

TOPICS // DESIGN AND PLANNING

ULI Announces Finalists for 2024 Jack Kemp, Terwilliger Center Innovation Awards

By [Deborah L. Myerson](#)

June 18, 2024





Chattanooga Missing Middle features 182 units of infill housing built on 50 scattered vacant lots in the Highland Park and Ridgedale neighborhoods in Chattanooga, Tennessee.

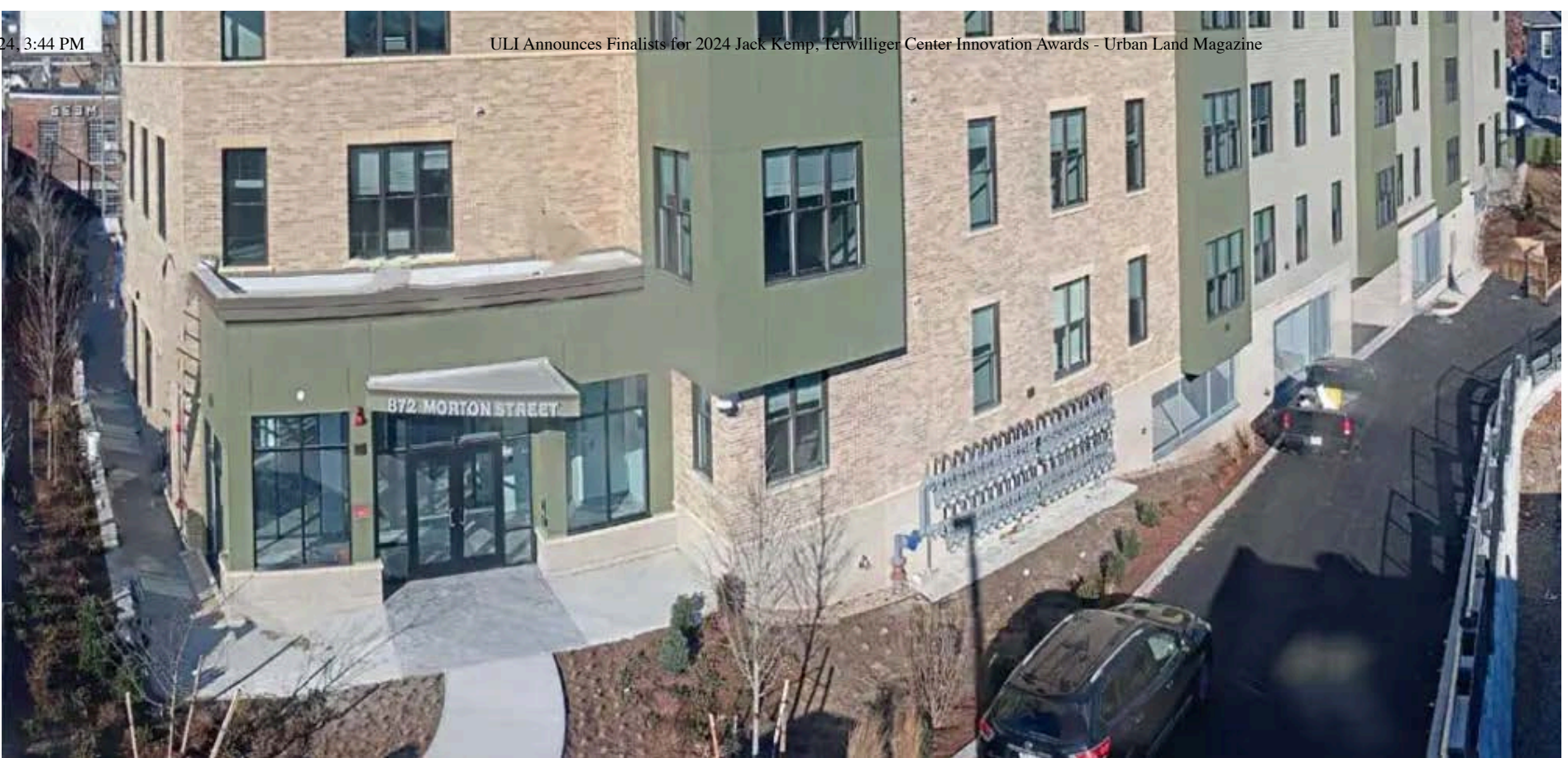
(Courtesy of Creative Revolver, Chattanooga, Tennessee)

The ULI Terwilliger Center for Housing has announced three finalists for this year's Jack Kemp Excellence in Affordable and Workforce Housing Award and eight finalists for the Terwilliger Center Award for Innovation in Attainable Housing.

6/20/2023 11:03 AM https://urbanland.uli.org/design-planning/uli-announces-finalists-for-2024-jack-kemp-terwilliger-center-innovation-awards
of tools, strategies, and partnerships that enable the creation of high-quality, affordable homes for moderate- and lower-income households. We commend each firm and development team for their outstanding efforts.”

The Kemp Award was established in 2008 in memory of Jack Kemp, a former secretary of the U.S. Department of Housing and Urban Development and a national advisory board member of the Terwilliger Center. It recognizes developments that use innovative financing sources to provide attainable mixed-income housing, primarily focusing on households earning between 60% and 120% of area median income.

The Terwilliger Center created the Award for Innovation in 2022 to recognize unique yet replicable developments that offer or preserve deeper affordability.



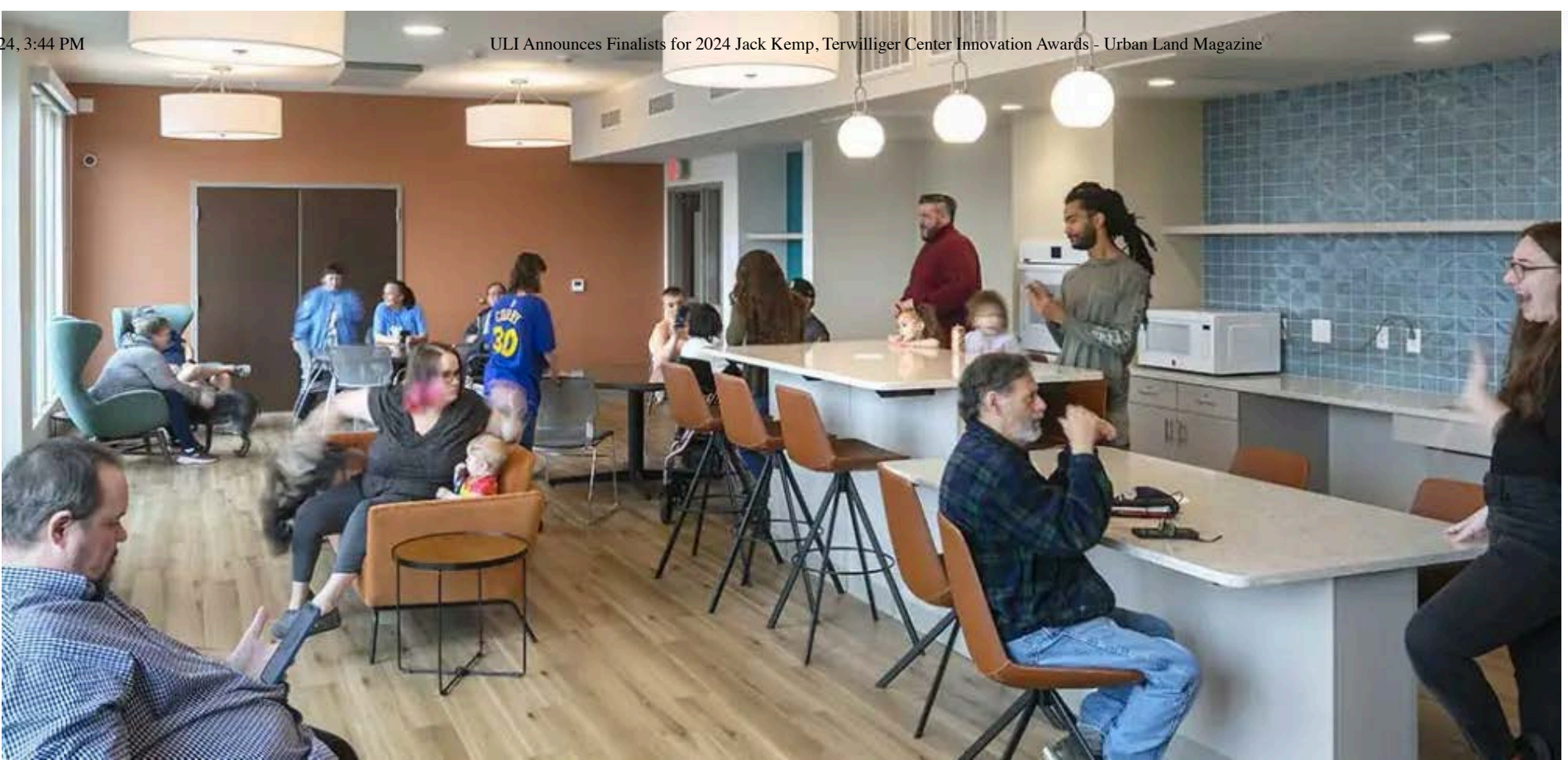
Morton Station Village in Boston, Massachusetts, features 28 rental apartments and 12 affordable homeownership condominiums.
(Courtesy of POUA, A Square Design)

This year's finalists for the Jack Kemp Excellence in Affordable and Workforce Housing award are:

Chattanooga Missing Middle: Building Inclusive Communities for All, Chattanooga, Tennessee. Chattanooga Missing Middle features 182 units of infill housing built on 50 scattered vacant lots in the Highland Park and Ridgedale neighborhoods. The new construction includes duplexes, quadplexes, and a small-scale apartment building, and a cottage courtyard made possible by easing setback and

The Laureate, Rockville, Maryland. The newest addition to the Westside at Shady Grove Metro neighborhood in the Washington, D.C., metropolitan area, the Laureate offers 268 units ranging from studios to three-bedrooms. The Laureate is the first development to utilize Montgomery County's innovative new Housing Production Fund (HPF), created to develop high-quality affordable housing. The property also includes 23,000 sq. ft. of ground-level retail featuring a CVS, and nearly 7,400 sq. ft. (687.48 sq m) of office space. The building was designed to National Green Building Standard Silver standards and is a short walk from the Shady Grove metro station and a Capital Bike Share.

Morton Station Village, Boston, Massachusetts. Morton Station Village is a four-story building that features 28 rental apartments and 12 affordable homeownership condominiums in a mix of one, two, and three bedrooms. Built on a long-vacant site that was formerly the home of the Boston Police Department, the transit-oriented development is located across the street from the Morton Station Fairmount Line station for the Massachusetts Bay Transportation Authority (MBTA). With ample sustainable design features, Morton Station Village meets the level of LEED Silver standard.



The 92 rental units in PAH! Hiland Plaza in Albuquerque, New Mexico, making it the largest housing development in the nation serving the Deaf community.
(Courtesy of Patrick Coulie Photography)

This year's finalists for the Terwilliger Center Award for Innovation in Attainable Housing are:

425 Grand Concourse, Bronx, New York. 425 Grand Concourse is a 26-story, 277-unit mixed-use, mixed-income project located in the Mott Haven neighborhood of the Bronx. The project currently stands as the largest Passive House-certified multifamily development in

Bronx Point, The Bronx, New York. A new construction mixed-use development, Bronx Point overlooks the Harlem River waterfront in the Lower Concourse neighborhood in the South Bronx. The 22-story building offers 542 units, including 82 units reserved for formerly homeless residents. The mixed-use development also includes the Hip Hop Museum, space for community institutions and service providers, retail space, and new public waterfront park. Bronx Point is a highlight of a \$194 million capital investment strategy for the Lower Concourse neighborhood by the City of New York.

Las Adelitas, Portland, Oregon Located in Portland's Cully Neighborhood, Las Adelitas offers 142 units in a mix of studio, one, two, and three-bedroom rental apartments developed under an extended design process that allowed for many opportunities for community engagement. Las Adelitas is the largest redevelopment project in the neighborhood to date and the largest public investment in the Northeast Cully community. The building includes a large roof-top Oregon Community Solar PV array and is certified Earth Advantage Platinum.

Santa Ana Arts Collective, Santa Ana, California. The first redevelopment under Santa Ana's new adaptive reuse ordinance, the Santa Ana Arts Collective (SAAC) project repurposed a 1965 International Style office building into 58 live-work lofts and townhomes. Forty-two of these units are dedicated for artists' families and 15 units are reserved for formerly unhoused residents. SAAC includes 6,000 square feet (557.4 sq m) of amenities for building tenants and the public, including art studios, dance studio, an art gallery, and two music studios. A new bike boulevard funded by this development links to the new downtown light rail line.

Marcus Garvey Village Extension, Brooklyn, New York. Marcus Garvey Extension (Phase 1), adjacent to Marcus Garvey Village in Brooklyn's Brownsville neighborhood, offers 174 apartments including 52 supportive housing units dedicated to families coming out of shelters, with supportive services and programming. Marcus Garvey Extension buildings represent one of the first energy-efficient, large scale, all-electric geothermal multifamily buildings in New York City. The Extension's courtyards link to the Village's unique network of mews, creating a walkable community adjacent to the elevated Rockaway Avenue subway station.

6/20/2024 3:14 PM
accommodate households with children. Features designed for Deaf residents include strobe light doorbells and fire alarms, a video entry system, and building modifications to support residents' ability to equally participate in social events.

Pointe on La Brea, Los Angeles.

Located in the Fairfax neighborhood of Los Angeles, Pointe on La Brea is a five-story permanent supportive housing residence with 50 studio apartments designed for individuals experiencing homelessness. The building also houses a sizable community room, counseling offices, a manager's and leasing office, bike storage on every floor, and on-site laundry facilities. Sources for project financing included Proposition HHH, No Place Like Home, and the Los Angeles Affordable Housing Trust Fund (AHTF).

Watts Works, Los Angeles. Twenty-four micro-living studio apartments for formerly unhoused individuals replaced a vacant single-family home in Los Angeles' Watts neighborhood. Constructed out of 58 modular shipping containers, Watts Works also features, a manager unit, community room, laundry room, offices, and bicycle parking. The project's modular construction reduced the schedule and budget for faster delivery of quality housing. The project is one of the first HHH-funded projects in Los Angeles as well as one of the first completed developments.

The jury for the two awards is chaired by Ron Terwilliger, founder of the ULI Terwilliger Center and chairman of Terwilliger Pappas Multifamily Partners.

Other jury members are:

- Paul Bernard, president and CEO, Affordable Homes and Communities, Arlington, Virginia.;
- Rodger Brown, managing director of real estate development, Preservation of Affordable Housing, Boston, Massachusetts;

- Jill Ferrari, co-founder and managing partner, Renovare Development, Ypsilanti, Michigan;
- Kirsty Greer, executive vice president of housing, commercial & mixed-use, McWhinney, Loveland, Colorado;
- Con Howe, managing director, CityView, Los Angeles;
- Cari Jones, managing partner and director of design, Cline Design Associates, Raleigh, North Carolina;
- Sara Myerson, managing director, MSquared, Wellesley, Massachusetts;
- Mark Richardson, chief technology officer, Rich Analytics, Toronto, Ontario;
- Stacy Silber, attorney, Lerch, Early & Brewer, Chtd., Bethesda, Maryland; and
- Jaydan Tait, president and CEO, Attainable Homes Calgary, Calgary, Alberta.

The winners will be announced in October during ULI's Fall Meeting in Las Vegas. For questions about the housing awards program, email Terwilliger.Award@uli.org.

For more information, contact media@uli.org.

