

NUEVA ACEQUIA



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COMMUNITY

RESOURCES
SUPPORT
CONNECTION
TIES
TRADITION



DIVERSITY

INCOME
AGE
ABILITY
FAMILY
HOUSING



OPPORTUNITY

RESOURCE
CONSERVATION
ENERGY
EFFICIENCY
RENEWABLE
ENERGY



SUSTAINABILITY

URBAN
AGRICULTURE
NUTRITION
HEALTHY
ECOSYSTEM

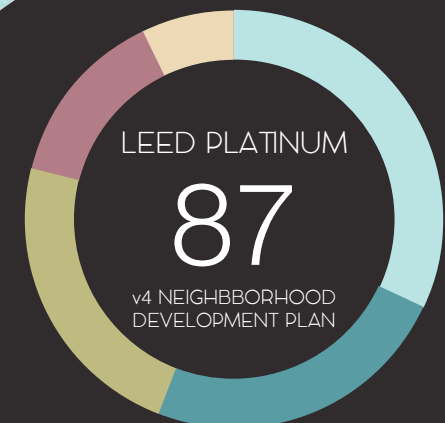
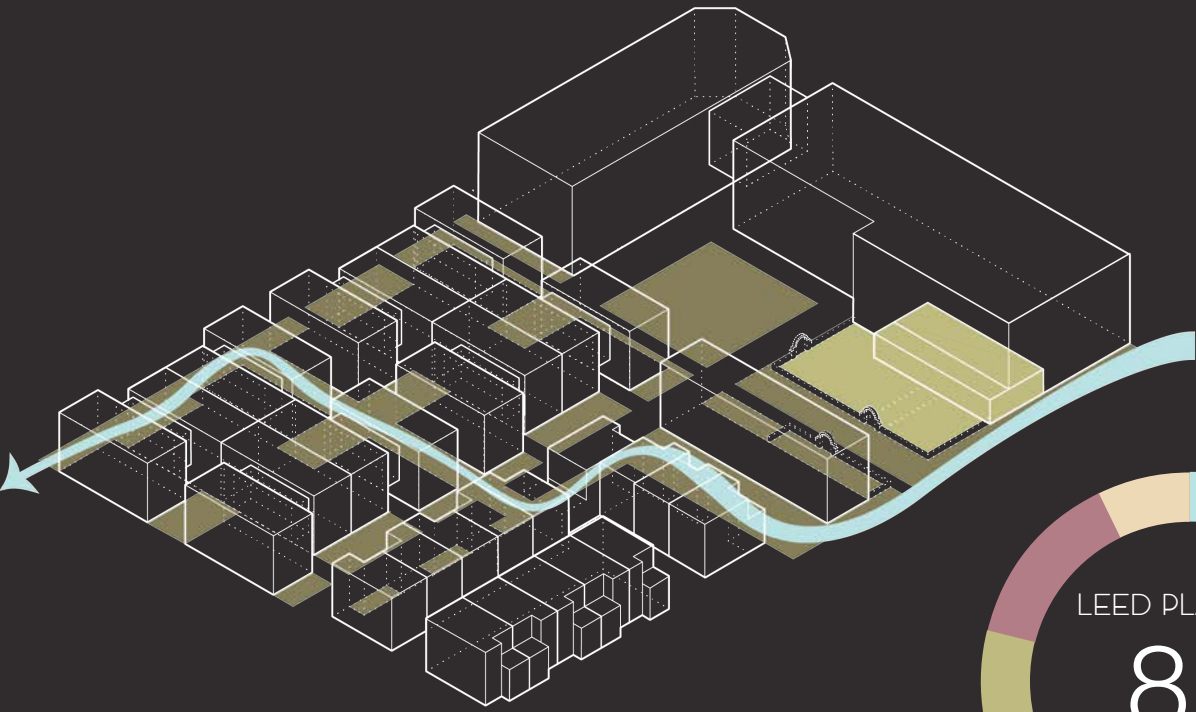


WELLNESS

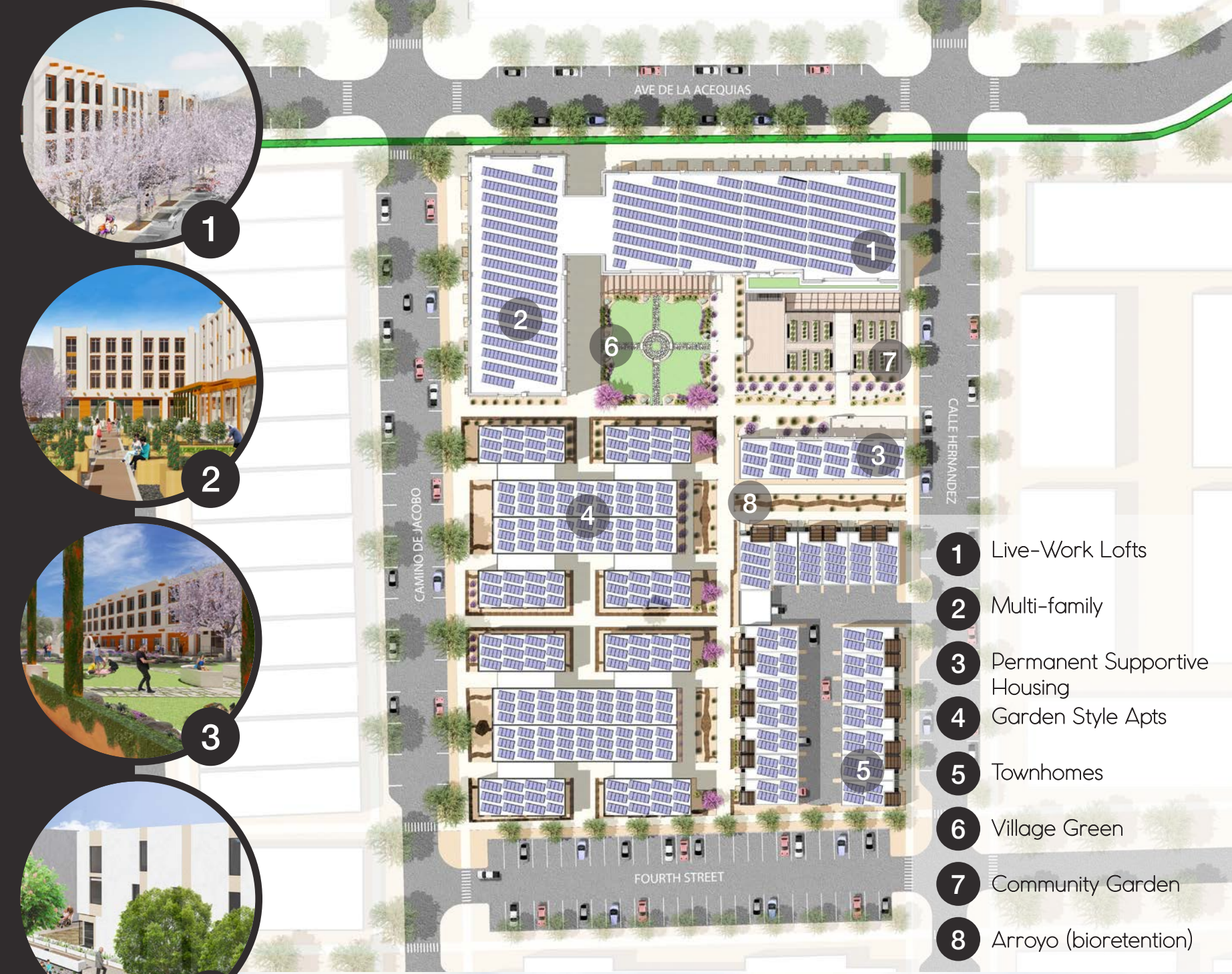
OWNERSHIP
GROWTH
ENTREPRENEUR
EMPLOYMENT
BUSINESS

SITE DESIGN STRATEGIES

- Urban edge for a new walkable arts corridor
- Transit-oriented, cycle track-enabled complete streets
- Porous east-west pedestrian connection
- Organic mix of uses and building typologies
- Activated community spaces provide sense of place + security
- Village green, pocket parks, courtyards, interstitial nooks + crannies
- Bioretention, xeriscaping + native planting stormwater management
- 177 parking spaces confined to site exterior (.84 spaces/unit)



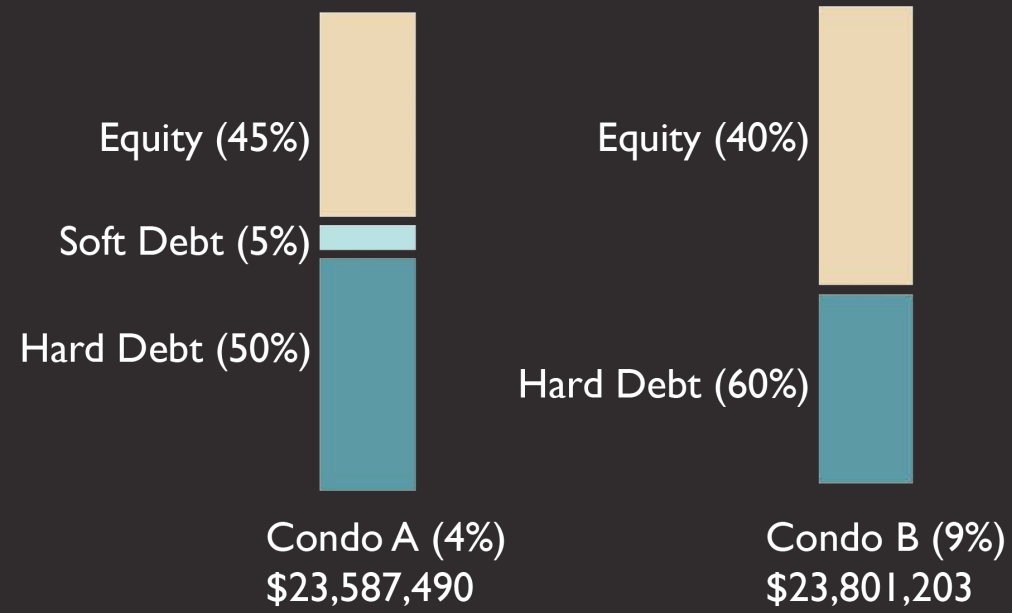
ENERGY + ATMOSPHERE 28 pts Optimized Energy Performance Solar Renewable Energy	INDOOR + MATERIAL QUALITY 21 pts Enhanced Indoor Air Quality Environmentally Preferable Products	SITE + RESOURCE SUSTAINABILITY 20 pts Rainwater Management Heat Island Reduction Water Conservation	LOCATION, TRANSPORTATION + REGIONAL PRIORITIES 12 pts Density High Priority Reduced Parking	INNOVATION 6 pts Community Outreach Integrative Process Affordable Housing
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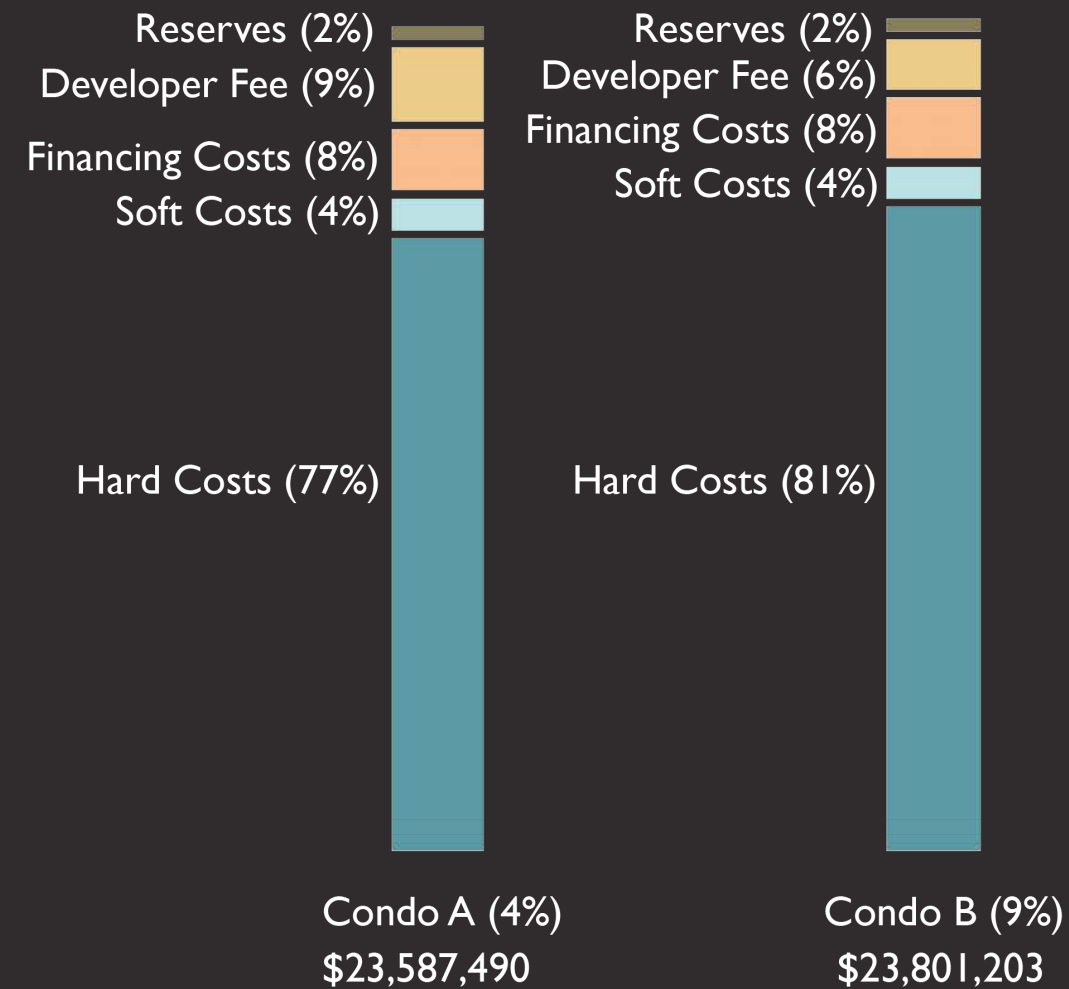
- 1 Live-Work Lofts
- 2 Multi-family
- 3 Permanent Supportive Housing
- 4 Garden Style Apts
- 5 Townhomes
- 6 Village Green
- 7 Community Garden
- 8 Arroyo (bioretention)



Capital Sources



Capital Uses



Condominium A (4%)

Tax Exempt Bonds	\$11,798,961
HOME	\$400,000
NHTF	\$400,000
NMHTF	\$250,000
FHLB	\$200,000
Deferred Developer Fee	\$1,040,563
Solar Tax Credit Equity	\$340,863
LIHTC	\$9,157,103
Total	\$23,587,490

Condominium B (9%)

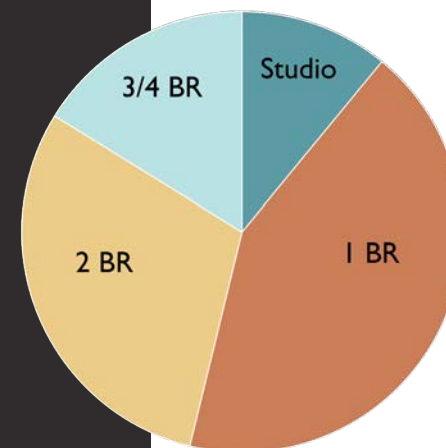
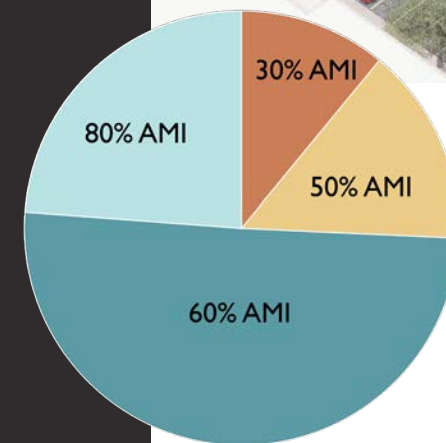
Loan	\$9,582,107
Deferred Developer Fee	\$1,500,000
State Tax Credit Equity	\$385,988
Solar Tax Credit Equity	\$359,382
Sustainable Building Tax Credit Equity	\$266,572
LIHTC	\$11,707,154
Total	\$23,801,203

Operating Income - Year I

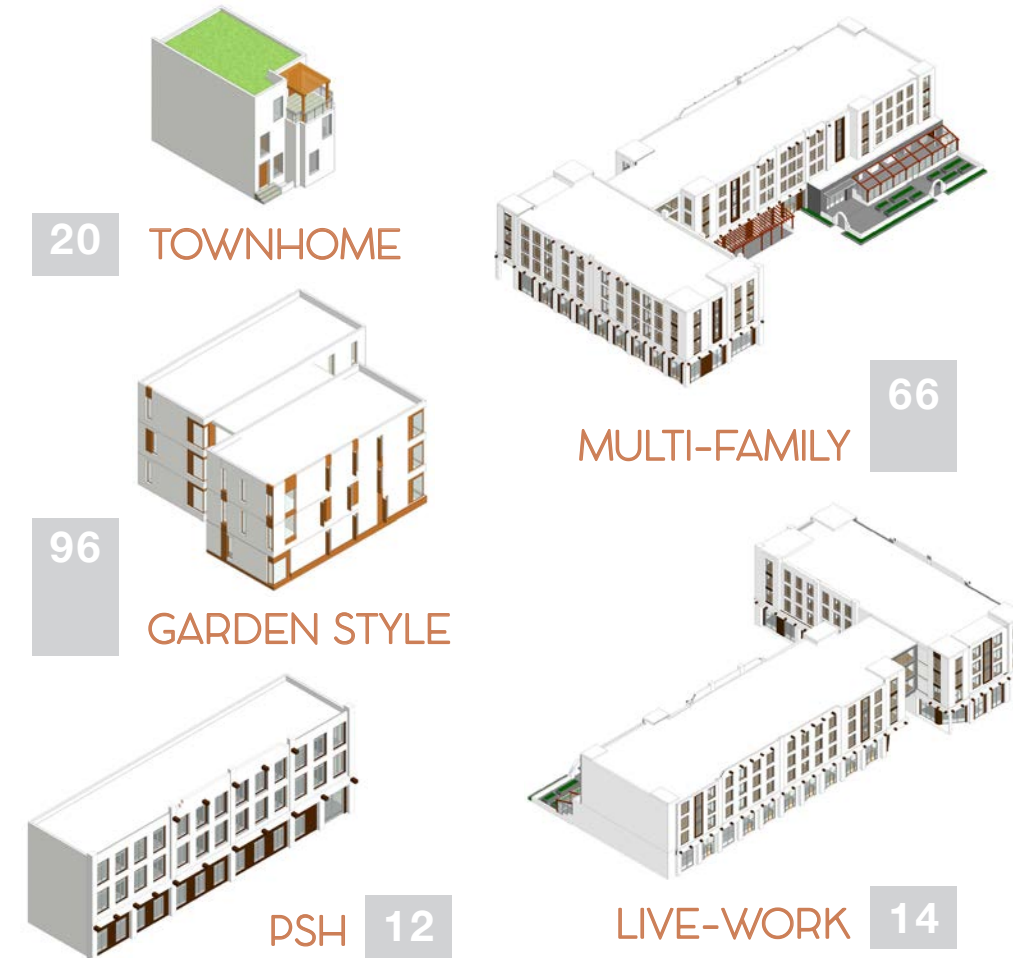
Residential Income	\$2,344,728
Residential Vacancy Loss	\$82,065
Net Residential Income	\$2,262,663
Commercial Income	\$10,010
Commercial Vacancy Loss	\$1,001
Net Commercial Income	\$9,009
Other Income	-
Total Income	\$2,271,672

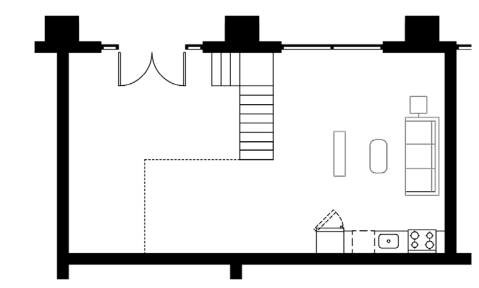
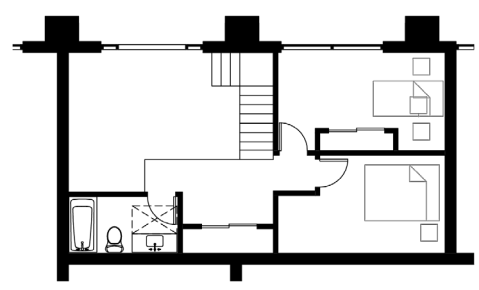
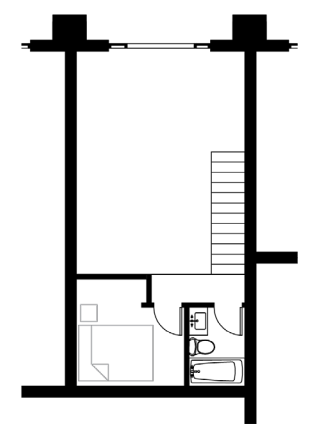
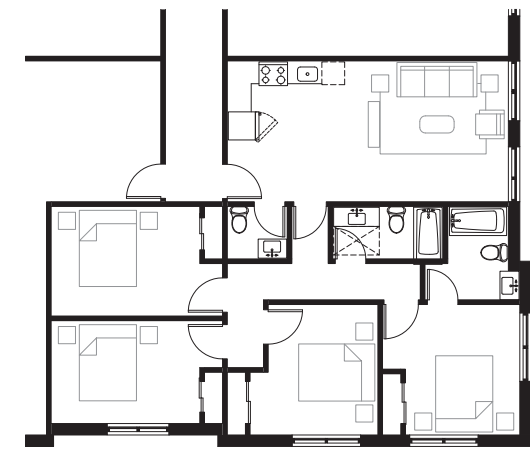
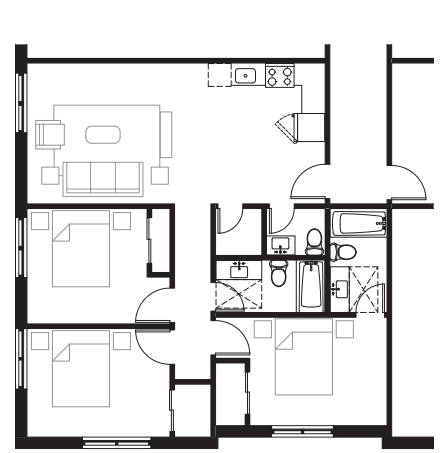
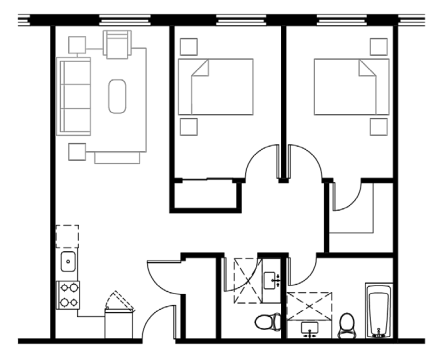
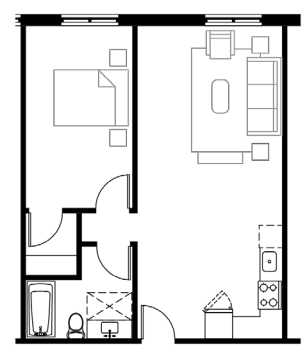
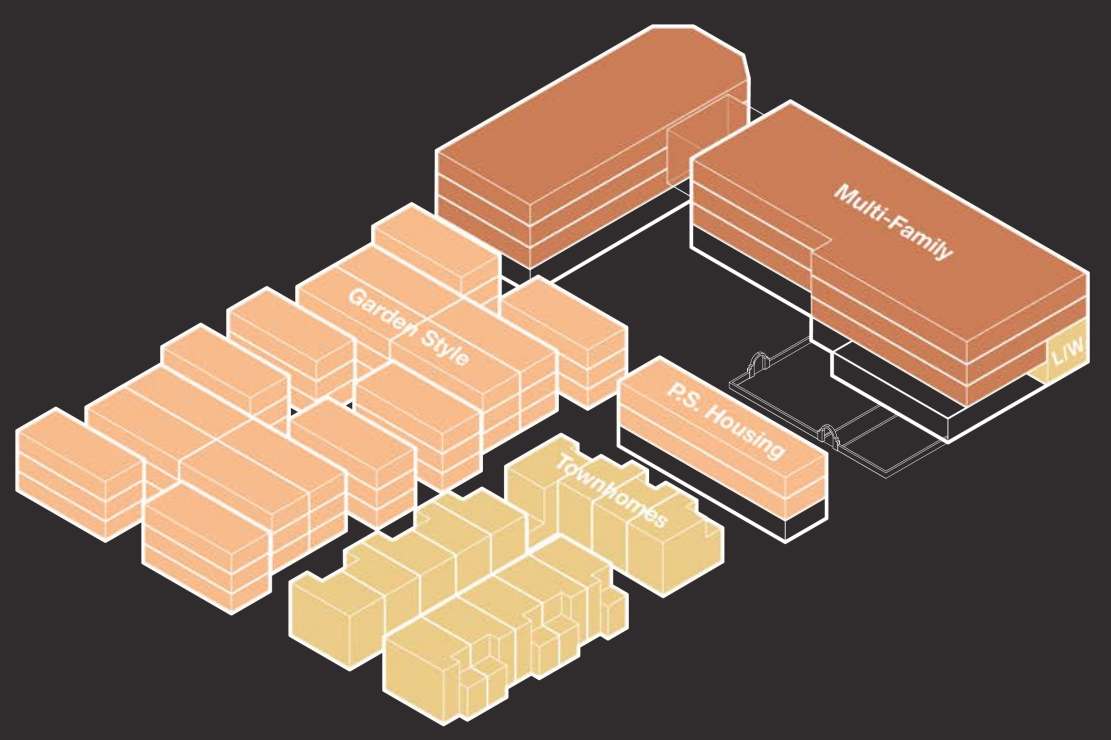
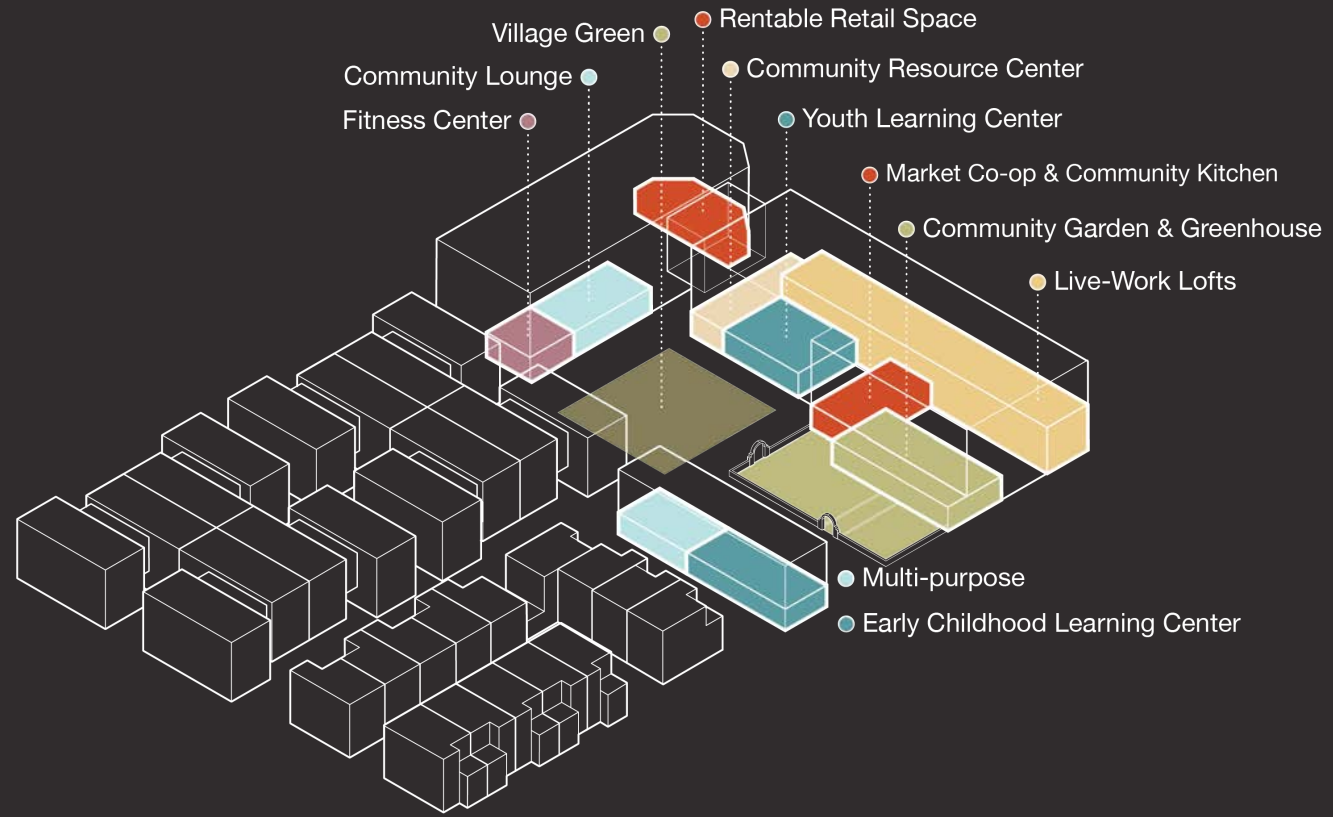
Operating Expenses - Year I

Mgt. & Administration	\$291,765
Utilities by Owner	\$101,980
Maintenance & Repairs	\$275,220
Taxes	-
Insurance	\$62,790
Resident Services	\$90,000
Replacement Reserve	\$63,000
Total Expenses	\$884,755



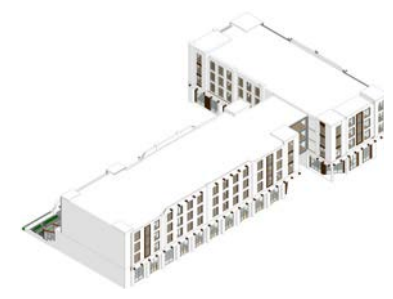
TOTAL UNITS



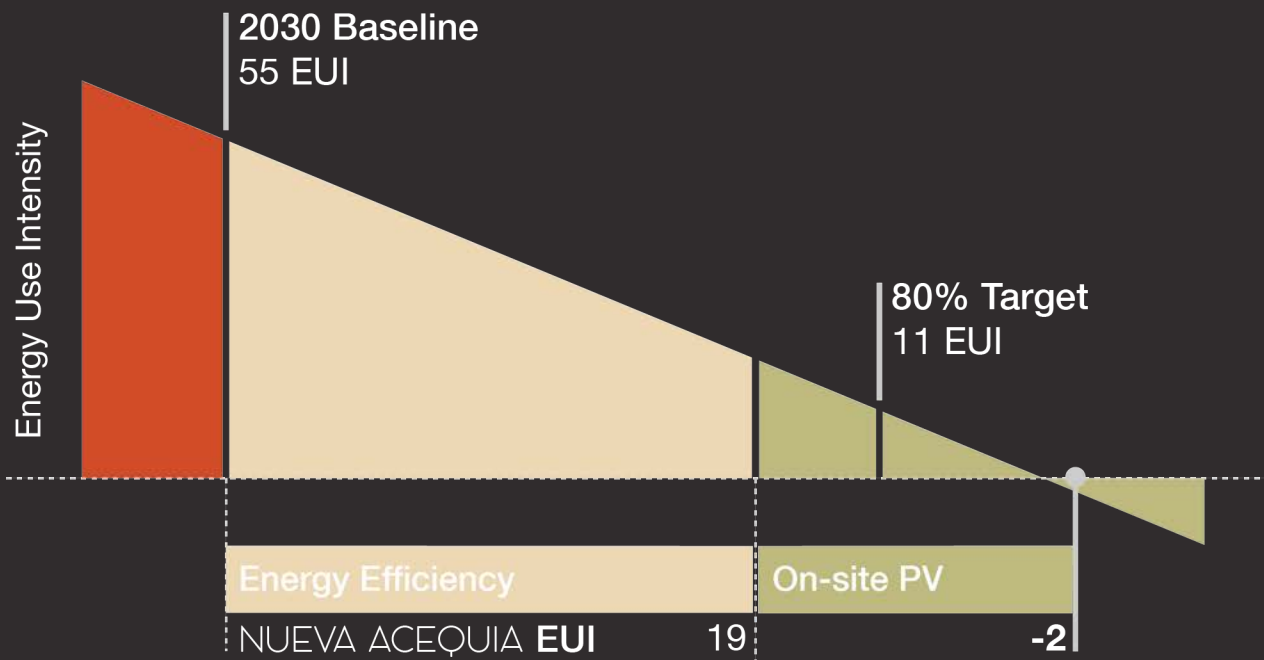


Live-Work 2 bedroom

Live-Work 1 bedroom



NET-POSITIVE ENERGY PERFORMANCE



Building Envelope

- 2x6 wood frame + R-20+R-5ci insulation
- 18-inch R-38 open web wood truss roof
- High albedo/reflectivity + low emittance roof with radiant barrier suited to local climate
- Low-E U-0.25 windows

Passive Solar Heating + Cooling

- Glazing orientation + fenestration ratio
- Brise soleil + ramada shading devices
- Building design + East-West blocks maximize solar access

Efficient MEP Systems

- Variable Refrigerant Flow HVAC
- LED lighting fixtures
- Energy Star appliances
- Low-flow plumbing fixtures

Net Positive On-site Solar Energy Production

Site Energy Usage:

- 210 Residential Units Avg Consumption 350 kWh/unit/mo
- 12,386 SF Non-residential Usage Avg 13 kWh/sf

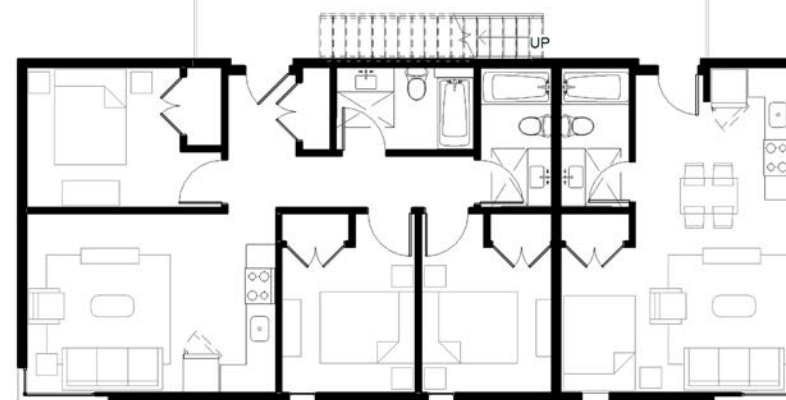
Total Usage:

1,043,000 kWh/year

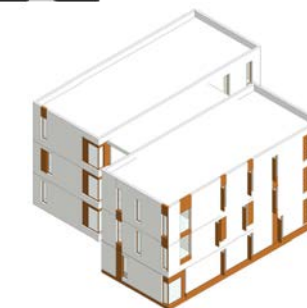
33,000 SF (457kW) PV System Production:

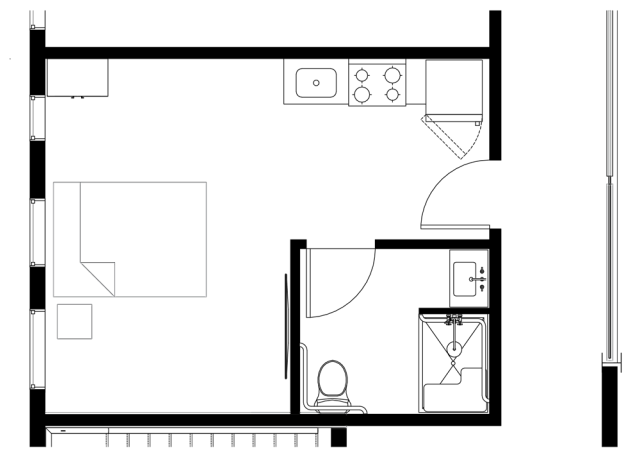
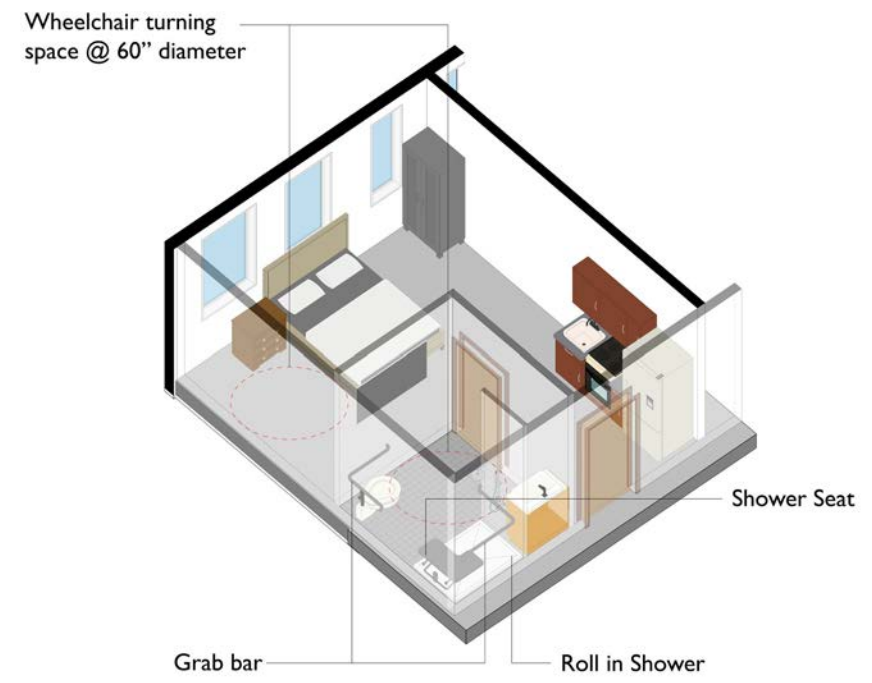
1,186,000 kWh/year

Annual Value: \$121,000



Garden Style Studio
1 bedroom
3 bedroom
4 bedroom





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