



# Anchorage AARP Multi-Generational Housing Design Initiative 2024

## Request for Qualifications

Cook Inlet Housing Authority, in partnership with the Anchorage Museum, NeighborWorks Alaska, Sightline Institute, and University of Alaska Anchorage Institute of Social and Economic Research (the Project Team) are excited to announce a Multi-Generational Housing Design Initiative in Anchorage in 2024. This initiative is being funded by an AARP Livable Communities Challenge grant.

The Project Team invites local designers and architects to participate in the initiative. The goal of the initiative is to foster community conversations about the role of multi-generational housing; promote accessible units for aging residents; share visions for potential solutions to the local housing crisis; and test and evaluate recent code changes aimed at increasing accessory dwelling units and small multi-unit housing (2-4 units) in Anchorage. Projects should be innovative but also grounded in economic and built realities.

Design teams should understand northern design principles and have expertise in the design of structures. Teams with member(s) based in Southcentral Alaska will be prioritized. Up to 5 teams will be selected to participate. Stipends are available, and work will be showcased in a December event that invites community participation and dialogue. Teams will receive feedback from local builders, code experts, and AARP-eligible community members seeking to age in place (generally, 50 and older) to refine and test ideas for real-world viability.

## Request for Qualifications

Please submit a **statement of qualifications** to apply for participation in the initiative. Your statement should include the following information and will be evaluated based on the points assigned below:

- Names of team member(s)
- Resumes of team member(s) (maximum 2 pages per team member) **[10pts]**

- A narrative (between 200-400 words per topic, maximum 3 pages) as to the team’s interest, abilities and qualifications related to this project. Narrative topics shall include:
  - Demonstrated familiarity with Anchorage and Northern building and residential typologies in urban and suburban settings **[20pts]**
  - Knowledge of applicable Anchorage Municipal Code Title 21 and appurtenant Anchorage planning documents (e.g. 2040 Land Use Plan) **[20pts]**
  - Familiarity in construction and multi-generational living **[20pts]**
  - Any additional expertise or previous explorations in residential design, building construction, financing, or public engagement processes related to housing or advancement of innovative design solutions suitable for winter city development. **[10 pts]**
  - Between 3-5 images of previous concept presentations suitable for general audiences **[20pts]**

## Initiative Timeline

Statement of Qualifications Due	July 19, 2024
Evaluation of Statements of Qualifications	July 19-25, 2024
Initiative Teams Identified	July 26, 2024
Phase I Deliverable Due	Aug. 30, 2024
Collaboration to Refine Ideas and Feasibility	Sept. 1-30, 2024
Phase II Deliverable Due	Oct. 31, 2024
Final Review/Evaluation	Nov. 15, 2024
Initiative Showcase	Dec. 6*, 2024

\*date to be confirmed

## Deliverables

### Phase I Deliverables

- 1. Concept drawing presentation package**
  - Site plan(s)
  - Floor plan(s)
  - Massing and form expressions
  
- 2. Narrative (3 page maximum)**
  - Proposed building program summary
  - Site selection and reasons for site preference
  - Multi-generational and resident livability highlights and features
  - Anticipated construction methods and special conditions
  - Key questions, issues, or complexities experienced during the design process

- Potential improvements or outcomes related to Title 21 code requirements, neighborhood contexts, or other local considerations.

**Phase II Deliverables**

**1. Design Development drawing presentation package**

- Site plan(s)
- Floor plan(s)
- Elevations
- Perspective and/or axonometric Illustrations

**2. Narrative (3 pages additional, 6 total maximum)**

- Building program summary
- Multi-generational character, accessibility, and resident livability highlights and features
- Anticipated construction methods and special conditions
- Key questions, issues, or complexities experienced during the design process
- Potential improvements or outcomes related to Title 21 code requirements, neighborhood contexts, or other local considerations.
- Revisions made during collaboration processes
- Code barriers
- Cost estimate
- Market assessment (e.g. comparable property sales)

**Stipends**

Teams selected through the Statement of Qualifications process AND who submit a responsive Phase I Deliverable will receive an “Exploration” stipend. Teams that participate in the collaborative review AND submit a responsive Phase II Deliverable will receive a “Definition” stipend.

**Stipend Overview**

	<b>Total Stipend Purse</b>	<b>Minimum Awarded Per Team</b>
<b>Exploration: RFQ + Phase I Deliverable</b>	\$5,000	\$1,000
<b>Definition: Collaborative Review + Phase II Deliverable</b>	\$7,500	\$1,500
<b>Total</b>	\$12,500	\$2,500

Teams that submit responsive deliverables and engage in the initiative will **receive the same stipend amounts regardless of evaluation outcome in the initiative**, to acknowledge time and effort invested in the initiative.

## Design Parameters

This initiative aims to explore accessibility and multi-generational life through small multi-family designs in Anchorage's low-density neighborhoods, to demonstrate how these designs can belong in these neighborhood contexts. The following parameters apply:

- **Buildings should be between 2-4 housing units.** Anchorage has growing needs for small multi-family infill redevelopment. Design teams will pick at least 1 site from 6 pre-selected neighborhood contexts and lot sizes (**see Attachment**), with the following parameters:
  - o **Site 01 (Corner Infill Lot):** Requires at least 3 units
  - o **Site 02 (Infill Lot):** Requires at least 2 units
  
- **At least one unit should be a ground-floor, accessible unit built with elder Alaskans in mind to age in place.** The unit does not have to conform to formal federal ADA requirements but accessibility will be part of the final evaluation criteria.

## Design Awards

Volunteer evaluators from the Project Stakeholder teams as well as opportunities for community 'voting' during the Initiative Showcase will help to engage community members and recognize Teams for their work, with the following acknowledgments and based on the following factors.

1. Innovative Design Award (Stakeholder Jury, see below)
2. Builders' Choice (Selected General Contractor Advisors)
3. Peoples' Choice (Community Engagement during Showcase)

Additionally, the submitted deliverables shall be recognized in ranked order by the Stakeholder Team and recognized as Innovative Design Award Gold, Honor, and Merit recipients based on:

1. Responsiveness to initiative parameters, including:
  - a. Minimum dwelling units met
  - b. Building program + supporting use considerations
  - c. Incorporation of accessible and universal design principles, as appropriate
2. Multi-generational livability:
  - a. Demonstrated effort in providing for lifelong living spaces (functional and social)
  - b. Considerations for supporting programs/features that provide for flexibility during transitional periods
3. Construction methods and feasibility:
  - a. Anchorage community context applications
  - b. Northern Design innovations
4. Code analysis and identification of barriers or variances needed
5. Financial feasibility considerations, such as:
  - a. Potential financing structures (e.g. fee simple vs complex ownership structure)
  - b. Material, labor, and appurtenant logistics considerations
  - c. Evaluation of market feasibility

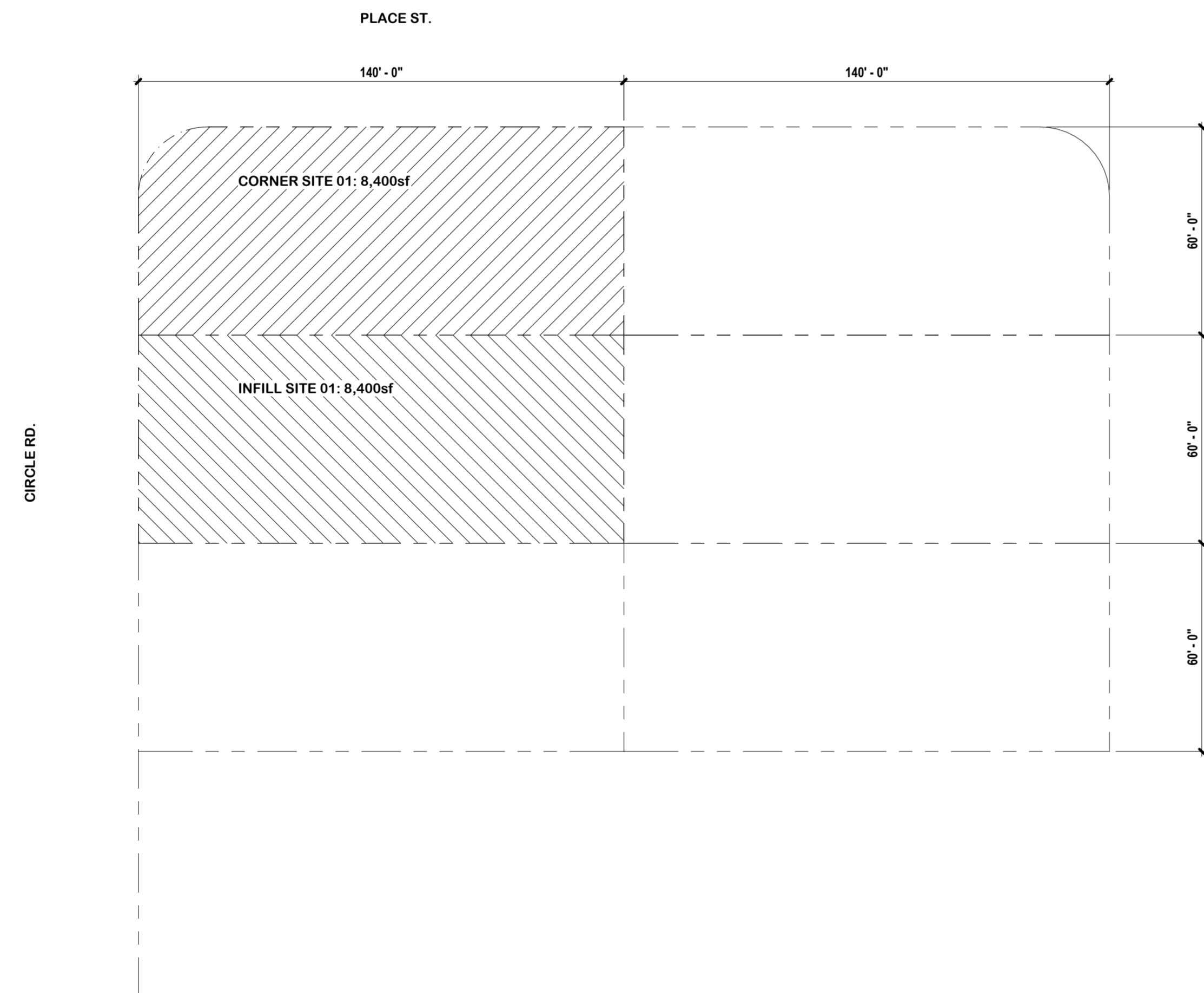
## **Submission**

Email RFQ responses to [dkelly@cookinlethousing.org](mailto:dkelly@cookinlethousing.org) by 11:59 p.m. on July 19, 2024.

Questions? Contact Devin Kelly at Cook Inlet Housing Authority: [dkelly@cookinlethousing.org](mailto:dkelly@cookinlethousing.org) or 907-793-3026.

# ATTACHMENT: SITE CONTEXTS

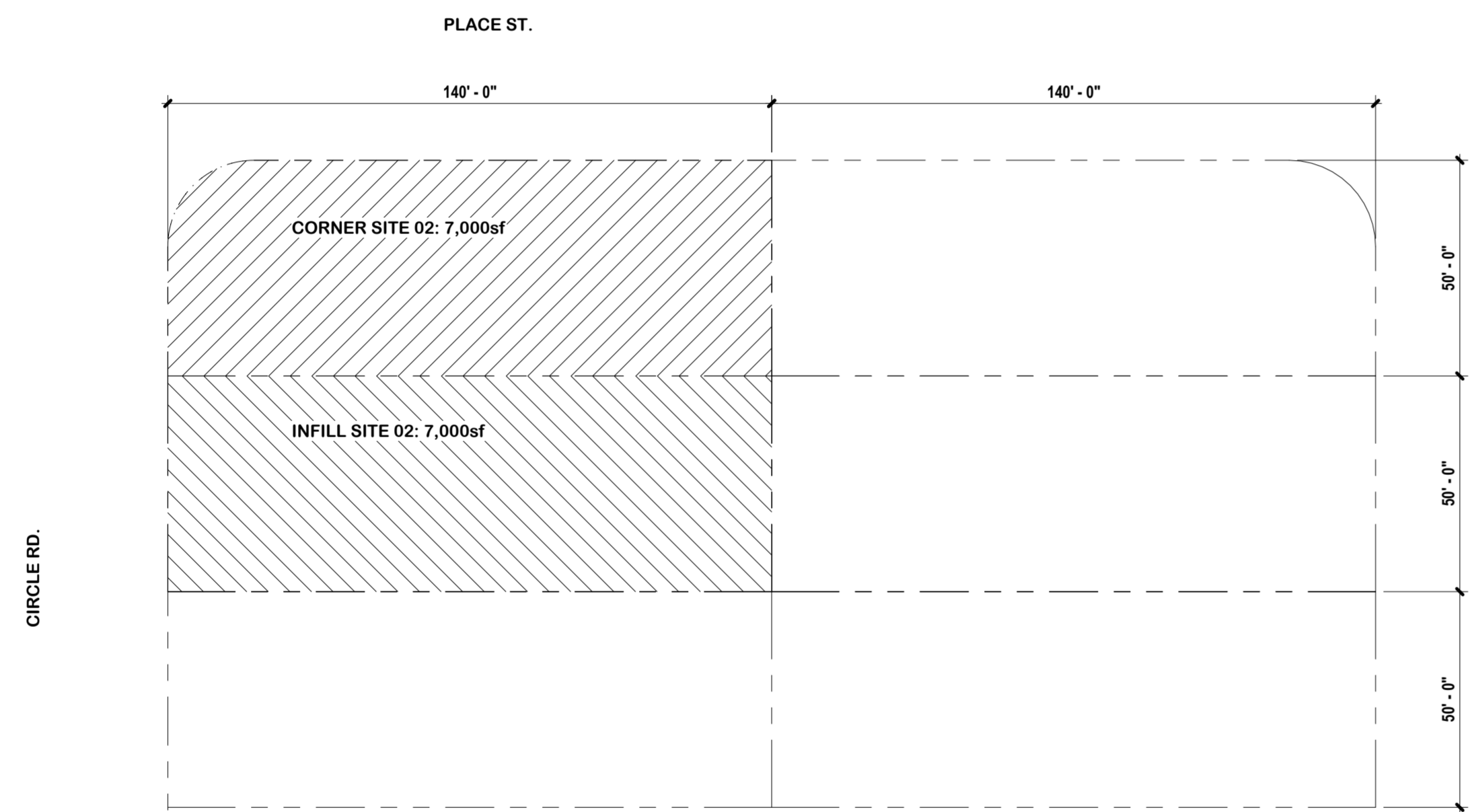
01 | Turnagain



① SITE 01  
1" = 30'-0"

CONCEPT DRAWINGS | HALF SIZE SET: 11" X 17" / FULL SIZE SET: 22" X 34"

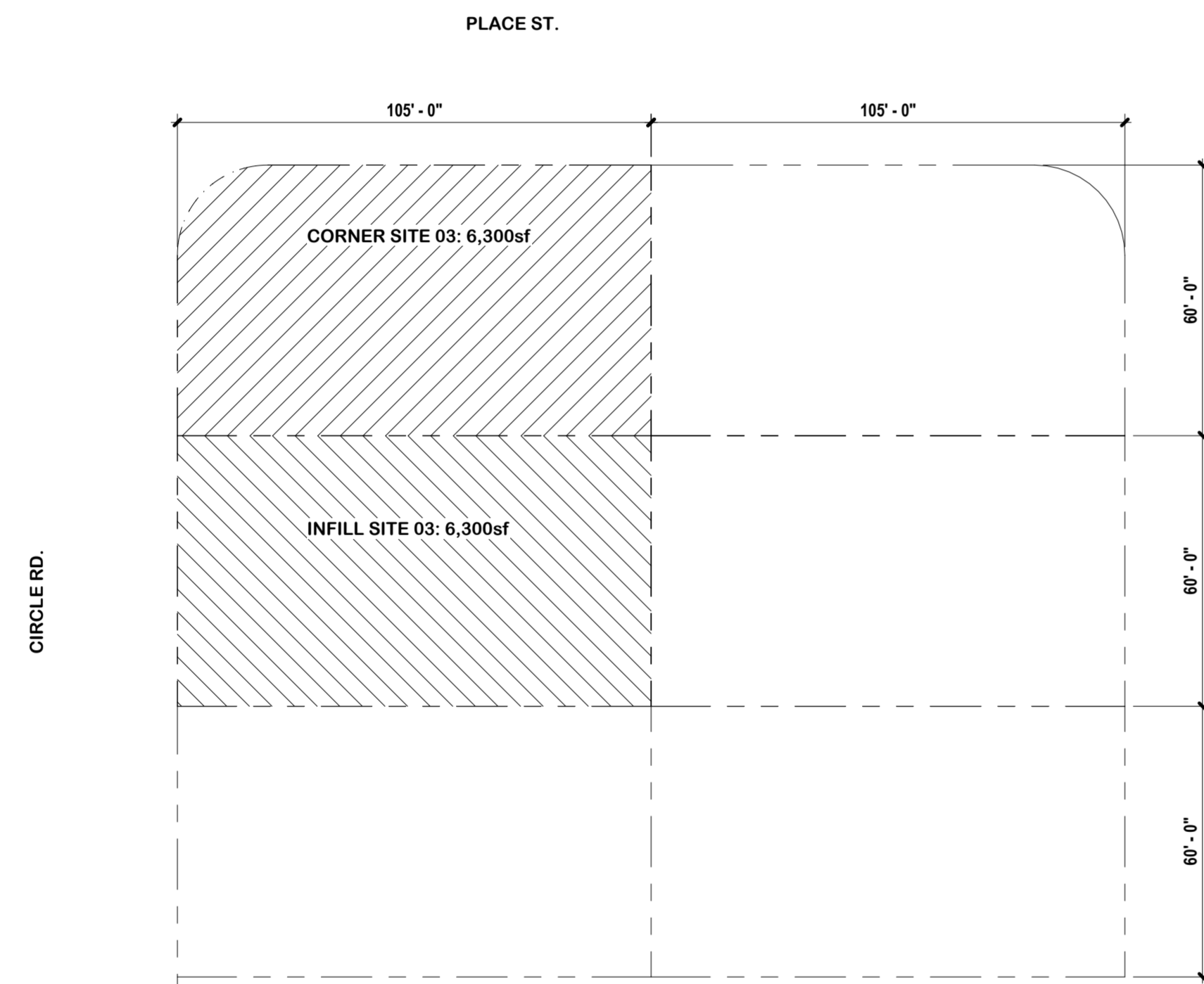
02 | Rogers Park



① SITE 02  
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CONCEPT DRAWINGS | HALF SIZE SET: 11" X 17" / FULL SIZE SET: 22" X 34"

# 03 | Airport Heights

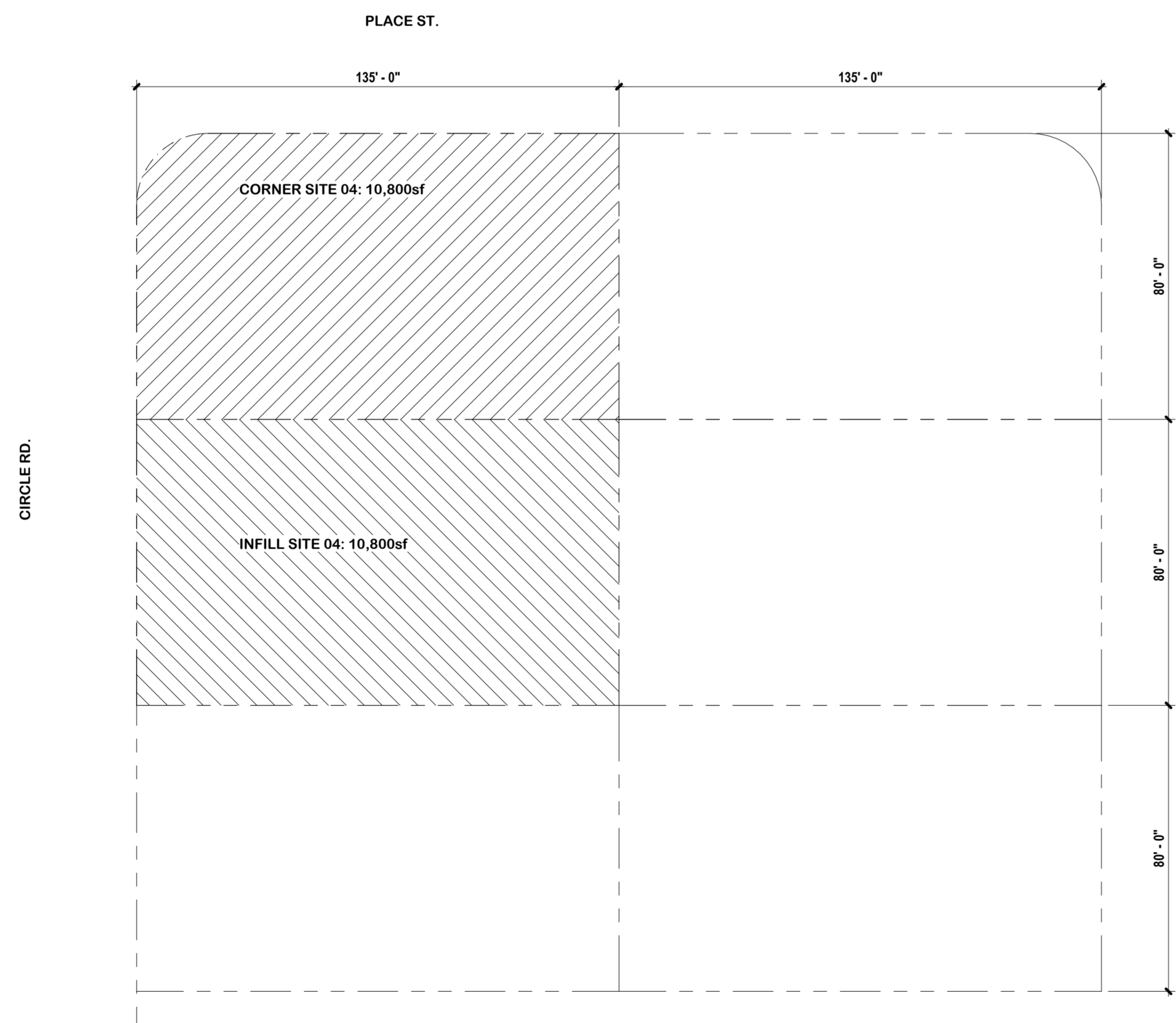


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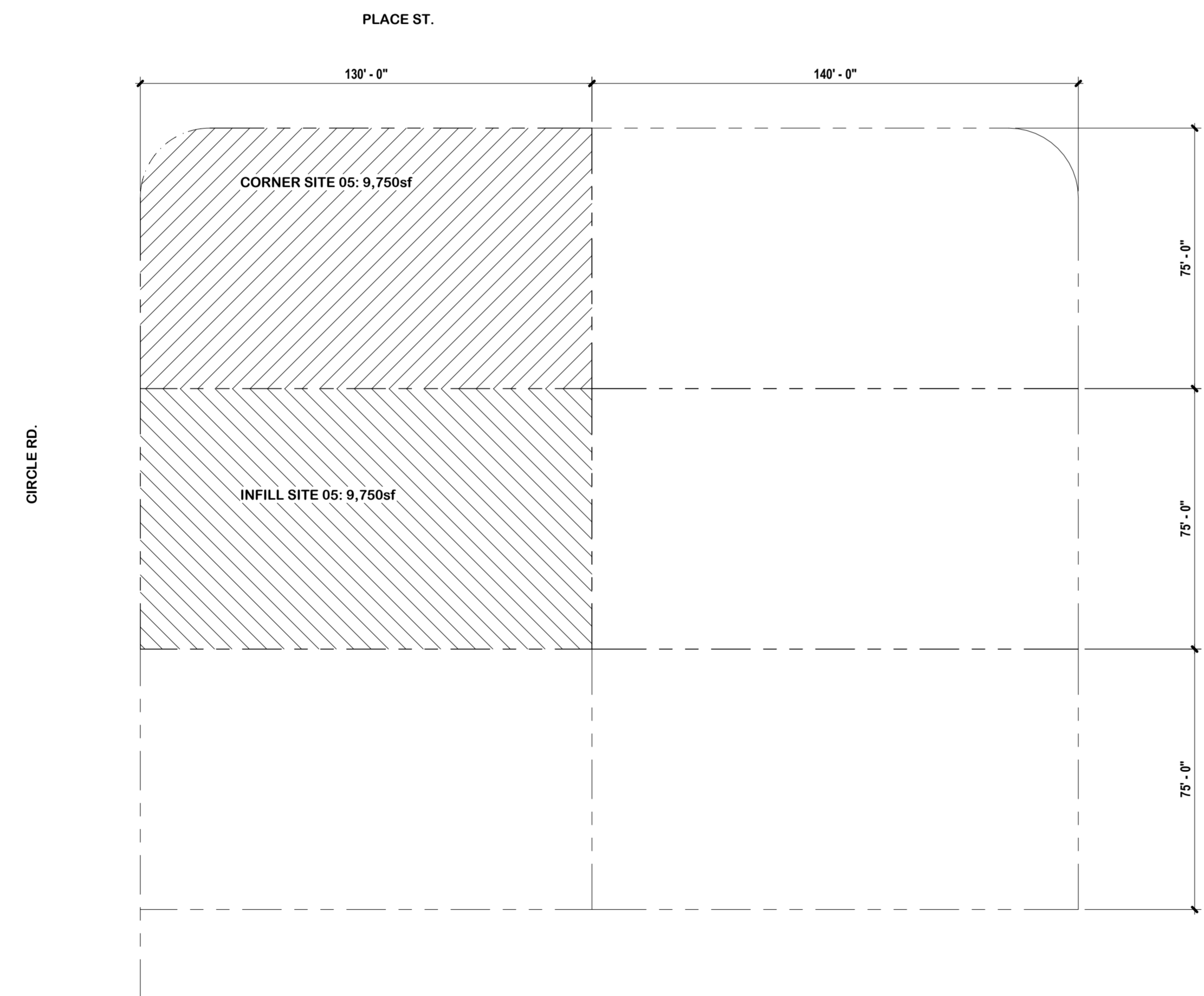
04 | Oceanview



① SITE 04  
1" = 30'-0"

CONCEPT DRAWINGS | HALF SIZE SET: 11" X 17" / FULL SIZE SET: 22" X 34"

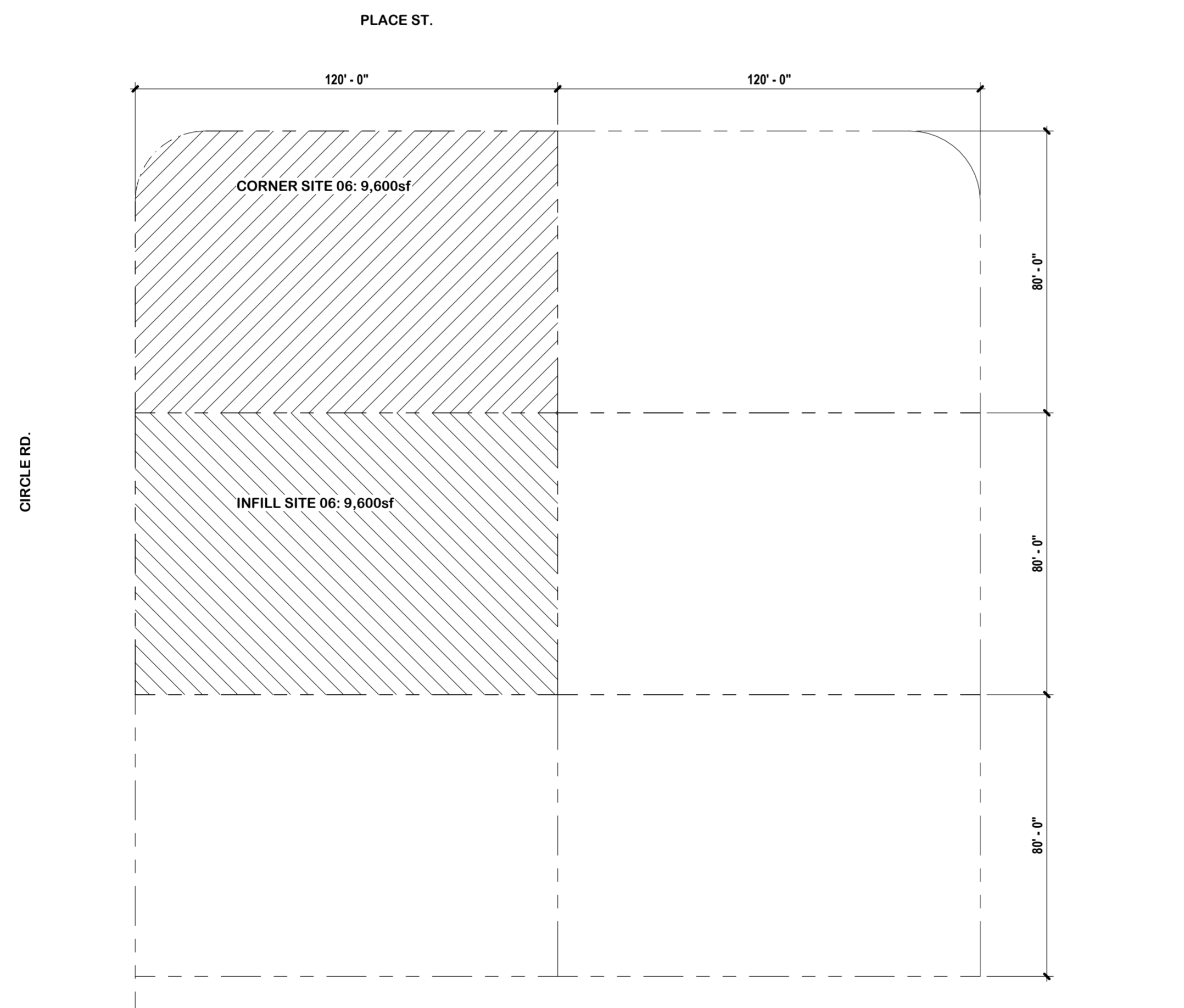
05 | College Gate



① SITE 05  
1" = 30'-0"

CONCEPT DRAWINGS | HALF SIZE SET: 11" X 17" / FULL SIZE SET: 22" X 34"

06 | College Village



① SITE 06  
1" = 30'-0"

CONCEPT DRAWINGS | HALF SIZE SET: 11" X 17" / FULL SIZE SET: 22" X 34"