

# AIA Awards

Housing

AIA/HUD Secretary

2019



**AIA**

AIA Awards  
Housing 2019  
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[www.aia.org/hkc](http://www.aia.org/hkc)



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# Foreword

## Letter from the Chair

On behalf of the AIA Housing and Community Development Knowledge Community, I am pleased to congratulate the 2019 winners of the American Institute of Architects (AIA) Housing Awards and the AIA/HUD Secretary's Awards. The Housing and Community Development Knowledge Community proudly sponsors these programs to highlight excellence in housing and community design and celebrate best practices in the field.

Now in its 19th year, the AIA Housing Awards program was established to emphasize the importance of good housing as a necessity of life. Award winners exemplify residential design that is sustainable, responsive and innovative, thoughtfully meeting client needs. The AIA/HUD Secretary's Awards program recognizes projects that demonstrate excellence in affordable and accessible housing and community spaces that respond and contribute to their contexts.

Combined, the 2019 awards recognize sixteen projects in eight award categories. From a group of competitive entries, a total of twelve projects were chosen for the AIA Housing Awards and four projects were chosen for the AIA/HUD Secretary's Awards. The winning projects are featured in this book and represent a range of housing types and architectural practices.

Congratulations!



A handwritten signature in black ink, reading "Ceara O'Leary".

Ceara O'Leary, AIA  
2019 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

Housing and Community Development, an AIA Knowledge Community, 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 longterm, 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 Awards**

## Housing

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 2019 Housing Awards includes: Simon Ha, AIA (Chair), Principal at Steinberg Hart, Los Angeles; Kai-Uwe Bergmann, FAIA, Partner at Bjarke Ingels Group (BIG), New York; Hans Butzer, AIA, Director at Butzer Architects and Urbanism, Oklahoma City; and Mary Cerrone, AIA, Mary Cerrone Architects, Pittsburgh.

The jury recognized twelve 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.

**AIA Awards**

AIA/HUD Secretary



Affordable, accessible, and well-designed housing sets important benchmarks in the industry and proves that good design is not exclusive. The Office of the Secretary of the Department of Housing and Urban Development teams with AIA's Housing Knowledge Community to celebrate projects that demonstrate these traits.

The jury for the 2019 AIA/HUD Secretary Awards includes: Simon Ha, AIA (Chair), Principal at Steinberg Hart, Los Angeles; Kai-Uwe Bergmann, FAIA, Partner at Bjarke Ingels Group (BIG), New York; Hans Butzer, AIA, Director at Butzer Architects and Urbanism, Oklahoma City; Mary Cerrone, AIA, Mary Cerrone Architects, Pittsburgh; Rachelle Levitt, Director, Research Utilization Division, Office of Policy Development & Research, U.S. Department of Housing and Urban Development; and Regina C. Gray, Ph.D., Social Science Analyst, Division of Affordable Housing Research and Technology, Office of Policy Development and Research, U.S. Department of Housing and Urban Development.

The jury recognized four projects in four award categories: Excellence in Affordable Housing Design, Creating Community Connection, Community-Informed Design, and Housing Accessibility - Alan J. Rothman.

# Jury List + Bios

# Jury List

## 2019 AIA Housing Jury

**Simon Ha, AIA (Chair)**  
Partner at Steinberg Hart  
Los Angeles, CA

**Kai-Uwe Bergmann, FAIA**  
Partner at Bjarke Ingels Group (BIG)  
New York, NY

**Hans Butzer, AIA**  
Director at Butzer Architects and Urbanism  
Oklahoma City, OK

**Mary Cerrone, AIA**  
Mary Cerrone Architects  
Pittsburgh, PA

## AIA Staff

**Susan Parrish**  
Director, AIA Knowledge Communities  
The American Institute of Architects

**Daniel Lobo**  
Director, Honors & Awards  
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**Bridget Crowther**  
Sr. Manager, Honors & Awards  
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**Vickie Lindsey**  
Sr. Manager, Honors & Awards  
The American Institute of Architects

**Johanna Roche**  
Specialist, AIA Knowledge Communities  
The American Institute of Architects

## 2019 AIA/HUD Secretary Jury

**Rachelle Levitt**  
Director, Research Utilization Division  
Office of Policy Development & Research  
U.S. Department of Housing and Urban Development

**Regina C. Gray, Ph.D.**  
Social Science Analyst  
Division of Affordable Housing Research & Technology  
Office of Policy Development and Research  
U.S. Department of Housing and Urban Development

**Simon Ha, AIA**  
Partner at Steinberg Hart  
Los Angeles, CA

**Kai-Uwe Bergmann, FAIA**  
Partner at Bjarke Ingels Group (BIG)  
New York, NY

**Hans Butzer, AIA**  
Director at Butzer Architects and Urbanism  
Oklahoma City, OK

**Mary Cerrone, AIA**  
Mary Cerrone Architects  
Pittsburgh, PA

# Jury Bios



**Simon Ha, AIA, LEED AP (Chair)**  
Steinberg Hart

As the leader of Steinberg Hart's Urban Mixed-Use practice, Simon plays a key role in the success of many of the firm's largest and most complex projects. With nearly twenty years of experience in urban housing and mixed-use design, Simon is comfortable approaching projects with the mindset of a developer while creating spaces that enhance the user's life while making an impact on communities, cities, and urban environments. To find compelling design solutions, Simon first analyzes the physical, environmental, social, and political contexts unique to each project. In addition to serving on the AIA Housing Knowledge Committee, he is active board member of the Skid Row Housing Trust, Downtown Center Business Improvement District, and the Downtown LA Neighborhood Council. Simon earned a Master of Design Studies from Harvard University and, prior to joining Steinberg Hart, he was the Managing Partner at TSK-LA and a Principal at TCA Architects.



**Kai-Uwe Bergmann, FAIA**  
Bjarke Ingels Group (BIG)

Kai-Uwe Bergmann, FAIA is a Partner at BIG who brings his expertise to proposals around the globe, including work in North America, Europe, Asia and the Middle East. Kai-Uwe heads up BIG's business development which currently has the office working in over 35 different countries as well as overseeing BIG's Urban scales projects and supporting BIG Landscape. Kai-Uwe most recently contributed to the resiliency plan BIG U to protect 10 miles of Manhattan's coastline. First envisioned through the Rebuild by Design competition to develop proactive responses to Superstorm Sandy it is now being further developed and construction will begin on the first 2.5 miles in 2020. He has held teaching assignments at the University of Pennsylvania, IE University in Madrid, and his alma mater the University of Virginia. Kai-Uwe formerly was on the Board of the Van Alen Institute, participates on numerous international juries and lectures globally on the works of BIG.



**Hans E. Butzer, AIA, AK NW, LEED AP**  
Butzer Architects and Urbanism

Hans E Butzer AIA LEEP AP is director of BAU: Butzer Architects and Urbanism, and Dean of the University of Oklahoma Christopher C. Gibbs College of Architecture. Hans previously worked at Murphy/Jahn Chicago and JSK Perkins & Will in Germany, prior to starting BAU with his partner Torrey A Butzer, Assoc AIA. Together, they won the international design competition for the Oklahoma City National Memorial, and developed the vision for the national competition-winning design for the Skydance Bridge. He is the recipient of the 2016 American Institute of Architects Thomas Jefferson Award for Public Architecture, in recognition of his role in designing resilient places of equity.



**Mary Cerrone, AIA**  
Mary Cerrone Architects

Mary Cerrone, AIA received her Bachelor of Science in Architecture from The University of Virginia in 1986, and her Masters of Architecture from Yale University in 1990. A licensed Architect in Pennsylvania, she has served on the board of AIA Pittsburgh, and currently chairs the AIA Custom Residential Architect Network (CRAN). She has taught drawing and design at the Savannah College of Art and Design and at Carnegie Mellon University.

Mary Cerrone Architecture & Interiors specializes in custom residential architecture and interior design. Projects have been recognized by Houzz, AIA Pittsburgh, AIA Pennsylvania, Pittsburgh Magazine and Remodeling Magazine.



**Regina C. Gray, Ph.D.**  
U.S. Department of Housing and Urban Development

Regina C. Gray is a Social Science Analyst for the Division of Affordable Housing Research and Technology Division (AHRT) in the Office of Policy Development and Research (PD&R) at the U.S Department of Housing and Urban Development. Since joining HUD in 2000, Regina's research activities have focused on sustainable development, urban design and land use planning, transit-oriented development, energy and green building practices, and affordable housing preservation. She has written articles on regulatory barriers to affordable housing and co-authored articles with AAPR and the U.S. EPA on aging in place strategies. Regina earned a Bachelor of Arts in Political Science from Emory University in Atlanta, Georgia; a Master of Arts from the George Washington University in Washington, D.C. in Political Science and Public Policy; and a doctorate from the University of Maryland, College Park in Political Science and Policy Studies.



**Rachelle Levitt**  
U.S. Department of Housing and Urban Development

Ms. Levitt recently retired as 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 managed the dissemination of the research, data sets, and publications, both in-print and on-line, and the outreach efforts of the office. She also managed several award programs, including the AIA awards and the coordination of these efforts with the department's programs. She was the editor/publisher of the HUD publication Evidence Matters. Prior to joining HUD, Ms. Levitt was the Executive Vice President for Global Information at the Urban Land Institute where she oversaw the publications (books and magazines), information services, research, awards, and the ULI web site. 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.

# Recipients

## AIA Awards

### Housing 2019

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MacKay-Lyons Sweetapple Architects

02 Bill Sorro Community  
Kennerly Architecture & Planning

03 Georgica Cove  
Bates Masi + Architects

04 Jefferson Park Apartments  
Abacus Architects + Planners

05 Lofts at Mayo Park  
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06 Mirror Point  
MacKay-Lyons Sweetapple Architects

07 Oak Park Housing  
Johnsen Schmalzing Architects

08 Off-Grid Guesthouse  
Anacapa; Willson Design

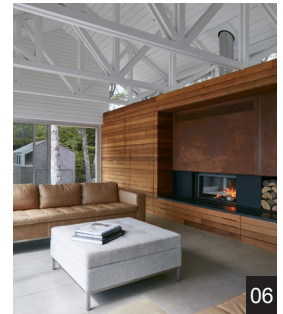
09 Pierhouse  
Marvel Architects

10 San Joaquin Villages  
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O'Herlihy Architects; Kevin Daly Architects

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ISA







# Georgica Cove

HOUSING: ONE- AND TWO- FAMILY CUSTOM RESIDENCES



Photography: Bates Masi + Architects

*The spaces are arranged around a courtyard to create visual and physical connections between them but those connections can be broken by large sliding doors.*

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masi+  
ARCHITECTS

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A couple with property on a cove overlooking the ocean asked for a house that would be comfortable for just the two of them the majority of the time. However, with their love of entertaining, the house had to grow on busy weekends to accommodate their children, grandchildren, and guests. To instill the desired sense of comfort and peace, it was also important that the design blend with the pastoral setting and vernacular building traditions: predominantly shingle style homes that are often built and added to over time. Historic precedent studies revealed that referencing New England connected farms in an innovative way could achieve both goals.

The program is divided into personal, guest, and public areas. The spaces are arranged around a courtyard to create visual and physical connections between them, but these connections can be broken by large sliding doors. Independent mechanical systems in each building allow it to be shut down when unoccupied.

As with connected farms, a limited palette of materials and details unifies the various spaces and responds to the local climate. The cedar shingles common to local buildings are scaled up to the size of boards to cover the roof and sidewalls. A limestone plinth filled with sand elevates the house above the floodplain while also creating drywells to accept storm water runoff. Oak floors and millwork throughout unify the spaces.











# Mirror Point

HOUSING: ONE- AND TWO- FAMILY CUSTOM RESIDENCES



Photography: James Brittain Photography; MLSA

*The Mirror Point cottage demonstrates the frugality of the Nova Scotian vernacular in an elegant manner.*

**MacKay-Lyons Sweetapple**  
Architects Limited

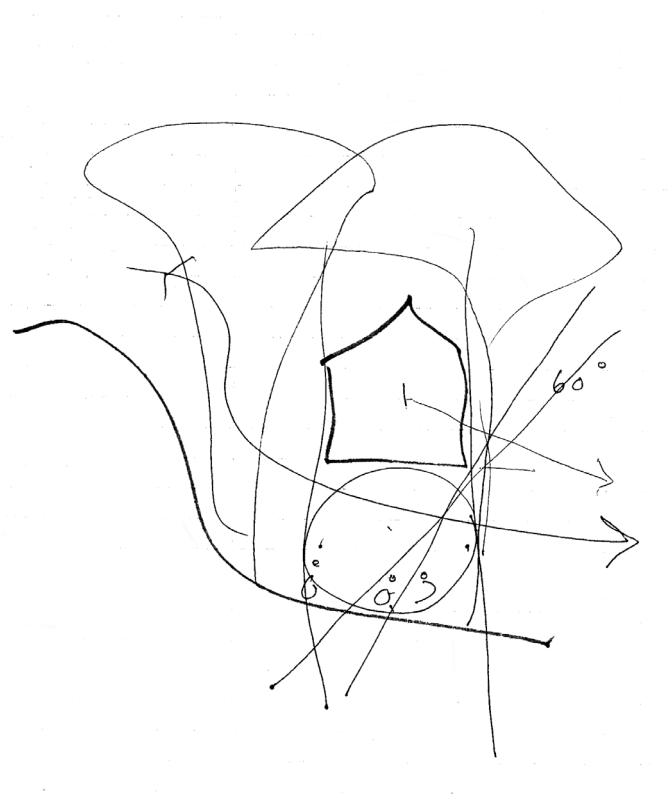
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Mirror Point cottage is a vacation home for a local fisherman's daughter, her Dutch minimalist husband, and their two young children on a lake near Annapolis Royal in Nova Scotia. Mirror Point Cottage is formally expressed as an elevated 80-foot long extruded 'fish shed' supported by a steel aedicule and a board formed concrete entry core.

Fishing is one of Nova Scotia's oldest industries, demonstrated by the weathered fishing shacks lining its coast. The Mirror Point cottage demonstrates the frugality of the Nova Scotian vernacular in an elegant manner. The rusted steel aedicule contains a sunken outdoor summer kitchen, which offers a sheltered place at grade for the grandparents to watch their grandchildren playing on the beach. The garage/bunkie acts as a miniature version of the main house.











# Off-Grid Guesthouse

HOUSING: ONE- AND TWO- FAMILY CUSTOM RESIDENCES



Photography: Erin Feinblatt

*Nestled into the hillside and situated on a spectacular site with ocean views, this healthy home is the pinnacle of environmentally conscious, low impact design and construction.*

**ANACAPA**

**willson**

Anacapa;  
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[willsondesign.com](http://willsondesign.com)



Located on one of the last remaining undeveloped coastal areas in California, this modern guesthouse resides on a wildlife preserve, exemplifying a successful balance of residential development and ecological preservation. Nestled into a steep hillside, the residence was designed with low visual and environmental impact on the surrounding landscape. Disguised by a low profile and green roof, the home invites sweeping views of the pacific ocean and surrounding rolling hills, through a generous amount of sliding glass and expansive decks, which cantilever over the foundation's steep rock face.

A high level of sensitivity to environmental impacts was exercised throughout all phases of design and construction. The guesthouse is completely off-grid, powered by a photo voltaic energy system. The home features LED lighting, low-usage appliances, a private well and water treatment system. An elemental material palette of steel, concrete and glass integrate seamlessly with the landscape and will weather naturally over time.











# Oak Park Housing

HOUSING: ONE- AND TWO- FAMILY PRODUCTION HOMES



Photography: Johnsen Schmaling Architects

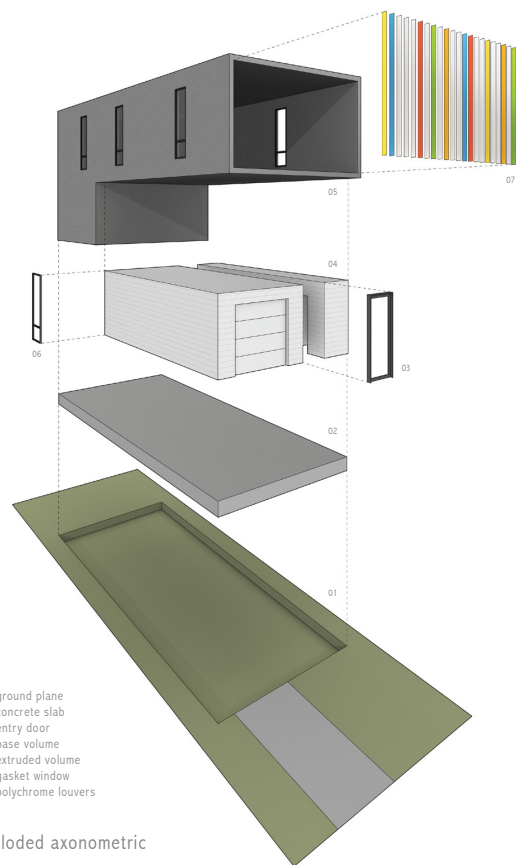
*The project is a harbinger of Oak Park's urban revitalization, its architecture cheerfully embracing the creative and buoyant energy that has propelled the ongoing renaissance of this vibrant and culturally diverse community.*

## JOHNSEN SCHMALING ARCHITECTS

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Oak Park Housing is a compact infill development on a long-vacant lot in Sacramento's Oak Park district. The project, a dense cluster of six prototypical single-family homes, is a harbinger of Oak Park's urban revitalization, its architecture cheerfully embracing the creative and buoyant energy that has propelled the ongoing renaissance of this vibrant and culturally diverse community. Carefully proportioned to echo the massing and scale of the area's existing building stock, the houses are simple, two-story volumes, their appearance crisp but deliberately playful in a nod to the progressive spirit permeating the neighborhood. The buildings' south facades transform into an articulated fields of vertical metal louvers that act as both sun screen and compositional device. The metered spacing of the louvers sets up a dynamic cadence, their prismatic colors complementing the homes' otherwise neutral, muted tones and cheerfully reverberating the vivid, kaleidoscopic hues of the buildings and murals nearby.









# Tiny Tower

HOUSING: ONE- AND TWO- FAMILY PRODUCTION HOMES



Photography: Sam Oberter Photography; ISA

*Tiny Tower represents a solution for unusually narrow infill lots, placing a 1250 SF home on a 12' by 29' parcel in the Brewerytown section of Philadelphia.*

## ISA

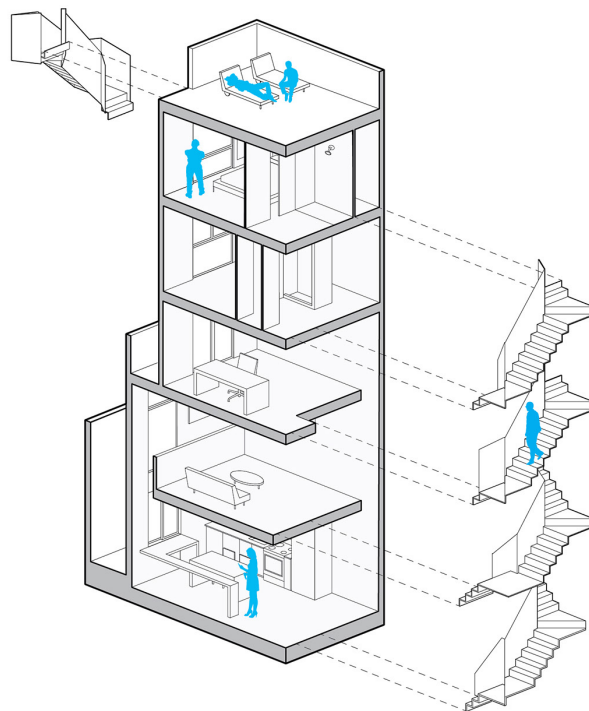
ISA

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Although it measures only 38' in height, Tiny Tower is organized like a full-scale skyscraper. These small lots are otherwise typically used as expanded backyards or accessory parking. An expanded section that maximizes height under the zoning code as well as depth of foundation creates six levels of usable space. The design promotes vertical living for both indoor and outdoor space, occupying the entire footprint of the site in the required setbacks with a lower level window garden, a second level walk out terrace, and a roof deck. Tiny Tower demonstrates how small scale can feel large in amenity and experience.









# Bigwin Island Club Cabins

HOUSING: MULTIFAMILY HOUSING



Photography: DoubleSpace Photography

*The cabin's sheltering Muskoka shingled roofs appear to float on the grazing line that the deer have created in the forest, affording views from the centre of the island to the lake.*

**MacKay-Lyons Sweetapple**  
Architects Limited

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The Bigwin Island Club Cabins are located on an island, in the middle of a lake, in the Muskoka region in Ontario, on the Canadian shield landscape. Their forms derive from the specifics of this place, while asserting a proto-Muskoka house form - a porch house under a monolithic, shingled, sheltering roof. The datum of the cabins is the broad soffit of the roof, which sits on the bed box, the hearth and the screened porch elements below. This strategy reinforces the grazing line of the deer, who are the real architects of the island.

Like much of the work of MacKay-Lyons Sweetapple, the Bigwin Island Club Cabins are both of their place, and belong to the history of architecture, and timeless, universal architectural principles. They balance the psychological need for both prospect and refuge and are part of a search for archetypal presence.











# Bill Sorro Community

HOUSING: MULTIFAMILY HOUSING



Photography: Bruce Damonte

*The Bill Sorro Community reanimates a tough abandoned corner in San Francisco's Sixth Street Lodging-House Historic District, with 67 apartments for low-income families and developmentally disabled adults, including restaurant and retail spaces.*

**KENNERLY** ARCHITECTURE & PLANNING

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The Bill Sorro Community reanimates a tough abandoned corner in San Francisco's Sixth Street Lodging-House Historic District, with 67 apartments for low-income families and developmentally disabled adults, including restaurant and retail spaces. The project involved partnerships with the community to reflect on the historic and unique qualities of the neighborhood, and the mission of Bill Sorro, an endeared community leader. The building's design resonates with the neighborhood's distinctive character, enhances its' vibrant mix of uses, and preserves affordability. With a GreenPoint Rating of 127 points, the building provides energy efficiency, air-quality, storm-water management, and grey-water re-use. These sustainability strategies were integral in the design goal to provide a healthier environment to live and work, and reduce ongoing costs to make funds available for other uses. Residential amenities include private balconies, a roof garden, laundry rooms, day-lit corridors, indoor bike room, landscaped courtyard, and flexible spaces for offices, exercise and gatherings.











# Jefferson Park Apartments

HOUSING: MULTIFAMILY HOUSING



Photography: Bruce T. Martin Photography; Damianos Photography; David Pollak

*Cambridge Housing Authority residents are supported by a physical environment that provides privacy, a sense of community, connections to nature and places to play and gather.*

## ABACUS

**Abacus Architects + Planners**  
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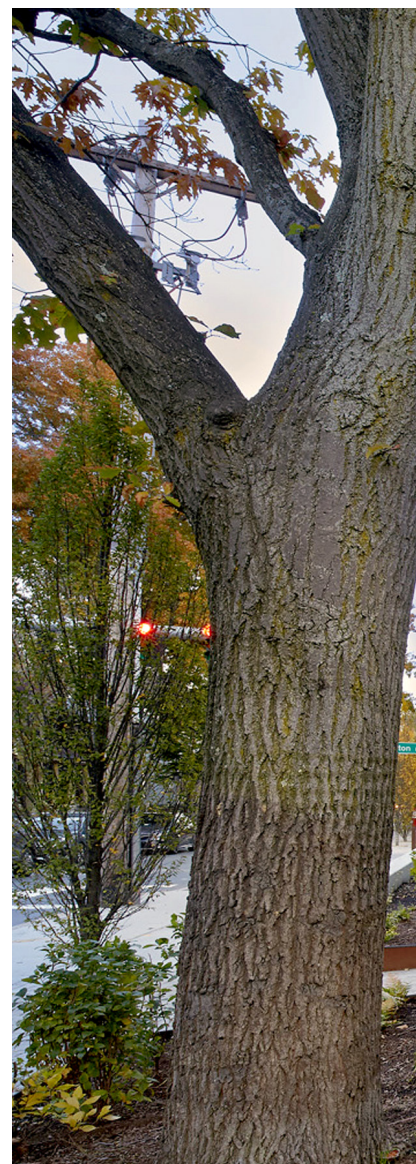
Jefferson Park replaces public housing built in 1951. A local street is extended across Rindge Avenue into the heart of the community, knitting Jefferson Park into the neighborhood fabric. Four landscaped courtyards line this central spine, with walkways, landscaping, terraces and yards creating a carefully articulated gradation of space from public to private. The glass-wrapped community spaces lining the avenue offer places for meetings and classes.

Two story townhouses over one story flats are the primary building block. Flats have landscaped patios; stairs lead up to townhouse terraces and entries, giving every apartment its own doors and identity. To maintain a high density and quality of life two elevator buildings with patios and balconies anchor opposite corners of the site.

The massing, articulated with recessed terraces, stairs, pergolas, screens and south facing roofs uses a cross-cultural architectural language of solids and voids, horizontals and verticals, natural materials and bright colors.













# Lofts at Mayo Park

HOUSING: MULTIFAMILY HOUSING



Photography: Corey Gaffer Photography, Joshua Becker Photography, Aksel Coruh

*Lofts at Mayo Park has helped to improve the experience of a population critical to Rochester's economy: medical patients traveling to the city for treatment at the Mayo Clinic.*

SNOW  
KREILICH  
ARCHITECTS

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Lofts at Mayo Park is a 29 unit, 4-story multi-family residential project located in Rochester, Minnesota. It is located on the Zumbro River, at the intersection of Rochester's downtown, Mayo Park and a residential neighborhood. The project needed to resolve the varied scales of its context and balance these responses with the human scale. The design establishes a strong connection between the building, park, the regional trail system, the river and downtown. The building's common spaces, including a lobby and outdoor patio, are placed adjacent to Mayo Park, providing expansive views. This connection to place also informs the planning of the dwelling units: more than two-thirds of the units have views of the river and downtown. Lofts at Mayo Park embraces the river as an amenity through its tectonics, planning and landscape strategies. The project orients itself towards the river and provides multiple options for experiencing and accessing the river.











# Pierhouse

HOUSING: MULTIFAMILY HOUSING



Photography: David Sundberg/Esto

*At 550,000-square-feet, the Pierhouse complex completes Pier 1's transformation from marine terminal to public park, creating a new model of urban living and public / private partnership.*

**Marvel  
Architects**

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Pierhouse performs as an extension of Brooklyn Bridge Park - a verdant backdrop recalling the high, sandy bank of pre-colonial Brooklyn Heights, screening urban noise while facilitating waterfront access. It presents two faces: the west elevation cascades toward the Park, while the east elevation rises steeply from Furman Street. The residential buildings employ a repeating module of distinct duplex houses with terraces on the park and harbor views. Their double-height interior spaces and multilevel plans reinterpret the classic Brooklyn Brownstone in a multi-family structure. All residential units are floor-through with east and west exposures, providing natural ventilation that filters harbor breezes through the building from Park to Street. This porosity continues at grade, where public walkways through the building connect Furman Street and the Park. Its terraced forms break its imposing mass and orients each residential unit to a stunning view of the New York Harbor or the Brooklyn Bridge.











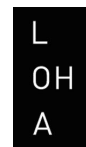
# San Joaquin Villages

HOUSING: SPECIALIZED HOUSING



Photography: Bruce Damonte

*San Joaquin Villages is composed of a series of neighborhoods, each with a mix of housing types and amenities located within a 10-minute off-street bike ride from the center of campus.*



Skidmore, Owings & Merrill LLP;  
Lorcan O'Herlihy Architects;  
Kevin Daly Architects  
Goleta, California  
som.com  
loharchitects.com  
kevindalyarchitects.com

Built around an existing residence hall, the new San Joaquin Villages introduce apartment-style housing for more than 1,000 students, along with staff and faculty residences, dining commons, a convenience store, and other amenities. SOM in collaboration with Lorcan O'Herlihy Architects and Kevin Daly Architects designed the various residences in order to infuses the project with architectural diversity.

The design team created a series of neighborhoods, each with a mix of housing types and amenities located within a 10-minute off-street bike ride from the center of campus. Each new facility is visually distinct, but all maintain a uniform sequence that balances efficiency, creativity and inclusivity. Plazas, recreational facilities, and courtyard gardens are added key components designed to enhance student life.

All the new residential construction has achieved LEED® Platinum certification for Homes. The site plan, which includes a new storm water management system to protect local wetlands, is also targeting LEED® Gold certification for Neighborhood Development.













# Skyline Residence Hall

HOUSING: SPECIALIZED HOUSING



Photography: Bruce T. Martin Photography

*This 54,000 GSF, 164 bed sophomore residence hall is designed around a three-sided quad connecting to adjacent sophomore housing.*

**WILLIAM RAWN ASSOCIATES** | Architects, Inc.

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This 164-bed, 54,000 SF residence hall serves a broad campus planning goal of linking outlying buildings with the heart of campus. A key challenge of sophomore retention on campus provided an opportunity to create an attractive housing type that encourages interaction and community within a broader campus community, while rethinking a traditional double and single bedroom layout. Informal gathering spaces with access to student kitchens meet the needs of many student groups across campus. Through the use of a fully geothermal heating, cooling, and domestic hot water system coupled with a roof top photovoltaic system and a high-performance façade, the building is a highly sustainable living option on campus.











# Recipients

## AIA Awards

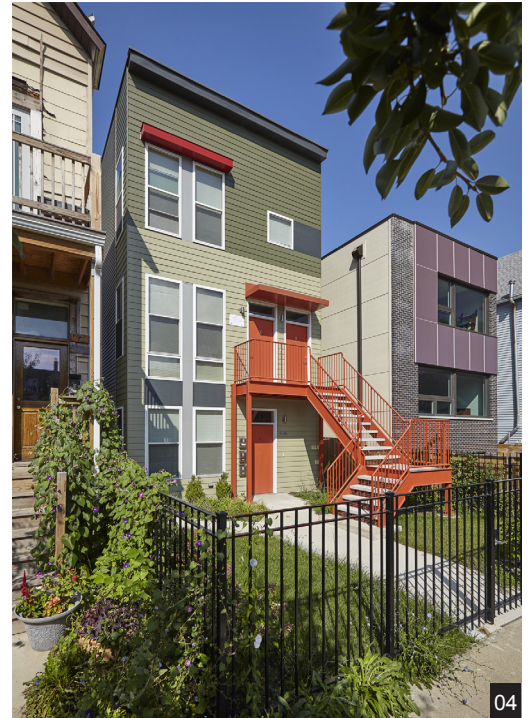
### AIA/HUD Secretary 2019

01 Williams Terrace  
David Baker Architects;  
McMillan Pazdan Smith

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The Architects Collective

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Et al. Collaborative

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# Williams Terrace

AIA/HUD SECRETARY: EXCELLENCE IN AFFORDABLE HOUSING DESIGN AWARD



Photography: Kris Decker/Firewater Photography; Chris Luker

*Williams Terrace Senior Housing is the first dedicated housing for low-income seniors in the city of Charleston, South Carolina.*



**David Baker Architects;**  
**McMillan Pazdan Smith**  
Charleston, South Carolina  
dbarchitect.com  
mcmillanpazdansmith.com

Williams Terrace Senior Housing is the first dedicated housing for low-income seniors in the city of Charleston, South Carolina. A long time coming, the building finally replaces affordable family housing destroyed in a 1989 hurricane. A collaboration between two firms—combining vernacular knowledge and affordable housing expertise—the gracious building stands out for its contemporary new homes while respecting and drawing deeply on the historic fabric of the city. The team worked closely with the local Housing Authority to develop a dynamic design that both meets the challenges of the site—located in a high-velocity flood zone—and respects downtown Charleston. The modern design references Charleston's Single Houses, characterized by their piazzas, which function in a similar way to porches. We interpreted this concept with wide, open-air corridors that function as the external circulation for the building. These deep porches surround an airy central courtyard and are lined with seating to encourage interaction, extending the living space and providing gathering and social areas for the senior residents. The lime-washed brick exterior offers another connection with Charleston's historic past. The building's ground-level "screen porch" fronts the new public park and connects directly to it via a shaded public sidewalk. Williams Terrace marks an important architectural achievement for Charleston because it helps tackle one of the city's biggest challenges: keeping longtime residents downtown. Much of the city's public and affordable housing stock is in the suburbs. This building provides homes for independent living and aging in place for local seniors in the heart of Charleston, adjacent to a park and the harbor, and convenient to shops and services.













# Anchor Place

AIA/HUD SECRETARY: CREATING COMMUNITY CONNECTION AWARD



Photography: Nahid LaCiura (LaCiura Consultants)

*Anchor Place was designed to help break the cycle of homelessness, working synergistically within the existing campus context and encouraging residents to take part in the services and activities provided, thereby strengthening individual life outcomes and community cohesion.*



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Century Villages at Cabrillo (CVC) is a residential community established to break the cycle of homelessness. A former 27-acre U.S. Naval housing site located in Long Beach, CA, CVC is a haven of supportive housing and services for previously homeless veterans and families. The Owner's primary need was to deliver a multi-unit housing project that helps break the cycle of homelessness, works synergistically within the existing campus context and encourages residents to take part in the services and activities provided, thereby strengthening individual life outcomes and community cohesion. Anchor Place offers 120 affordable one-, two- and three-bedroom units, and is home to 75 formally homeless veterans and 45 formerly homeless families. In response to its context, the building design provides a prominent edge to the southern boundary of the campus, extends the east-west pedestrian axis, and steps down in scale toward the existing village. Each of three courtyards is programmed differently, accommodating children's play, social activities, or tranquil contemplation. Four laundry rooms are dispersed throughout the building, facilitating interaction. CVC annually publishes a Social Impact Report which tracks key performance indicators related to resident physical and mental health, quality of life and housing stability. In 2017, 69% of residents surveyed rated their general health positively. 77% of residents stated that they are happy living at CVC. Six-month and one-year housing stability is above the established benchmarks.













# 8869 Avis

AIA/HUD SECRETARY: COMMUNITY-INFORMED DESIGN AWARD



Photography: Erik Paul Howard

*The porch is enclosed by geometric-patterned ornamental ironwork screens, which reference fences and screens prevalent in the neighborhood, contributing to both security and transparency, needs identified by the community.*

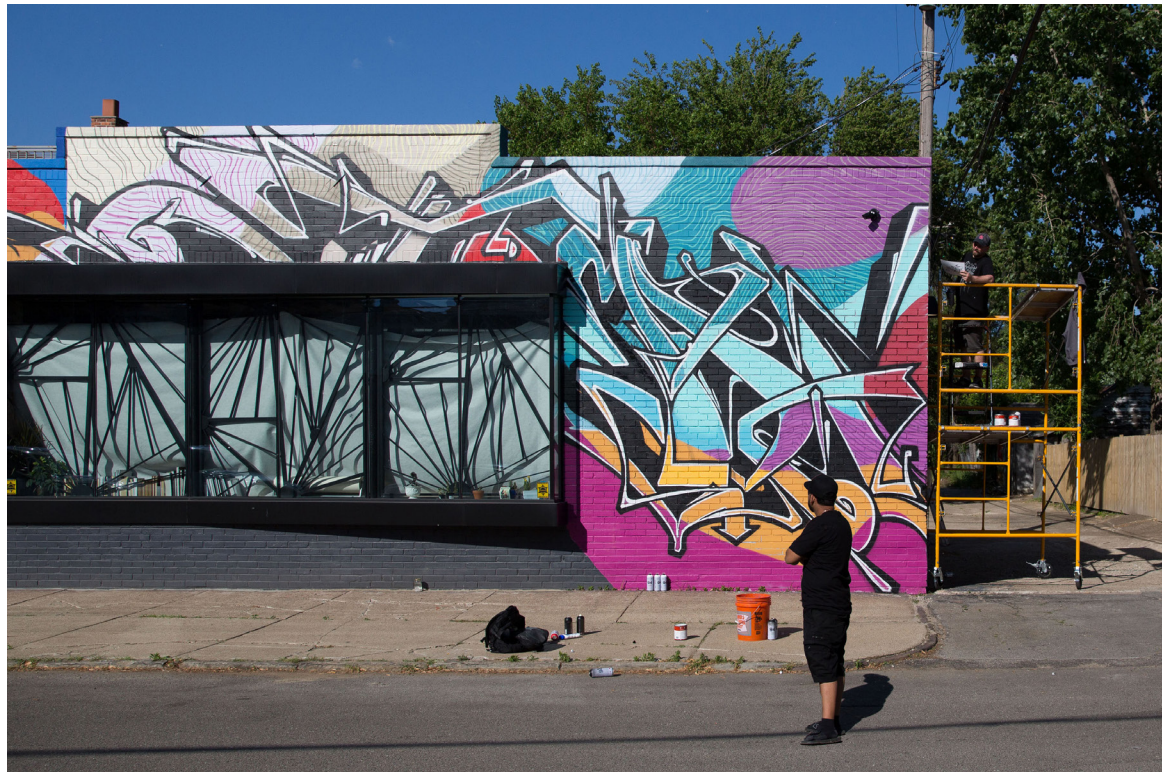


**et al.**  
new york - detroit

**Detroit Collaborative Design Center;  
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[etal-collaborative.com](http://etal-collaborative.com)



Inside Southwest Detroit is a collection of initiatives that promote youth and community development through cultural and place-based initiatives. One of their flagship initiatives, “The Alley Project,” transformed a neighborhood alley and surrounding vacant lots into an inspirational graffiti art gallery, which connects neighbors and youth to each other as well as to community assets. 8869 Avis provides an anchor to The Alley Project through the renovation of an existing 2,400 square-foot building into a community center, Inside Southwest Detroit headquarters, and leasable tenant area. 8869 Avis is the first year-round home to Inside Southwest Detroit programs and reflects community vision in its planning, execution and everyday use. 8869 Avis is the product of a robust relationship between the client-collaborator, Inside Southwest Detroit, a diverse stakeholder group of neighbors and artists, and the architect team. An organization that aims to build meaningful relationships between neighborhood youth and elders using low-rider car club and street art cultures, Inside Southwest Detroit needed a space that would support and enhance their mission to bring the neighborhood together. The project began with a participatory process that engaged representative stakeholders – graffiti artists, skateboarders, kids, grandparents, and other neighbors of all ages – in project planning and design decision making, resulting in spaces and design elements that reflect the neighborhood’s identity and vibrancy, embodied in a well-used community hub for creative programming and ongoing collaboration.













# IFF Access Housing

AIA/HUD SECRETARY: HOUSING ACCESSIBILITY— ALAN J. ROTHMAN AWARD



Photography: ©2017 dimitre.com

*IFF Access Housing provides much needed community-based affordable rental housing for people with disabilities.*

## LANDON BONE BAKER ARCHITECTS

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IFF Access Housing provides much needed community-based affordable rental housing for people with disabilities. Located on 25 scattered sites across a 2.5-mile footprint, the project helps stabilize Chicago's Humboldt Park and Logan Square communities through the utilization and improvement of foreclosed and vacant properties. The project includes rehabilitation of 12 foreclosed buildings and new construction of 13 two- and three-flat buildings on city-owned infill lots. In Illinois, a disproportionate number of low-income disabled persons live in institutions because they lack community-based accessible housing alternatives. IFF Access Housing provides housing alternatives for individuals with disabilities to live independently. What sets this project apart is its human focus and scale. Rather than concentrating people with disabilities in a single site, Access Housing gives people the opportunity to thrive in charming and attractive homes that blend into communities of their choosing. Recognizing that disabilities take many forms, each apartment features both universal and accessible design features. Ground-floor units are all fully accessible with zero-step thresholds and low peepholes; wheelchair-friendly kitchens with roll-under sinks and pull-downs in upper cabinets; front-loading washers and dryers in the units; and thoughtfully designed bathrooms with roll-in showers. Every unit in the project features design elements that serve all, including attractive contrast flooring borders for people with low vision; visual doorbells and strobe alarms for the deaf, and soothing color palettes for those with sensory issues. The resulting homes are generous and accessible, yet modest buildings indistinguishable as "affordable housing" that offer delight through their proportions, materials, outdoor spaces, and playful colors.













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# Housing & Community Development

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