Three Peaks

Serving All Ages & Abilities
Fostering Community
Celebrating Art & Nature
Ensuring Feasibility
Connecting to Santa Fe

Three Peaks
An Intergenerational Community

Santa Fe’s New Intergenerational Community

Mariela Anahi Herrick
MCP ‘20

Meaghan Lyons
M.Arch ‘20

Cody Zeger
MPP ‘21

Dylan Westhoff
MRED+D ‘20

Cali Slepin
MCP ‘21
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Jacob D. Martinez Housing
Vacant Parcel
Shopping Center
Self Storage
Airport Road
Cerrillos Road
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A SAMPLE OF OUR COMMUNITY PARTNERS

Camino de Jacobo

PLAZA PLAN

Santa Fe

New Mexico Children's Burns & Emergency Department

homewise

YouthWorks!
RENTAL FINANCING

Operating Metrics | Year 1 | Year 20
---|---|---
OPEX Per Unit | $4,187 | $7,343
NOI | $938,846 | $916,486
DSCR | 1.42 | 1.39
Cashflow After Debt Service | $277,509 | $255,149

$4% Sources-
$20,364,788

$9% Sources-
$18,843,225

Bloomberg Philanthropies
Asphalt Art Grant
Solar Tax Credits
Santa Fe’s Affordable Housing Trust Fund
Deferred Developer Fee
AHP
CDBG
City of Santa Fe Grant
Rocky Mountain CRC
LIHTC

147 Rental Units
36 Project Based Vouchers
28 Homeownership Units
Total Project Cost: $44,776,560
Per Unit (Rental): $266,721
Per 1 Bed (Ownership): $175,000
Per 3 Bed (Ownership): $225,000
Commercial Income:
Childcare, Plaza Events, Modular Work Units, Farmers Market
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Vacant Parcel

Jacob D. Martinez
Housing
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Thank you!

Cali Slepin
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Dylan Westhoff
MRED+D ’20
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