design. The house is insular in focus but gives generous outdoor space for extending the indoors out. It looks like a comfortable house. I appreciate that it isn't too big."



This single-family residence is a modernist reinterpretation of the Northern California ranch style home. Nestled amongst neighboring houses and a landscape of mature trees, the residence maintains a sense of privacy and offers reprieve from the hectic pace of daily activities.

Designed around an existing Japanese maple tree—a vestige of the previous landscape and the relationship shared between residence and site—the house takes full advantage of Silicon Valley’s mild climate. Windows and doors fill interiors with air and light, while a wall of sliding glass doors blurs the line between indoors and out, extending the living space into a backyard landscape filled with native flora.

The house’s main volume is composed of a double-height living space, which includes a modest kitchen and place for family gathering, and connects two single-story volumes, each containing a variety of private and functional spaces. With views from every room, one’s eye is easily drawn outside, where a linear pool and board-formed concrete garden wall visually connects the main residence to the guesthouse beyond.

The home is detailed with a natural, crisp palette, reflecting simplicity and tranquility. A variety of woods, including Douglas fir, western red cedar, and gray elm, are used throughout and provide a sense of warmth, contrasted by exposed structural steel and concrete. A locally sourced Claro walnut table, measuring 10-feet in length, creates a comfortable dining space, its live edge balancing the clean lines of the living room.

The simple layout and detailing of this modern residence, with its numerous connections to the outdoors, creates a home that is both calm and restful for the family to enjoy for many years to come.





PENNSYLVANIA FARMHOUSE | CUTLER ANDERSON ARCHITECTS

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Photography: David Sundberg

Cutler Anderson Architects



AIA HOUSING AWARDS | ONE- AND TWO-FAMILY CUSTOM RESIDENCES

Housing Jury | *"Pure, simple form evocative of classic barn and farmhouse designs. It reinterprets traditional elements in contemporary materials, forms, and functions. Elegant house on a beautiful site."*
Comments



The architect was engaged to design a new four bedroom farmhouse on an existing 280 acre family farm in a remote area of northeastern Pennsylvania. The owners chose a piece of land in a meadow on the edge of a hedgerow.

We designed the building with a low surface area-to-volume ratio in order to save costs and simultaneously reflect the simple white form of the practical farmhouse architecture of this region. Care was taken to minimize disturbance to the land and leave it in its natural state, including old rock walls found throughout the property. The stone used at the base of the house is Pennsylvania bluestone/field stone.

The large rolling sunshades were designed to respond to solar gain through the south-facing windows while allowing excellent daylighting, and enables the building to be safely closed for periods of time when the owners are absent. When the sunshades are closed on hot days, the inside temperature is reduced by as much as 20 degrees F.

Heat is provided via a ground source radiant heating system that is backed up with a wood-fired boiler. The wood for the boiler is collected from 'deadfall' in the surrounding woods on the farm. A tertiary back up heating system is provided by the wood stove which circulates warm air throughout the house.

The house is pre-wired for a future solar array to be installed on the white metal roof.





SAWMILL | OLSON KUNDIG

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Photography: Kevin Scott and Gabe Border

Olson Kundig



AIA HOUSING AWARDS | ONE- AND TWO-FAMILY CUSTOM RESIDENCES

Housing Jury Comments

"Clean, precise use of simple materials. Simple 'T' plan form adhered to without complicating or losing its original idea. Subtle expression of building materials. A very well done cabin which doesn't seem to be any more than needed as far as size but offers much more as far as spirit and understanding of the place."



Set in the remote, harsh high desert of California, Sawmill is a family cabin that reflects and weaves into the beautiful, tough, scrubby site. Tough as nails, the house is built to respond to drastic climate variations and is completely off-the-grid, relying on its own solar power and well water. The roof acts as a sun shield or parasol while the house functions as an open-air pavilion when the weather is temperate, thanks to the twenty-six-by-twelve-foot sliding window wall that opens the entire living area to the outdoors.

The layout is simple and straightforward. Each family member has a private zone that projects out from the main family gathering space: one box for the parents and a box for each of their two kids (and, someday, their future families and extended families). The program also includes an office, a studio workspace, and downstairs storage.

A massive concrete fireplace contains a unique ventilation system based on a Russian/Finnish design. Outside air is introduced under the hearth from the basement rather than pulling tramp air – air from the outdoors – in through the building envelope. The fireplace is exhausted into the living space, then down into the basement before returning up through the chimney, enhancing the heat exchange to the concrete, which radiates efficiently into the basement and living space. The structural steel was salvaged from a nearby cement mine that was being demolished within 80 miles of the project. The wood for the interior stair treads, sliding doors, and dining table was found on site in an existing barn. And the sliding window wall is operated by a found wheel from an old water pump. In the spirit of simplicity, the interior and exterior detailing is kept to a minimum. Potable water is sourced from a well on the property, pumped using solar energy, and managed in an elevated tank on a ridge behind the house, which that provides consistent water pressure in a gravity-fed system to the house for both domestic water and the fire protection system.





CULLY GROVE | ELI SPEVAK AND ZACH PARRISH

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Photography: Brian Foulkes, Hans Kretschmer, and Mark Lakeman



AIA HOUSING AWARDS | ONE- AND TWO-FAMILY PRODUCTION HOMES

Housing Jury Comments

"This development fosters community building. The design fulfills the goal of establishing a strong sense of community through siting of structures and gardens. I find this project very progressive socially and imagine that living here would be a life changing experience. I think that the design is well suited to the program and elevates the otherwise ordinary neighborhood context."



Portland has long been a national leader in new models for community engagement, environmental resilience, local food production, and creative land-use. Cully Grove is a two-acre community of 16 households whose members were ready to live the dream of the 90's (which is, ahem... alive in Portland). The central design idea was to create a "farm-in-the-city" that would afford residents the opportunity to live their values and grow a significant amount of their food on site. The design fosters social interaction among residents and the broader Cully neighborhood with a welcoming presence along NE Going Street.

Two households teamed up to develop Cully Grove, with the dream of raising their families there. During the design process, a focus group of elders and younger parents met to provide feedback, which influenced the design in critical ways. For instance, in early iterations of the site plan all the homes were 1-2 unit buildings. Focus group members had hoped for more shared outdoor common spaces. They agreed to have smaller private yards and add middle townhome units to increase site area for gardens, orchards, kid play and other shared activities. Shifting the mix to predominantly 2 and 3-unit townhomes allowed the expansive common areas of the final design. Focus groups also helped clarify priorities for the common building uses, the importance of ground floor bedrooms to support aging in place, and the value of no-step entries and ground floor bathrooms in all homes for visitability.

Residential buildings and parking are located on the periphery of the site, leaving expansive, shared open spaces in the interior. Residents enjoy a centrally-located common house for social gatherings and hosting out-of-town guests. Homes are designed with entry porches large enough for comfortable outdoor seating and kitchens in front to keep eyes on common areas and support informal social interactions. Private areas, such as living rooms and bedrooms, are located closer to the rear of homes or on the second floor. And every home has a small, private yard that can serve as a refuge from common area social activity and commotion.





ROXBURY E+ | ISA - INTERFACE STUDIO ARCHITECTS

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Photography: Sam Oberter and Urbanica

ISA



AIA HOUSING AWARDS | ONE- AND TWO-FAMILY PRODUCTION HOMES

Housing Jury Comments

"The design is a nice contemporary translation of the historic fabric or neighborhood. The thinking behind this I do admire. A house that has as its function fundraising. These kinds of spaces are invaluable. And the work seems to understand this. The project is a bold design for a city that typically expects more deferential approach to historic context."



The Roxbury E+ project consists of four three-story wood-frame homes in Boston's Roxbury neighborhood. As part of the City of Boston's Energy Plus (E+) Green Building Program – a pilot initiative aiming to develop models for energy positive market-rate housing – these infill prototypes marry affordability with radical high performance, producing a measurably net positive energy balance on an annual basis. The project's ambition engages with a new market of urbanites committed to minimizing their impact on the environment through lifestyle choices and investment in green construction practices.

The design began with an elemental box – simple and affordable to construct, and predictable in its ability to be tightly air sealed and insulated. The box was deformed through three operations: First, the buildings step down the block in response to the local urban context. Second, the roofs were sloped to maximize solar geometry for photovoltaic panels. And third, a reverse bay window at each unit allows for generous natural light, cross ventilation and echoes the playful surface geometries of the surrounding neighborhood context.

The project reduces its environmental impact through a combination of active and passive energy strategies. The design incorporates on-site solar photovoltaic electricity production, natural day lighting, super insulated building envelope, passive ventilation, and site water management tactics. The homes are certified LEED for Homes Platinum and have achieved HERS ratings between -6 and -9 across all four units. The project goal is to serve as a catalyst for local economic development, adding green jobs and housing equity in support of Roxbury's diverse context.





STELLAR RESIDENCES + TOWNHOMES | BOHLIN CYWINSKI JACKSON

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Bohlin Cywinski Jackson
Architecture Planning Interior Design

Photography: Nic Lehoux



AIA HOUSING AWARDS | ONE- AND TWO-FAMILY PRODUCTION HOMES

Housing Jury Comments | *"The nice building forms fits into the forest and uses a lot of glass to open itself to the site. Evocative image of grouping perched on slope edge. Looks like a beautiful place."*



This collection of single-family residences and townhomes is a modern reinterpretation of the traditional Lake Tahoe ski chalet. Conceived to be efficient and compact in plan, these ski-in/ski-out homes are designed around social spaces that take advantage of breathtaking views of Martis Valley and Carson Range beyond.

Entering the residences from their upper level, occupants are drawn into an elevated world. Large expanses of glass offer a visual and physical connection to the outdoors, bathing communal areas in soft northern light throughout the day and framing sunlit views of the Sierra Nevadas in the evening. The master bedroom, immersed in sunlight via three exterior glass walls, floats over the ski slope, causing occupants to feel as if perched in the trees.

The townhomes step down the mountainside while following the curve of the ski slope. The simple, shed-roofed volumes are vertically and horizontally offset, allowing for privacy and a feeling of distance between neighboring units. Utilities and storage are organized along shared walls, while bunks are slipped into interstitial spaces to accommodate seasonal overflow. A double-height light well carved through the buildings draws sunlight into the depth of the dwellings.

Celebrating outdoor-living with direct access to skiing, hiking, and biking, the homes visually and materially engage their surroundings. Warm wood, glass, and exposed structure are used throughout, while many traditional design elements have been modernized to provide a contemporary dwelling with a strong connection to the outdoors, offering inhabitants reprieve from the working world with an emphasis on responsible and sustainable design.





HUNTERS VIEW HOUSING BLOCKS 5&6 | PAULETT TAGGART ARCHITECTS

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Photography: Bruce Damonte



AIA HOUSING AWARDS | MULTIFAMILY HOUSING

Housing Jury Comments

"A concept that both increases density, while also enhancing the community feel. Well done, well integrated housing. A definite improvement on the mistakes of the past."

These two new blocks of affordable family housing at Hunters View are part of the first phase of San Francisco's ambitious HOPE SF program to rebuild the worst of San Francisco's deteriorated, crime-ridden public housing. With a mix of affordable and market-rate housing, the Hunters View Redevelopment is being completed in three phases in order to allow the existing tenants to remain in the neighborhood. Our design for two city blocks organizes 53 units into two L-shaped buildings per block to form continuous street frontages and surround two secure shared courtyards. Each building contains stacked multi-level townhouses that step down with the street's slope and reflect the scale, rhythm, and texture of San Francisco.

Community Outreach

Our team held multiple community meetings with long-time Hunters View residents throughout the design process to identify their hopes for the project and address their concerns. Through our outreach, we identified key issues common to most residents that included: 1) Desire for connection to surrounding communities and jobs; 2) Anxiety about off-site relocation; 3) Need for improved security; and 4) Desire for healthy buildings with good indoor air quality and free of pests and mold.

Responsive Design

With a combined gross area of 67,800 square feet and 53 units of family housing that include 2, 3, 4, and 5 bedroom units, each building contains multi-level and stacked multi-level units. Units are sited to take advantage of steep grade changes and allow residents to enter both the lower and upper units without the need to climb more than one flight of stairs. The apartment buildings are designed to look like groups of individual houses, each with private or shared entry stoops.

Throughout the site, safety and security are addressed by maintaining a combination of high visibility and spatial connections. Two openings into each mid-block courtyard are strategically located to provide



maximum visibility from the street. The courtyards are the gathering spaces for each block. Common-use laundry and mailrooms are located off the courtyards as well as many unit entries. Feedback from residents has confirmed that the secure courtyards are helping them to get to know their neighbors and build a sense of safety and community within each block.

Sustainability

Sustainability is one of the core principles for the design of Hunters View, and guides the design of both the buildings and site. Hunters View is certified LEED for Neighborhood Development and individual buildings are Green Point Rated. Each sustainable practice applied to the comprehensive design and construction process helped ensure that the neighborhood and buildings are durable, energy efficient, and provide a high-quality healthy environment for Hunters View families.





POWERHOUSE | ISA - INTERFACE STUDIO ARCHITECTS

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Photography: Sam Oberter

ISA



AIA HOUSING AWARDS | MULTIFAMILY HOUSING

Housing Jury Comments

"I appreciate the effort to keep existing building and incorporate them into the new development. Kudos for the range of affordability on the small site. Contemporary take on the Philadelphia row house or a brownstone."



Philadelphia's Francisville neighborhood is a rapidly gentrifying edge between an expanding Center City core and outlying areas. Powerhouse aims to provide variety and diversity in keeping with the character of the community around it. To meet the needs and budgets of a variety of residents, the project incorporates a wide range of living options, from single family townhomes and duplexes to flats, bi-levels, and live-work units in two small apartment buildings.

Powerhouse carefully fits a dense cluster of 31 units into the urban fabric, navigating existing buildings on a sloping site by varying typologies and scales across the block. Three existing rowhouses were integrated into the streetwall inspiring an in-and-out jog along the sidewalk that looks to camouflage the old and new into a single zone.

The stoop is a traditional Philadelphia condition that acts as a mediator between the public sidewalk and the private residence. This project expands on this idea with a "super stoop" – a sequence of generous entry platforms navigating grade changes, entry stairs, and basement windows, and featuring fabricated metal handrail panels designed by local artist Jenny Sabin Studio.

Powerhouse is deeply green as architecture and as an urban block. Stormwater is completely managed by way of green roofs and rain gardens along the curb line that take in water from the street surface. The buildings themselves are super energy efficient with all 31 units achieving LEED Platinum certification.







VIA 57 WEST | BIG - BJARKE INGELS GROUP

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BIG

Photography: ???



AIA HOUSING AWARDS | MULTIFAMILY HOUSING

Housing Jury
Comments

"Unique form to deal with challenging site. A wholly fresh and well researched concept. Very distinctive building that has become a new part of the city's recognized buildings. Certainly a confident and forward looking building."



The Architect was commissioned in 2010 to design a building whose “innovative, evocative and unique” form could be matched “only by its efficient and functional design that preserves existing view corridors while maximizing the new building’s access to natural light and views of the Hudson River.” The project also responds to a question posed to the client: “Why do all buildings look like buildings?” Behind this simple, playful question was a design ambition to construct a technically sophisticated and architecturally innovative building that confronts the rigidity of existing typologies and challenges notions of what a mixed-use residential building in New York City could be.

VIA 57 WEST is a hybrid between the European perimeter block and the traditional Manhattan high-rise that creates a new typology: the “courtscraper.” VIA combines the advantages of both: the compactness, density, and intimacy of a classic courtyard building, with the airiness and the expansive views of a skyscraper. By keeping three corners of the block low and lifting the north-east corner up towards its 467-ft peak, the courtyard opens views towards the Hudson River, bringing low western sun deep into the block and graciously preserving the adjacent tower’s views of the river. The highly visible sloping roof consists of a simple ruled surface perforated by terraces, each one unique and south-facing. Every apartment gets a bay window to amplify the benefits of the generous view and balconies. Upon its completion, VIA creates a dual community, both inside and out. The courtyard-facing balconies create opportunities for neighbors to meet and socialize in a new “vertical neighborhood.” Outside, VIA enlivens the streetscape by activating the ground floor with small-scale retail opportunities aimed at providing local businesses, rather than major retailers, with highly-visible storefronts. The building’s iconic form, paired with its lively additions to the streetscape, have transformed this once secluded and uninviting neighborhood into an attractive and accessible community.





HEARTLAND FAMILY WORKS | ALLEY POYNER MACCHIETTO ARCHITECTURE, INC.

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Photography: Dana Damewood

ALLEY • POYNER • MACCHIETTO ARCHITECTURE



AIA HOUSING AWARDS | SPECIALIZED HOUSING

Housing Jury Comments | *"Really appreciate the mission of the project. The reuse of an old building seem symbolic of the transformation that the organization is trying to give to its clients. Creative response to reuse of a problematic building."*



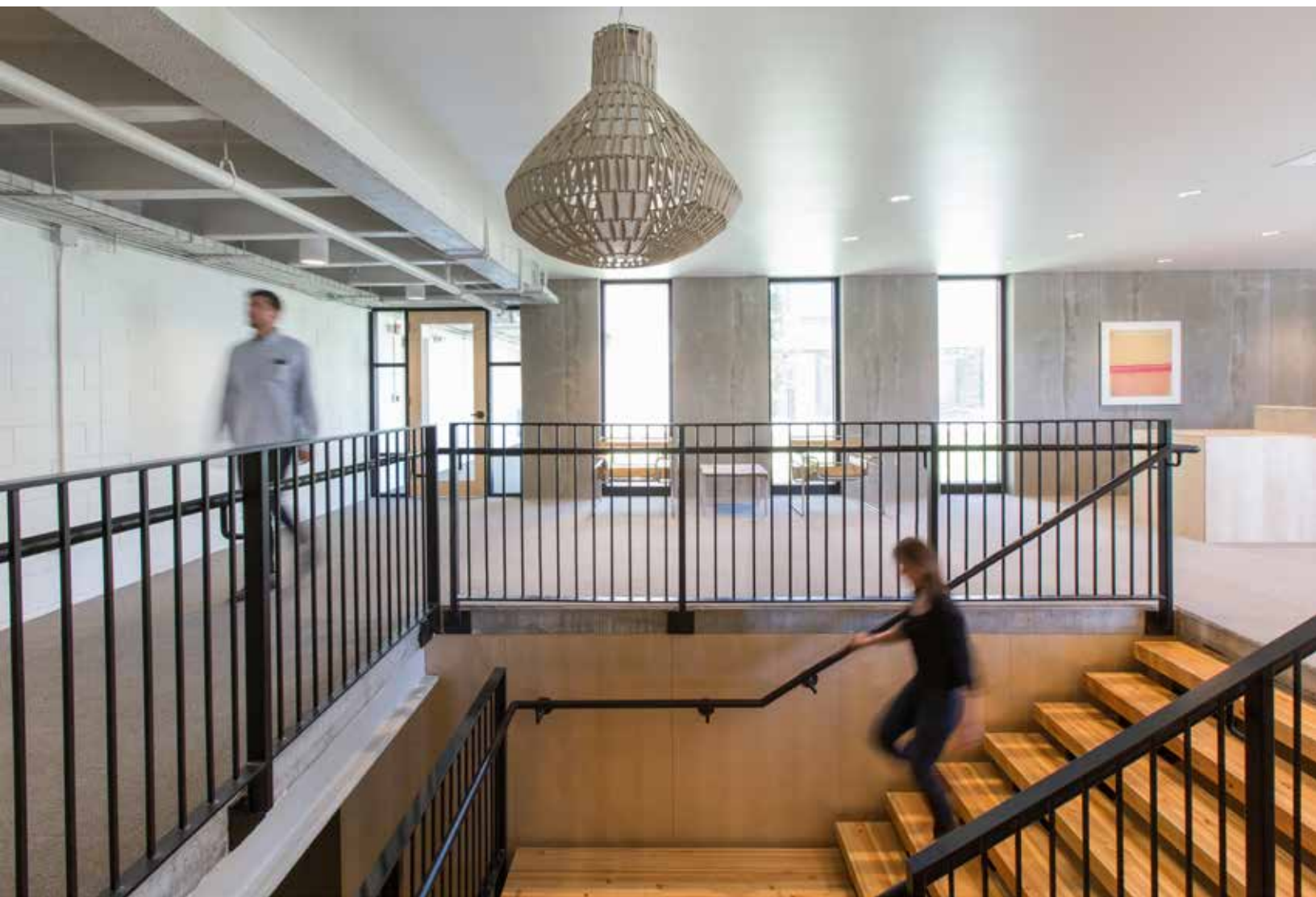
For more than 130 years, Heartland Family Service (HFS) has focused on providing critical human services in the areas of child and family programs, counseling and prevention, and housing and financial stability. The organization serves more than 40,000 individuals each year from more than 15 locations in east central Nebraska and southwestern Iowa. HFS realized the need to provide specialized care for women with children and pregnant women; providing them with a safe place to live while seeking treatment for substance abuse, and spaces for the complementary programming that helps get these families back on their feet.

The result – Heartland Family Works – offers four- and six-month residential substance abuse treatment programs in a setting that keeps families intact while giving mothers the intensive, professional support they need to get clean and stay sober. The program also aids in obtaining vocational training, employment, and other social services.



Community engagement sessions and neighborhood meetings led to significant changes in the design, including relocating the primary entry from the south to the north façade which resulted in better overall massing and a more dynamic entryway. Tasked with being good stewards of the client's resources, and met with the challenge of bringing new life to an existing concrete shell, the design team turned to modernist principles, using the contrast of warm colors and textures to complement the cool palette of the concrete. The result is a space with a residential feel that is timeless and durable, and a hopeful place of healing for the families who live there.





THE LOFTS AT WASHINGTON UNIVERSITY, ST. LOUIS | WILLIAM RAWN ASSOC. ARCHITECTS

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**WILLIAM RAWN ASSOCIATES
Architects, Inc.**

Photography: Sam Fentress and Tom Paule



Photography: Sam Fentress

AIA HOUSING AWARDS | SPECIALIZED HOUSING

Housing Jury Comments

"Appreciate that urban environment seen as asset to engage in rather than shut out. Very exciting project, it looks like it would be a popular place for students to live."



Photography: Tom Paule

Located in the heart of a vibrant urban district, designated one of 10 Great Streets by the American Planning Association, this mixed use development includes ground floor retail and loft style apartments for up to 415 students.

The Lofts project promotes a new housing typology for its student residents and establishes a presence for the University community, five blocks away from the main university campus along a bustling commercial strip. Incorporating elements of transparency and color, the project contributes to the high level of activity in this vibrant urban district. The façade and building massing have been articulated in a manner that reflects the verticality and scale of the adjacent buildings.

A series of glass towers are foregrounded by perforated metal sunshades. A distinct architectural feature for the buildings, the sunshades are an important visible indicator of the project's commitment to sustainability. The transparent façade connects the loft-style student apartments with the life of the street and allows for a 24 hour presence, in keeping with the spirit of the neighborhood. A pedestrian Mews at the heart of the project connects the urban boulevard to the adjacent courtyard gardens neighborhood. Creating an important link between a residential neighborhood and the main urban boulevard, the Mews becomes the organizing element for all four Lofts building entrances, and is enhanced by the collection of townhouse units at its center, whose stoops further activate the pedestrian corridor.

The project visibly expresses its deep commitment to sustainable living through the transparent south-facing façade with sunshades, and its use of solar thermal and photovoltaic panels, green roof systems, a rainwater harvesting cistern, and a series of densely planted bioswales, all of which will contribute to the project's LEED Platinum certification.



Photography: Tom Paule



Photography: Sam Fentress



Photography: Tom Paule



Photography: Sam Fentress

THE SIX VETERANS HOUSING | BROOKS + SCARPA

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Photography: Tara Wujick



AIA HOUSING AWARDS | SPECIALIZED HOUSING

Housing Jury Comments

"The 'window' in the elevation facing the community is a novel idea to reinforce the public face of the building. Enveloping 'box' with cut-outs offers a unique embrace of the programmatic goals -- helping to define open, public zones that are, at the same time, separate from the street. Love this work. It is in the right place and does the right things. The project is distinctive and pushes the boundary of design for supportive housing."



The SIX is a LEED Platinum 52-unit affordable housing project providing a home, support services and rehabilitation for previously homeless and/or disabled veterans. It is located in the MacArthur Park area of Los Angeles. MacArthur Park has one of the highest densities in the USA with over 38,000 people per square mile.

Offering shelter and comfort, The SIX breaks the prescriptive mold of the traditional shelter by creating public and private “zones” in which private space is deemphasized, in favor of large public areas. The organization of the space is intended to transform the way people live-away from a reclusive, isolating layout towards a community-oriented, interactive space. The ground level contains offices, support spaces for the veterans, bike storage and parking while the second level has a large public courtyard. Surrounded by four levels of housing units with balconies wrapped with a wood screen made from recycle planking the courtyard has large openings with green roofs that visually connects the space to the street on the lower level beyond. This allows the tenants to enjoy a secured open space while still connecting to the larger community. The uppermost level has a green roof, large public patio and edible garden with panoramic views of the area.

The SIX distinguishes itself from most conventionally developed projects in that it incorporates energy efficient measures that exceed standard practice, optimize building performance, and ensure reduced energy use during all phases of construction and occupancy. The planning and design of The SIX emerged from community meetings with prospective tenants and the Trust community population. Ideas were developed with the tenants in workshops and in close consideration and employment of passive design strategies. Passive strategies alone make this building 50% more efficient than a conventionally designed structure.







MONTEVERDE SENIOR APARTMENTS | DAHLIN GROUP ARCHITECTURE PLANNING

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Photography: Douglas Sterling



AIA/HUD SECRETARY'S AWARDS | EXCELLENCE IN AFFORDABLE HOUSING DESIGN



The design of the Monteverde Senior Apartments community connects the City of Orinda's carefully executed past to its future design direction and downtown revitalization, and provides much-needed affordable, age-qualified housing.

The development is an architectural feat, as it is located on a hillside with more than 17% slope, a 40-foot grade increase – challenging for building a residence for seniors. In response to the challenging slope of the site, the property was developed to include meandering paths up the slope to ensure accessibility to the building's amenities, park, and surrounding community, allowing residents to enjoy the expansive views of Orinda's green foothills. Two courtyards were also developed, one active and one passive, to allow for a number of outdoor experiences for residents. This includes community planters, allowing seniors to till their own veggie garden or flower patch. Elevators connect the wood framed podium to the community room, library, lounges, exercise room, salon, units, laundry facilities and a fourth floor computer lab, affording expansive views to the Orinda Valley. The site is also an ideal location for this transit-oriented development as it links seniors to BART and downtown Orinda services and surrounding community.

Monteverde Senior Apartments is Orinda's first new senior affordable housing development in three decades. Monteverde provides housing to very- and extremely-low income senior households earning at or below 30% to 50% the Area Median Income (AMI). The average income of the residents is \$15,562 annually. Because Orinda is in an affluent area just on the other side of the Berkeley/Oakland Hills, older residents find it hard to remain there as they age due to housing costs in the area. Within weeks of opening, all Monteverde units were leased, demonstrating the need for affordable senior housing in the area. Monteverde is the first of what we hope will be many more senior affordable housing opportunities for those most in need.





PLAZA ROBERTO MAESTAS, BELOVED COMMUNITY | SMR ARCHITECTS

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Photography: William Wright



AIA/HUD SECRETARY'S AWARDS | CREATING COMMUNITY CONNECTION



Plaza Roberto Maestas sits on a former surface parking lot located immediately adjacent to the historic Beacon Hill Elementary School building and the Beacon Hill light rail station. The project team's vision was to create a culturally sensitive and appropriate development to serve as the anchor project in the redevelopment of North Beacon Hill, a neighborhood recently upzoned from a single family to a mixed-use zone.

The project's design follows principals of equitable transit-oriented development, focusing on community engagement, affordable housing, and inclusive design. Complementing the 112 units of affordable family housing, the development also includes an expansion to the José Martí bilingual child development center; ground floor retail space designed for small, local businesses; office space; two live-work units at the plaza level; a cultural center to host community events and programs; and a public plaza that provides over 11,000 SF of flexible community gathering space.



The site concept is based on the historic pattern of plazas in Latino culture, where a building of civic significance serves as the focal point of a large public gathering space flanked by other active uses. The new East and West buildings form the sides to the plaza and frame the schoolhouse building, which marks the plaza's northern terminus. The plaza invites public interaction and activity by enhancing the existing connection between El Centro and other neighborhood amenities. Building corners defining the plaza entry are conceived as symmetrical gateposts and feature storefront windows that span between the ground and second floor levels, terminating in a continuous metal canopy. Custom art celebrating Latino, Native American, African American, and Asian American culture is integrated throughout the project, including at exterior concrete pilasters, building entrances, eaves, and interior flooring. The cultural center, located at the southeastern corner of the plaza, features garage doors that allows events to flow outdoor onto the plaza and festival street.





FLANCE EARLY LEARNING CENTER | TRIVERS ASSOCIATES

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Photography: Alise O'Brien



AIA/HUD SECRETARY'S AWARDS | COMMUNITY INFORMED DESIGN



Located one mile from the downtown core and built on the site of one of the failed public housing high-rise structures in St. Louis, this Early Childhood Center design aspires to proactively alter the course of the most impoverished zip codes in Missouri. This neighborhood has the lowest average household income in the City of St. Louis, the highest percentage of households living below the poverty line at 26%, as well as the highest number of children ages 0-5 living in poverty. A community-based design was critical to the success of the Flance Center. With this in mind, seven community meetings were held with public and private partners, including key community and neighborhood leaders, volunteers, as well as the architect, Urban Strategies, McCormack Baron Salazar, and staff from University City Children's Center (facility operator).

The community room in the facility is the direct result of the recommendation of the community members who participated in the design process. Since the facility's opening, the community room has been used extensively with neighborhood and community groups meeting free of charge. The program, which provides instruction, daycare, and nutrition education with an integrated wellness center for up to 164 children of mixed-incomes is unique among other childcare centers nationally.

The massing of the center allows the structure to "hug" the age-appropriate outdoor spaces. This provides an abstracted, organic-formed, tree-like façade which creates a shaded interstitial porch for each classroom's direct outdoor access, critical to the pedagogy of the facility. The interior utilizes a more sophisticated yet strategically playful color palate which fills the space with light and energy. To educate parents on the high-value of dietary nourishment for their children, a full-service and demonstration kitchen was given significant visibility emphasizing the importance of dietary health and dining. This Center is just one piece of a complicated puzzle meant to alter an entire generation's trajectory in one of the most challenged neighborhoods in the State. It starts early nurturing one child at a time.





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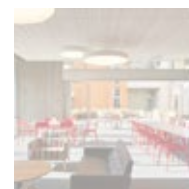
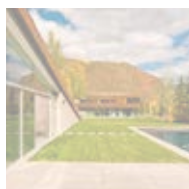
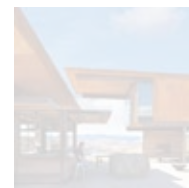
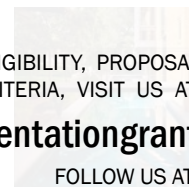
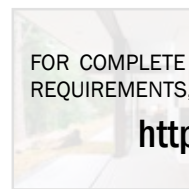
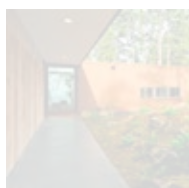
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