

# the 2018 nhsw DESIGN CHALLENGE

## ARCHITECTURAL DESIGN AND DOLLHOUSE COMPETITION

THE NEIGHBORHOOD HOUSING SERVICES OF WATERBURY'S DESIGN CHALLENGE IS OPEN TO ANY ARCHITECT, DESIGNER OR STUDENT WHO WILL VOLUNTEER TO DESIGN AND BUILD A DOLLHOUSE WHICH WILL BE RAFFLED OFF DURING NHSW'S 2ND ANNUAL HOME MATTERS DINNER & BENEFIT.



ONLY ONE DOLLHOUSE WILL BE HONORED WITH THE "DREAM HOME" AWARD AND WORK DIRECTLY WITH NHSW TO SEE THEIR DESIGN COME TO LIFE.



# 2018 NHSW DESIGN CHALLENGE

## SUMMARY

### BACKGROUND

Since 1980, Neighborhood Housing Services of Waterbury (NHSW), a non-profit, HUD certified organization, has been revitalizing neighborhoods and creating homeownership opportunities throughout the city of Waterbury. Our purpose reflects the organization's embrace of a broad range of business lines and programs to meet its objectives of community revitalization and individual economic empowerment. **Our mission is to Revitalize Our Community** through an inclusive approach by providing quality affordable housing, advancing community development initiatives, and fostering financial education, self-sufficiency, and vibrant neighborhoods.

In 2016, NHSW planned the first ever Design Challenge (DC) as a fun way to bring awareness to affordable housing, financial education and the revitalization of our communities. The DC recruited 7 participants/teams who each designed and built a dollhouse which were then put on display and raffled off during NHSW's *1st Annual Home Matters Dinner & Benefit*. **The event raised over \$20,000 for a rehab of a single family home!**

Last year's participants information and doll houses can be viewed at <http://nhswaterbury.org/news/the-nhsw-design-challenge/>. **This year, with your participation, YOU can help NHSW raise even more funds to help revitalize our community!**

### OVERVIEW

#### Objective:

- Design a 2-family owner occupied, affordable home on a vacant lot located at 145 Bishop St., Waterbury, CT 06704.
- Build and submit a dollhouse replicating the design.

#### Eligibility:

Must be an Architect, Architectural Designer, Intern or Student.

#### Registration Fee:

\$100 per team or \$50 per individual.

#### Benefits of Participation:

Teams/Participants will have the opportunity to provide creative solutions to real-world issues in our housing industry. All teams/participants will be promoted through a variety of media publications, which will provide an opportunity for exposure. One team/participant will be awarded the "dream home" winner and work with NHSW and Waterbury Opportunities Industrialization Center Inc. to construct their design on a Waterbury lot.

# 2018 NHSW DESIGN CHALLENGE

## SUMMARY

### OVERVIEW CONT...

#### Rights:

All entries (including design, narrative, renditions, and dollhouse) will become the property of NHSW. Creative rights will remain the property of the submitting participant/team.

#### Design Criteria:

##### Physical Design

- Responds to the needs of residents, is attractive and is likely to remain so over time, and contributes to the desirability of the community in which it is located.
- The design should be connected to the site, of appropriate scale, and minimize its impact on its surroundings.
- Originality (Approach and Architectural Significance) with a strong emphasis on feasibility and affordability.
- Create an imageable perception of a unique or special place.

##### Environmental Sensitivity:

- Development is designed to minimize negative environmental impacts and maximize desired environmental benefits.
- Address/Outline the direct and indirect effects that the development and its operation will have on energy use and environmental pollution.
- Efficient use of materials; rapidly renewable materials; recycled content.
- Capture benefits of passive solar heating and cooling and take advantage of natural ventilation.

##### Constructability:

- Cost effective to construct and operate over the long term.
- Durable: Long lasting/low maintenance requirements.

### AWARDS AND PRIZES

Awards and prizes will be judged by juried volunteers. The following awards will be given during the *2nd Annual Home Matters Dinner & Benefit*:

- **Green Thumb:** the design that best uses energy efficient materials and sustainability.
- **Good Neighbor:** the design that best exemplifies the architectural style of the neighborhood.
- **Most Admired:** the design that captures beauty and aesthetics best.

One entry will be honored as the "**Dream Home**" winner and work directly with NHSW and WOIC staff members to build their design on a designated Waterbury lot. This award will be given to the entry that best displays all aspects of the "design criteria" into their design and dollhouse.

# 2018 NHSW DESIGN CHALLENGE

# SUBMISSION GUIDELINES

## REQUIRED MATERIALS

- **Due December 1, 2017, 5:00 pm:** Participant entry form (page 10) and entry fee (checks made payable to: NHSW, 161 North Main St., Waterbury, CT 06702).
- **Due March 2, 2018, 5:00 pm:** PDF file of the design renderings and design narrative explaining your design vision and your budget, which will not exceed (budget maximum will be forwarded to all participants) sent to [mdavis@nhswaterbury.org](mailto:mdavis@nhswaterbury.org).
- **Due March 15, 2018, 3:00 pm:** Schematic design level site plan, floor plans, 3D rendering(s) and narrative on a 24" x 36" (portrait) design board mounted on foam core. Please put your design firm name and any identifying information on the bottom right corner of the design board so that it may be covered up during the judging
  - Contract with Prospect Printing for printing and mounting (more details will be provided soon) needs. The boards will be delivered to the venue on March 15, 2018.
- **Due March 15, 2018, 3:00 pm:** Each dollhouse will measure no larger than 3" x 2" x 4" and no smaller than 1.5" x 1" x 2" using a 1 to 12 scale (1 inch = 1 foot). Bare in mind that there must be access to the interior of the dollhouse so a child may play with it using any of these methods:
  - elimination of one complete side (or wall) of the home.
  - a door/hatch system.

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\* All participants are invited to attend the *2nd Annual Home Matters Dinner & Benefit*, March 15, 2018, to not only transport the dollhouse but present their designs. **Please note: at least one team member must be present at the dinner.**

Each team will receive 2 free tickets to the dinner. Additional tickets will be available to purchase soon.

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NHSW has partnered with the Waterbury Opportunities Industrialization Center Inc. (WOIC) to acquire the vacant lot where the **Dream Home** will be built.

WOIC, Inc. is an independent 501(c) (3) non-profit organization. Since 1974, WOIC and our partners, have worked with low income and poor communities, providing free life skills and job preparation programs, giving new hope and paths to greater opportunities. WOIC has also built and rehabilitated houses and apartments, while teaching many of the basic skills of construction, which guarantee our neighbors opportunities for better and productive lives.

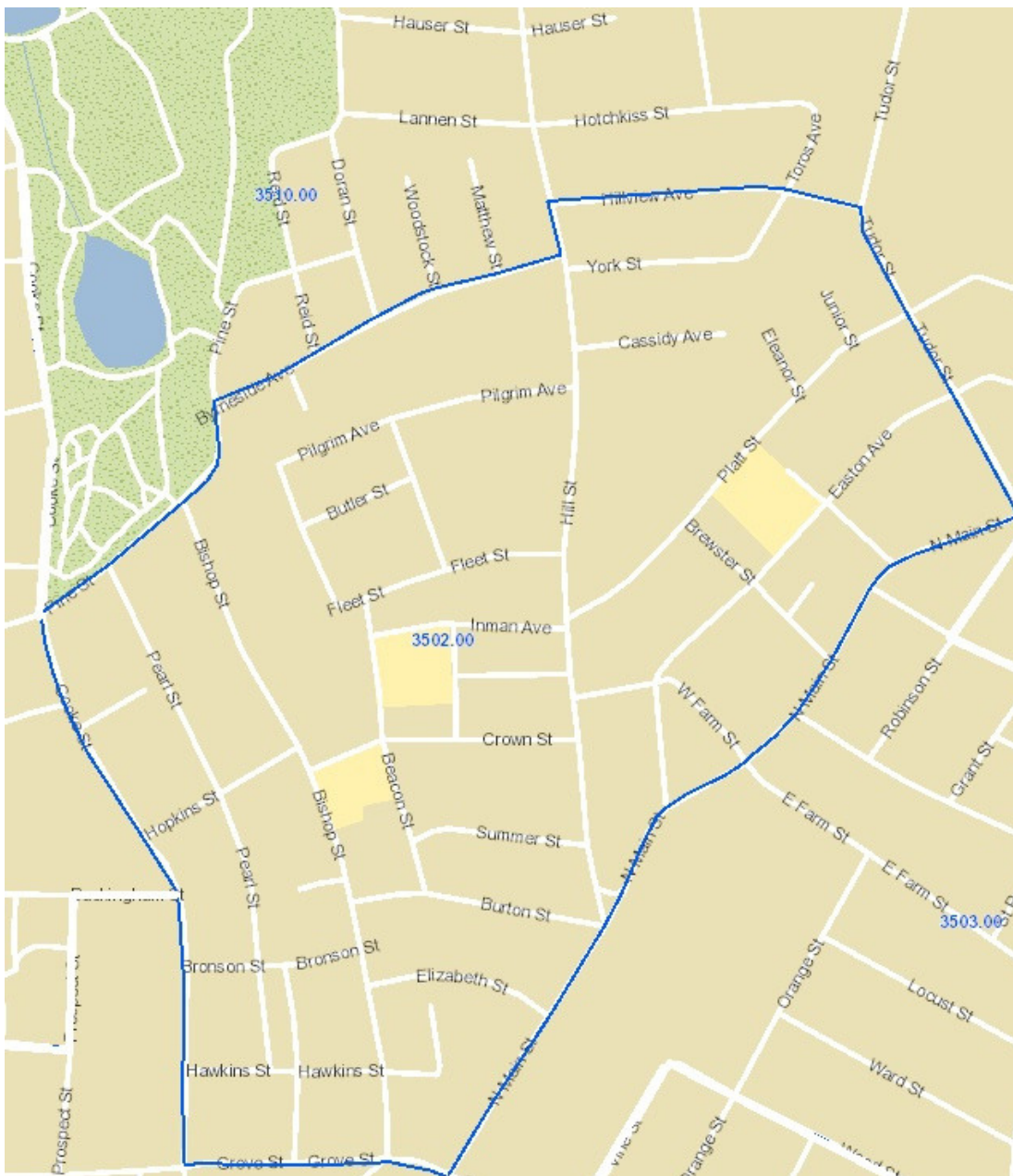
FOR MORE INFORMATION ABOUT THE DESIGN CHALLENGE CONTACT  
MAYBETH MORALES-DAVIS, 203.753.1896 x14, [MDAVIS@NHSWATERBURY.ORG](mailto:MDAVIS@NHSWATERBURY.ORG) OR VISIT  
[HTTP://NHSWATERBURY.ORG/NEWS/THE-NHSW-DESIGN-CHALLENGE/](http://NHSWATERBURY.ORG/NEWS/THE-NHSW-DESIGN-CHALLENGE/)

# 2018 NHSW DESIGN CHALLENGE

## SITE OVERVIEW AND CONTEXT

### NEIGHBORHOOD

The Crownbrook Neighborhood was selected as NHSW's targeted area after an in depth qualitative and quantitative analysis of the region's housing dynamics, rehabilitation and stabilization opportunities and how they relate to leveraging existing neighborhood assets. This analysis has been complicated due to the rise in vacant lots and abandoned homes in the community that stemmed from the sub-prime mortgage crisis and ensuing recession. As such, we have examined the need for positive revitalization through redevelopment, rehabilitation, economic opportunity and policy regulations. The Crownbrook Neighborhood is identified as U.S Census Tract 3502 outlined in the map below.



The City of Waterbury contains a diverse mix of neighborhoods that were once compact, walkable core communities. Initially these neighborhoods developed along the river to accommodate the textile industry that provided the foundation to city's economy. The neighborhoods began to develop a certain land pattern predominantly filled with single and multi-family homes. Neighborhoods within the city's north end were once dependent on the factories which is seen with the older 2 and 3 family homes that make up 80% of the neighborhood. The Crownbrook neighborhood like most of the neighborhoods within the city of Waterbury saw a rapid growth in the 20th century due to the manufacturing boom.

## 2018 NHSW DESIGN CHALLENGE

# SITE OVERVIEW AND CONTEXT

### **NEIGHBORHOOD Cont.**

In 1873, the Waterbury Clock Company built its factory at the corner of North Elm and Cherry which helped drive residential development within the neighborhood, particularly along Bishop Street. By the end of the 20th century, there were more than 40 homes within the neighborhood. As more families began to move into the neighborhood, new churches and community organizations began to develop particularly along Pearl and Bishop Street. The AME Zion Church, Baptist Tabernacle, and Neighborhood House can still be seen today.

During the 1950's into the 60's, the City developed a plan that identified a 22-block area containing 2,000 dwellings located in the north end sited for redevelopment. The new urban renewal project relocated factories out of the area which slowly started to change the neighborhood's economy. As the economy changed, so did the diversity of the neighborhood. The 1970's saw a decrease in the number of people living in the neighborhood, but an influx of new Hispanic residents. As the 70's dissolved in the 80's, more residents began to leave the neighborhood due to lack of economic opportunity, inability to afford to live in the neighborhood, and the lack of investment within the community. The neighborhood went from being a stable neighborhood with diverse homeownership base to about 77% of residents being renters. This lack of investment is seen today with the increase in vacant and abandoned properties, absentee landlords, and lack of economic opportunity within the neighborhoods (Mattatuck Historical Society, Crownbrook).

### **NEIGHBORHOOD DEMOGRAPHICS**

As with all revitalization projects, it's important to understand the demographics of the city to better identify the needs of the community. The following information was collected from the 2000, 2010 and 2015 U.S. Census Bureau data. According to the U.S Census Bureau, there were a total of 3,339 residents in 2000 and by 2010 the population increased by about 10%. From 2010 to 2015, the population saw a decrease of about 15% due to the economic circumstances of the neighborhood caused by the housing crisis and the residents inability to afford the cost of living.

In 2010, 52.4% of residents identified as Hispanic or Latino while 65.4% identified as African American. Since 2010, this estimate has been slowly changing with Hispanic residents consisting of about 59% of the neighborhood's population. The U.S Census Bureau identifies 4 household types: married couple household, male householder, female householder, non-family household.

## 2018 NHSW DESIGN CHALLENGE

# SITE OVERVIEW AND CONTEXT

### NEIGHBORHOOD DEMOGRAPHICS Cont.

In 2010, the census bureau identified 1,093 households were in this census tract with an average of 2.64 people per household. There were 495 households with children under 18 years which equates to about 45% of households within this tract. In addition, female householder with no husband present made up 33% of this tract. In 2015, there were 1,151 households located in this tract which equates to about a 10% increase in households within the neighborhood. The average household size was 2.97 and 370 households had children under the age of 18 years old which is about 38% of all households. All households had at least 1 child, with roughly 53% having children ages 6-17. In 2010, 79.2% of households resided in renter occupied units, while 20.8% resided in owner occupied units.

In 2010, the median household income was \$23,480 which is equivalent to the poverty level for the targeted area. These low to moderate income individuals struggle to make ends meet by spending roughly 30% of their household income on housing related items such as utilities and maintenance. This creates a hardship on the residents enabling them to provide for life necessities such as food, medicine, and child enrichment. **Our goal is to lessen those burdens by providing quality affordable housing.**

Per the U.S Census bureau, in 2015, there were 17% of households with school aged children while in 2010 there were only about 14% of households with children under 18. According to 2010 data, 60% of residents had a high school diploma or equivalent and only 17% had a college degree in obtaining a bachelor's. In 2015, we see an increase in residents who have less than high school diploma, roughly 39% of the population. We did see a slight increase in residents with some college experience or an associate's degree at about 18% and we saw a 5% increase in residents who obtained a bachelor's degree.





# 2018 NHSW DESIGN CHALLENGE

## SITE OVERVIEW AND CONTEXT

### SITE OVERVIEW Cont.



Lot (East view)



Lot (West view)



Lot (South view)



Neighboring homes (North view)



Neighboring homes (East view)

# 2018 NHSW DESIGN CHALLENGE

## DESIGN CHALLENGE COMMITTEE

### COMMITTEE MEMBERS



**CURT JONES** primary goal is making his clients successful. He maintains a powerful professional network that allows him to assemble customized teams to accomplish project goals. As Civil 1's founder and President, he is personally involved with each and every project undertaken by the firm.

Curt has demonstrated a consistent ability to use his diverse experience to bring clarity and insight to complex project problems. As a land use professional and longtime resident of Litchfield County, he is extremely well-versed in the requirements and intricacies of local land use planning and zoning.

His experience and commitment to public service provides him the understanding, disposition and fortitude to effectively work with diverse groups to achieve beneficial solutions to complex land management issues.

He holds a Bachelor of Science Degree, Cum Laude, in Civil Engineering from the University of New Haven and is a licensed Professional Engineer in Connecticut, Massachusetts, New Hampshire, New Jersey, New York, Rhode Island and Vermont as well as holding LEED AP accreditation from the U.S. Green Building Council.



**CHARLES PATTON** joined the Partnership in February 2016 as Senior Policy Analyst. In this role, Charles supports the data, research, and policy analysis needs of both the Reaching Home and HomeConnecticut Campaigns, as well as managing special projects related to both efforts. His role will include aggregating and analyzing housing related data to explore trends that can inform strategies to build strong communities.

Before assuming his current position Charles worked as a Data Analyst at the Portland Bureau of Transportation. Here he created a user-friendly database to explore trends in employee automobile collisions, injuries, claims paid by the city, etc. Prior to that, Charles served as a Research Associate at the Kirwan Institute. Much of his research attempted to connect the dots between inequality in the labor market, education system, housing market, and criminal justice system.

Charles earned his B.A. in communication from DePaul University with a focused area of study on print journalism. He also has a Ph.D. in sociology from Ohio State University.



**JEAN SOLOMON** is a Senior Real Estate executive with over 35 years of experience in large-scale property developments with major management responsibilities. She has been recognized for her unique combination of project management, financial and relationship management skills.

Throughout her career, she has managed the development of projects totaling eight million sq.ft. that were located in key markets in the US, the UK, Spain, and China. These projects covered a full spectrum of property types including: commercial, residential, senior housing, retail, hospitality and special uses. Apart from managing the full-cycle development process, she has managed large, diverse groups that produced focused results and creative solutions to complex problems.

Presently, she is President of Solomon + Safford LLC where she provides Development Management services to third parties.

Jean is a member of the Urban Land Institute and WX, Inc. (Women Executives in Real Estate) where she serves on its Mentoring Committee. She has been a member of CoreNet Global in both London and New York. Previously, she served on the Board of Governors of the Real Estate Board of New York. She was a recipient of the Clarisa Award (to help feed NYC's hungry) and Women of Achievement Award (for Professional Women in Construction).

Currently, she also serves on the Connecticut Community Foundations' Grant Awards Committee for Economic Development and is advising the Neighborhood Housing Services of Waterbury (a not-for-profit organization building Affordable Housing). She was a founding member and Treasurer of the Times Square Business Improvement District and Chairman of the Broadway Association. She previously served on the New York Convention and Visitor's Bureau as a Pension Fund Committee Member. Lastly, she was a Board member of the Architecture and Design Society of the Art Institute of Chicago and is now a member of the Architecture Council of the Palm Springs Art Museum.

Jean was educated at Cornell University and the Massachusetts Institute of Technology. She holds a BArch degree from Cornell University and a Masters degree of Science in Architecture and Urban Design from Columbia University.

<b>2018 NHSW DESIGN CHALLENGE</b>
<b>PARTICIPANT ENTRY FORM</b>

Please complete this form and return it to NHSW, along with your registration fee (\$100/team or \$50/individual):  
 NHSW, Attn: Maybeth Morales-Davis, 161 North Main St., Waterbury, CT 06702. For more information,  
 call 203.753.1896 x14 or email mdavis@nhswaterbury.org.

**First and Last Name (primary contact):**

**Business / Organization Name:**

**Business Address:**

**City:**

**State:**

**Zip:**

**Email Address (primary contact):**

**Telephone Number (primary contact):**

I am participating:  As an individual.

With a Team. Provide first and last name and email addresses for all team members; use back of page if needed. My team members include:

1.

2.

3.

4.

**Individual/Team Name:**

I (and/or my team) agree(s) to, and understand(s) the rules and guidelines set forth by the Neighborhood Housing Services of Waterbury's Design Challenge and volunteer my/our time, resources and materials to designing a home for the said vacant lot and completing and submitting a doll house along with all required materials.

**Signature:**

**Date:**

(signature of participant and/or primary team contact person)