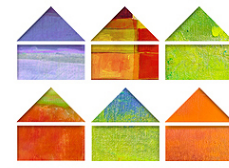


# HUD Innovation in Affordable Housing

student design & planning competition  
2020



## First Place Winner

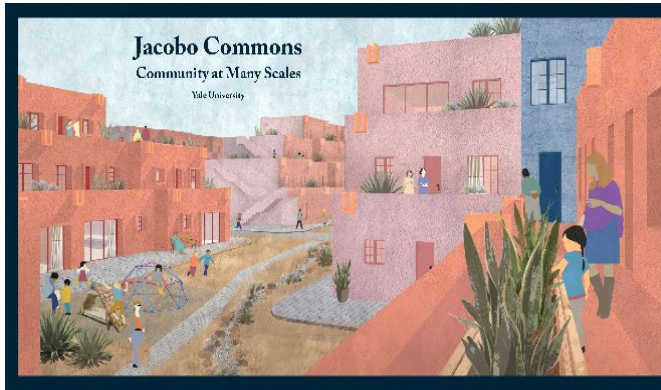
Yale University

## Team Members

Helen Farley | Kelley Johnson | Eva Leung | Jackson Lindsay

## Project Overview

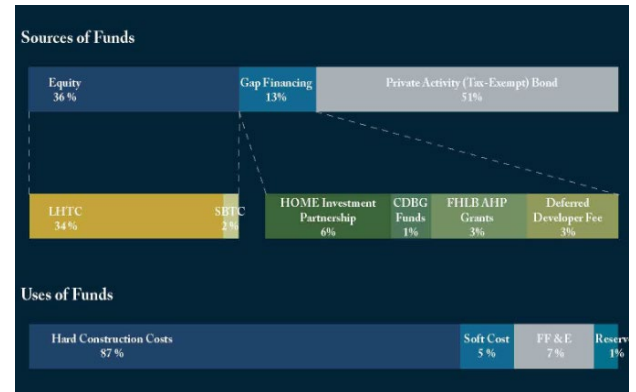
The Yale team presented their proposal called Jacobo Commons, a 158-unit mixed-income project during HUD’s 7th Annual Innovation in Affordable Housing Student Design and Planning Competition. Jacobo Commons is a 181,000 square foot multifamily development where 62 percent of the units are affordable, 10 percent are reserved for households who make less than the 30 percent area median income, and 38 percent are market rate.



**Site:** Community at Many Levels is the theme of this project. Community is recognized in each of the “levels” of every building and at the courtyards between them. Its proximity to businesses, art, and cultural spaces serves the mixed-income demographic of the area.

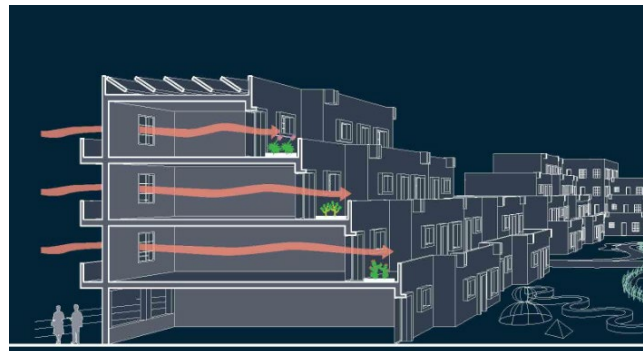
The project’s adobe design reflects New Mexico’s rich indigenous history while also promoting sustainability, durability, and healthy living through the usage of outdoor space and communal living. The team designed the project to also include commercial spaces and building lobbies ensuring flexible places for work for residents.

**Financial:** By “twinning” 9 and 4 percent low income housing tax credits and dividing these mixed-income units into North and South Phases, this project utilizes the 9 percent credits and monetizes excess basis with 4 percent credits making it financially sustainable.



The proposed site features one- to three-bedroom units with passive wind for cooling and geothermal heating to reduce the carbon footprint of the project.

The team’s emphasis on innovative solutions, both in intermingling design and financing, to issues that affect the Santa Fe County Housing Authority led to their victory in the competition.



**Sustainability:** The step adobe design celebrates the history of the region while conserving energy through solar power, water retention through rain gardens, a bioswale, and passive geothermal heating and wind cooling.

