2018 Innovation in Affordable Housing
Student Design & Planning Competition

First Place Winner
University of Maryland

Team Members
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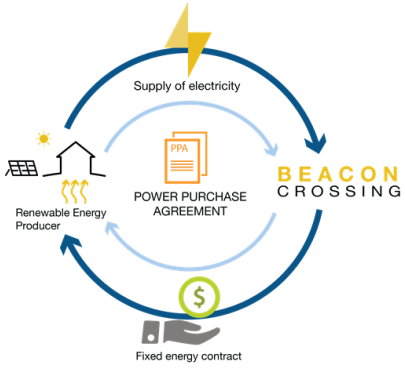
Project Overview

Overriding issues and challenges of social isolation and need for access to services, UMD's three-pillar theme endeavors to: *Enhance* – through access to services, *Create* – through community, and *Improve* – through health and well being. The project is a walkable, mixed use, mixed income approach through which the density was increased, but at the same time maintained a small-scale feeling. Parking is dispersed throughout the small-scale neighborhoods and wayfinding is enhanced through changes in pavement textures.

The team has proposed three stages for construction: stage one is the apartment buildings and two clusters; stage two is townhomes, community center, and YMCA; and stage three is the remainder of the townhomes. 214 former public housing units are converted through RAD, with 58 additional units to increase operating income. Financing is through Home Loan and CDBG and drawing from the small pool of New Hampshire LIHTC utilizing 9% and 4% LITC. The team proposes to split the projects into an LLC partnership.

Site: There are two apartment buildings and clusters of smaller townhomes, equating to micro communities. The community center, which includes a small YMCA, is centrally located and connected by pedestrian walkways/streets that create greenspaces and a 12-foot-wide pedestrian bridge across the stream.

Community: The mixed income approach strives to achieve goal of diverse inclusive community. Details include the Community Center, YMCA, a minimart, and a health and wellness center and spaces to accommodate programs related to community action, SNAP, healthcare, and work force development. There are also computer lounges for residents and a community garden and greenhouse on the roof.



Sustainability: There are passive design features and myriad technologies, such as: Geothermal; solar PV (32% of energy demand), VFR, bioretention pits and raingarden. The team has calculated that they will see a 60% energy reduction through passive strategies, insulation strategies, and active strategies. They have proposed a power purchase with a third party to develop and own the systems under a fixed long-term energy contract.