2019 Innovation in Affordable Housing
Student Design & Planning Competition

Second Place Winner
University of California, Berkeley

Team Members
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Project Overview
The UCB team focused on cultivating community and resiliency to provide healthy homes and pathways to prosperity – improving social and economic health.

Responding to community, the proposal provides a diverse mix of programs and housing types, including a five-story building atop a two-story podium, which both defines the edge of the site and is stepped down to the Riverwalk. Townhomes for ownership are sited along Brooklyn Avenue with a monthly cost calculated to be 30% monthly income. Deed restrictions keep homes available to future buyers. There is a 7,000 sf transit plaza hosting art in addition to centralizing transportation, a grocery store, and a pedestrian walk to the river, which terminates in a large open space and open-air theater.

The design provides common spaces, as well as live/work units for small businesses. The team took a conservative underwriting approach to financing, wherein rental and retail will be financially self-sufficient.

Community: The team’s approach to healthy homes includes areas for growing fresh produce, open space, grocery store, community spaces, and access to services. A community kitchen is provided with classes and demonstrations from nearby restaurants through CHEF (Culinary Health Education Program) San Antonio to promote healthy eating habits.

Sustainability: Passive House principles will be followed for all 141 units (this could be the first PH building in San Antonio), including a focus on IAQ, continuous insulation, air and water resistance, and double pane windows preventing heat gain in summer, and ERVs. The grocery store energy is to be recycled.

Financial: The Pathways to Prosperity theme is demonstrated through the homeownership opportunities — one of the most effective ways to accumulate wealth. Residents at 80% AMI may purchase units at $180k with a total mortgage of $170k, wherein the monthly cost would be ~$1500/month. Monthly costs for energy are reduced through implementation of energy conserving features.