



2026 ULI NEW YORK
AWARDS *for*
EXCELLENCE *in*
DEVELOPMENT

Logan Fountain - Brooklyn, NY

Developer: The Hudson Companies

Land Owner/Partner: DCV Holdings LLC

Architect of Record: MHG Architects PC

Public Agency Partners: New York State Homes and Community Renewal, New York City

Department of Housing Preservation and Development, New York City Department of Homeless Services

On the site of an abandoned gas station in East New York, Logan Fountain pioneers a continuum-of-care housing model—uniting permanently affordable, supportive, and shelter housing with comprehensive social services within a single building at a scale never before accomplished in the city. The 13-story, 343-unit development includes 174 permanently affordable apartments for households earning up to 70 percent of Area Median Income, including 105 supportive units for formerly homeless individuals and families. A distinct but complementary component provides 169 units of shelter housing for families. Delivering a project of this scale required two separate but synchronized capital stacks—one for the affordable housing component and another for the shelter. Together, these complementary financing structures unlocked a total investment of \$215 million in public-private financing, creating a replicable model for large-scale, mixed-program housing on constrained urban sites. Logan Fountain emphasizes wellness, sustainability, and connection, with residents sharing a landscaped courtyard and children's play area, as well as access to community rooms, fitness space and laundry. The building meets LEED Gold and ENERGY STAR Multifamily New Construction Standards, employing high-performance envelope systems, low-emission HVAC equipment, ENERGY STAR appliances, water-efficient fixtures, and a 150-kilowatt rooftop solar array. Its transit-accessible location promotes sustainable mobility, eliminating on-site parking and providing secure bicycle storage rooms on both the affordable and shelter sides. The project also integrates green infrastructure and stormwater management systems that meet and exceed city performance requirements. By combining permanently affordable, supportive, and family shelter housing within a single sustainable and inclusive development, Logan Fountain establishes a new precedent for compassionate, integrated urban residential development in New York City.