

# 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.



**Site:** Connectivity is emphasized through the main axis and plazas, with opportunities at the edges of the site to avoid isolation. The massing is stepped to scale and is based on a single-loaded configuration to enable cross ventilation and interaction amongst residents. The team stated that its goal was to design a diverse environment.

**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.

Operating Expenses - Year 1		Operating Income - Year 1	
Mgt. & Administration	\$200k	Residential Income	\$1.3M
Utilities by Owner	\$58k	Residential Vacancy Loss	(\$66k)
Maintenance & Repairs	\$208k	Net Residential Income	\$1.2M
Taxes	-	Commercial Income	\$220k
Insurance	\$52k	Commercial Vacancy Loss	(\$22k)
Resident Services	\$120k	Net Commercial Income	\$198k
Replacement Reserve	\$44k	Other Income	\$36k
<b>Total Expenses</b>	<b>\$684k</b>	<b>Total Income</b>	<b>\$1.5M</b>
Annual Opex Per Unit	\$4.6k	Net Operating Income	\$827k
Development Cost Per Unit	\$205k	Debt Service	\$719k
Development Cost Per SF	\$195	Cashflow After Debt Service	\$108k



**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.

