

2019 Innovation in Affordable Housing Student Design & Planning Competition

First Place Winner

University of Maryland

Team Members

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Project Overview

The team presented its proposal for Brooklyn Bend, a mixed-use, mixed-income project comprising 177 affordable units and 13,000 sf of commercial space. The UMD team approach includes five priorities: diversity, connectivity, wellness, sustainability, and growth. The proposal includes a range of building types and housing options with a variety of services and amenities. Live/work units, grocery, and branch BiblioTech, Bexar County's digital public library are proposed.

The site is developed on a north/south axis, with three nodes that provide a distinct sense of place: The Plaza, Brooklyn Square, and Riverview Terrace — each providing housing options and amenities suited to the specific location within the site. An urban streetscape is created along St. Mary's where there are loft-style units, townhomes and two-over-twos, with eyes on public spaces, are located along Cypress Row. The Oaks, along the Riverwalk, include townhomes, as well as apartments and condos, for families and opportunities to age-in-place.



Financial: The proposal incorporates a three-part condominium structure: Condo A with 4% tax credits; Condo B with 9% tax credits; and Condo C with renewable systems and 30 for-sale units — half of which are affordable, accomplished through deed mandate for maximum resale meeting 80% of AMI. The relative high density of the project also supported the team's logical financial analysis.



Sustainability: Drawing on the history of the Riverwalk, attention was paid to water conservation and management. Stormwater diversion, cisterns, bioswales, and greywater use are amongst the techniques proposed, achieving 400,000 g/month savings, thereby reducing site consumption by 30%. Other aspects include shading, PV, green roofs, and VRF heating and cooling — all of which contribute to the design and construction goal of earning LEED® Platinum certification.



HUD Innovation in Affordable Housing

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