

SPONSORS

The Federal Home Loan Bank of Boston is a wholesale bank that facilitates and enhances the availability of credit for housing and economic growth for low- and moderate-income families in New England. The Bank promotes housing finance and neighborhood development by providing its members with low-cost funds, special lending programs, liquidity, and technical assistance.
fhlbboston.com

Kevin P. Martin & Associates, P.C. is a nationally recognized public accounting and business consulting firm serving a diverse for-profit and nonprofit client base, including an array of CDCs and real-estate syndication, development, and management companies. KPM has extensive experience working with Low Income Housing Tax Credit properties and projects funded under HUD and various state programs. Our experience, knowledge, and network help clients plan, capitalize, complete and manage projects, regardless of the economy. With development costs well into the billions, our clients have built and manage more than 500,000 apartment units and millions of square feet of commercial space.
kpm-us.com

The Boston Society of Architects/AIA (BSA), a chapter of the American Institute of Architects, is committed to professional development for its members, advocacy on behalf of great design, and sharing an appreciation for the built environment with the public at large. Established in 1867, the BSA today consists of nearly 4,000 members and produces a diverse array of programs and publications, including *ArchitectureBoston* Expo and *ArchitectureBoston* magazine. Its partner organization, the Boston Foundation for Architecture, supports the civic and public outreach of the architectural community. BSA's student affiliate membership, open to full-time design and architecture students, offers the chance to tap into BSA's vibrant design community and enjoy a wide range of exhibitions and professional programs at BSA Space.
architects.org

The Kuehn Charitable Foundation was created by Robert H. "Bob" Kuehn, Jr. who died in June 2006, leaving the majority of his estate to the foundation. Bob Kuehn had a lifetime interest in transforming historic buildings and mixed-income housing. The Foundation focuses its efforts on community development in Massachusetts by supporting affordable housing and historic and open space preservation. One of its primary activities is the Kuehn Fellows Program, which funds six post-graduate fellows to work with Boston-area housing providers for two years.
kuehncharitable.org

ICON architecture, inc., a Boston-based, women-owned firm with 40 staff, believes that everyone should love where they live. Our new paradigms for living range from infill transit-oriented development to innovative adaptive reuse, creating sustainable communities that energize residents and neighbors alike. We make better places for people to build their lives.
iconarch.com

Citizens' Housing and Planning Association is the nonprofit umbrella organization for affordable housing and community development activities in Massachusetts. Encouraging the production and preservation of housing for low-income families and individuals, CHAPA advocates with government officials; provides research, education and training; and works to build consensus among broad interests in the field.
chapa.org

17TH ANNUAL GREATER BOSTON AFFORDABLE HOUSING DEVELOPMENT COMPETITION

Awarding \$21,000
in cash prizes



fhlbboston.com/compete

CONTACTS

For more information on the competition, please visit www.fhlbboston.com/compete.

For questions about participation, please contact Tobi Goldberg of FHLBBoston at 617-292-9600; Carol Marine of CHAPA at 617-742-0820; or the student organizers, Adam Tanaka (adam.tanaka@gmail.com), Sam Carson (samfcarsen@gmail.com), or William Monson (wbmonson@gmail.com).

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17TH ANNUAL GREATER BOSTON AFFORDABLE HOUSING DEVELOPMENT COMPETITION

ABOUT THE COMPETITION

Where we live matters. The physical structures in which we live, work, and play matter. Our neighborhoods fundamentally affect our access to economic opportunity, education, housing, open space and community amenities, and health outcomes. The need for affordable housing in Greater Boston has never been greater and remains a high regional priority. Affordability often eludes middle-income earners such as teachers, firefighters, and police officers. How we build and preserve our communities matter. Policymakers and municipalities are focusing on these interconnections between housing, economic opportunity, and health care, prioritizing investment in distressed and at-risk neighborhoods, and looking for ways to preserve and revitalize our neighborhoods to remain vibrant, accessible, diverse, and livable.

Now in its 17th year, the competition is designed to focus a new generation of thinkers on these important issues. By matching graduate students with professionals, the competition provides the opportunity to combine classroom experience with real-world practice in affordable housing development. The competition integrates a wide range of academic subjects and innovative ideas to spark new interest in the housing issues affecting Greater Boston. Students learn the multilevel process of design and production and the value of partnering with housing organizations to address the need for affordable housing.

PRIZES

1st place - \$10,000

2nd place - \$7,000

3rd place - \$4,000

To encourage the future design and conception of affordable housing in the Boston area, cash prizes will be awarded to proposals that best meet the judging criteria. Each award is equally divided between the developer and the winning team. For example, the first place prize pays \$5,000 each to the developer and the students.

THE PROCESS

Students and development sponsors come together for a series of sessions that describe the logistics of the competition and assist with team formation. After being paired with their developers, the student teams have almost two months to produce an affordable housing plan. Each team of students, faculty, and sponsors is responsible for creating a working timeline. A commitment of about 15 hours per week is expected, and course credit may be granted, depending on school policies. Each team will receive a stipend of \$300 for expenses related to the competition.

FORMAT

The competition brings together students from diverse academic backgrounds and interest. Each team must include representatives from at least two schools, and members cover the range of disciplines required by the proposal. Each team pairs with a development organization, responsible for providing a feasible design site and information on that location, and a faculty advisor who provides guidance. Teams create a rehabilitation or development plan for their site. Plans must reserve at least 40 percent of their units for households earning a maximum of 60 percent of AMI, and must also address a variety of other aspects, including:

- Site acquisition strategies
- Design
- Housing density
- Community-participation plans
- Financial analyses
- Smart-growth and sustainable-development principles
- Zoning and regulatory approvals
- Operation details
- Environmental analyses
- Property-management strategies
- Market studies

The finished product, modeled after a professional proposal, is judged by a panel of interdisciplinary housing and community-development authorities.

JUDGING

A panel of professionals from Greater Boston judges the proposals based on the following criteria.

CRITERIA

- 20% Project financing
- 20% Physical design
- 20% Responsiveness to community needs
- 20% Environmental sensitivity
- 10% Feasibility of plan
- 10% Innovation

WHO IS ELIGIBLE?

Graduate students from all Boston-area colleges and universities are welcome to participate.

ACADEMIC CREDIT

Participants may receive academic credit for the competition, depending on their school's policy. Some students participate in lieu of a final paper or thesis project.

PARTICIPATING SCHOOLS (to date)

Babson College
Boston Architectural College
Boston University
Emerson College
Harvard University
Massachusetts Institute of Technology
Northeastern University
Tufts University
University of Massachusetts, Boston
Wentworth Institute of Technology

FACULTY ADVISORS

Faculty advisors include professors, department heads, and program coordinators who provide resources within their schools and expertise throughout the process.

DEVELOPMENT ORGANIZATIONS

Developers provide a site, information, materials, and assistance with composing proposals. Each site has been under consideration for housing development, giving the development partner a professional stake in the final submission.

LAST YEAR'S SUCCESS

Graduate students in architecture, business, law, real estate, planning, and public policy from area schools formed six teams to develop sites in Belmont, Cambridge, Framingham, Jamaica Plain, and Mattapan, Massachusetts. Each plan, customized to its location, demonstrated a strong commitment to developing affordable housing.

FIRST PLACE



Balch House Jamaica Plain, MA

Balch House is a multi-use development that offers housing, Pine Street Inn office space, parking, a neighborhood café, health services and training. There are 46 units for the formerly homeless, along with 32 mixed-income units and commercial space.

SECOND PLACE



Millers Court Cambridge, MA

Millers Court is the renovation and deep-energy retrofit of a 297-unit high-rise senior residential tower, with new construction of a 68-unit senior residential wing, and a new 30,000 square foot midrise, mixed-use space.

THIRD PLACE



Hazelton Terrace Mattapan, MA

Hazelton Terrace expands and enhances an existing affordable housing site in Mattapan by creating an additional 38 units, for a total of 53 units. Using durable, energy-efficient materials, the site provides indoor and outdoor community spaces, including a playground and community meeting room.

2016 DEVELOPERS

Cambridge Housing Authority
Caribbean Integration Community Development
Jewish Community Housing for the Elderly
Metro West Collaborative Development
The Community Builders & Pine Street Inn
Treehouse Foundation
Urban Edge

2016 FINANCE MENTORS

Brookline Bank
CEDAC
Citizens Bank, N.A.
MHIC, LLC
Middlesex Savings Bank
The Grossman Companies

2016 DESIGN MENTORS

Davis Square Architects
Historic Boston Inc.
ICON architecture, inc.
Meander Studio
TBA Architects, Inc.

TIMELINE

Early December 2016	Recruitment of students and development sponsors
Mid-January 2017	Developer registration
January to Early February	Student registration
Early February	Introductory sessions with students and developers to form teams
Mid-February	Competition kick-off
Mid-February to March	Seminars on affordable housing
Mid-April	Proposals due
Late April/Early May	Awards ceremony