



# HUD Innovation in Affordable Housing

student design & planning competition  
2020



## Runner Up

University of Maryland

## Team Members

Sam Bohmfalk | Margaret Curran | Tochi Ohakawa | Shayne Piltz | Andrew Walker

## Project Overview

The University of Maryland (UM) team presents their Nueva Acequia, a development composed of a mixture of 210 multifamily, townhomes, garden-style apartments, and permanent supportive housing units in Santa Fe County in New Mexico. The team wanted to address three goals: (1) increase the availability and affordability of housing, (2) create access and an affordable pathway to homeownership, and (3) strategies to reduce and prevent homelessness.

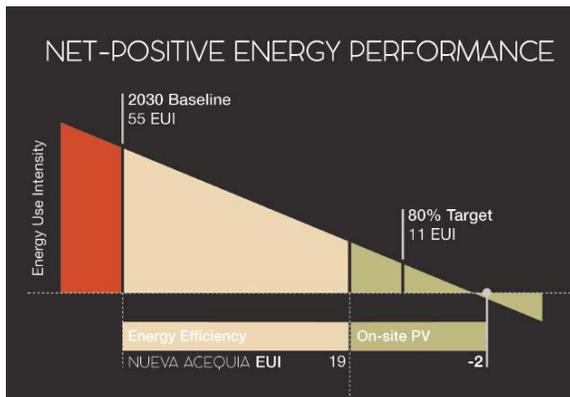
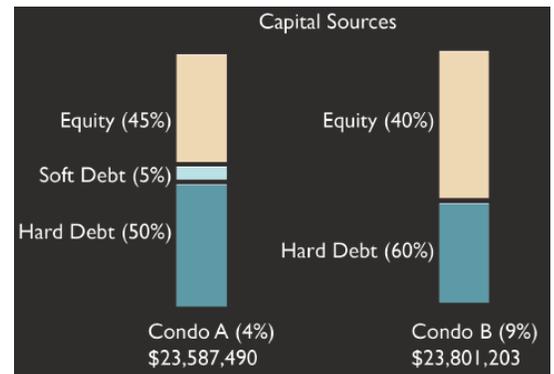
The UM team designed their project to merge contemporary design with a centuries-old design, utilizing the functionality of communal irrigation systems; this design incorporates adaptive solar, water, and mechanical systems that offset energy usage and optimize the building performance.

The shared community project features a walkable arts corridor, transit- and cycle track-oriented space, and community spaces—a fitness facility, community garden plots and courtyards, and a daycare with an enclosed playground. Flexible live-work units and the team’s focus on innovation contribute to the goal of enhancing economic opportunity for residents and helps to meet the needs of housing in Santa Fe County.



**Site:** The site is divided into five different types of residential units, community spaces, gardens, pocket parks, and interstitial nooks and crannies. The affordable housing, community outreach, and integrative process are all shining features of this team’s innovation.

**Financial:** Funded with both low-income housing tax credits and mixed gap funding (like Rental Assistance Demonstration conversion vouchers), this project is roughly \$47.3 million to construct. After 16 years, some units can be purchased by tenants who have lease-to-own agreements maintaining its affordability.



**Sustainability:** These units have passive solar heating and cooling designs, enhanced indoor air quality, and are built and use environmentally preferable products. The pueblo design also provides enhanced rainwater management, heat island reduction, and water conservation.

