KEYSTONE AT THE CROSSROADS

JOSHUA CHILDS  MPP/MURP '20
BRYAN HICKS  M.ARCH ‘20
AMELIA LINDE  M.ARCH/MUD ‘21
SAM KOLLAR  MURP ‘20
JESSICA YELK  LEED GREEN ASSOC. M.ARCH/MURP ‘21

ADVISOR: LAN DENG
TAUBMAN COLLEGE OF ARCHITECTURE AND URBAN PLANNING

SPECIAL THANKS:
MARC NORMAN + CLAUDIA WIGGER
TAUBMAN COLLEGE OF ARCHITECTURE AND URBAN PLANNING
GREENHOUSE BALCONY
COMMUNITY FOOD GROWING EDUCATION
COMMUNITY GARDEN
ROOF RAINWATER COLLECTION
SOLAR PANELS
COMPOST

ENERGY ANALYSIS
AHU DESIGN AIRFLOW 7,390 (CFM)
ANNUAL NET CO2E
3 LB CO2E/FT^2
EUI
15 K BTU/FT^2/YR
ANNUAL NET
ENERGY USE 828,687 KWH/YR

TROMBE WALL

SEMI-PERMEABLE PAVEMENT
POCKET GARDENS
RAINWATER RETENTION POND
NON-INVASIVE AND NATURAL VEGETATION

LOCAL + RESPONSIBLE BUILDING MATERIALS
GRAYWATER REUSE
HIGH ALBEDO ROOF

PERSONAL GARDENS

BENEFITS OF ON-SITE SOLAR
ACRES OF TREES PLANTED 3,473
AVG SIZED VEHICLALS REMOVED FROM ROAD 2,442
POUNDS OF COAL NOT BURNED 11,670,614
GALLONS OF WATER SAVED FROM STEAM TURBINES 11,203,789
- Personal
- Greenhouse Balcony
- In-unit washer/dryer
- Full bathtubs
- Efficient LED lighting
- Safety call button
- Child-friendly

SRO TRANSITIONAL HOUSING | 3,459 SQ-FT | 8 BEDROOMS

Dwelling unit count and bedroom count: 189 units, 321 beds
FAR: 0.64
Dwelling units/acre: 28.64
Number of Walk-up + ADA accessible units: 56

"LADDER" OF AFFORDABILITY

35 UNITS
30% AMI

60 UNITS
50% AMI

100 RENTAL UNITS
30% AMI

42 UNITS
60% AMI

25 UNITS
70% AMI

25 UNITS
80% AMI

51 UNITS
90% AMI

88 UNITS 49%

20 UNITS 11%

22 UNITS 12%

51 UNITS 28%
FINANCIALLY SOUND

INNOVATIVE
- LIHTC Twinning
- Community Service Facility Basis Boost
- Leveraged Equity from Condo Sale

ACHIEVABLE
- Highly Competitive Applications for Equity and Grant Sources
  - 9% and 4% LIHTC
  - New Mexico Affordable Housing
  - Tax Credit
  - Continuum of Care
  - FHLB AHP

SUSTAINABLE
- 5 FTE Staff Included in Annual Operating Expenses
- Large Resident Service Budget for Long Term Support of High Quality Programming
- Green Design & Infrastructure Reduces Operating Expenses
- Quality Building Materials for Long Term Durability

UTILITY BILL BEFORE & AFTER SOLAR

<table>
<thead>
<tr>
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<th>BEFORE (NO SOLAR)</th>
<th>AFTER (SOLAR)</th>
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<td>$5,000,000</td>
<td>$61,297</td>
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<table>
<thead>
<tr>
<th></th>
<th>YEAR 1</th>
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<tbody>
<tr>
<td>TOTAL INCOME</td>
<td>$727,005</td>
<td>$741,645</td>
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<tr>
<td>TOTAL EXPENSES</td>
<td>$455,369</td>
<td>$469,031</td>
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<tr>
<td>NET OPERATING INCOME</td>
<td>$271,636</td>
<td>$272,515</td>
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<tr>
<td>TOTAL DEBT SERVICE DSCR</td>
<td>($225,491)</td>
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<td>CASH FLOW AFTER DEBT SERVICE</td>
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<tr>
<th></th>
<th>YEAR 3</th>
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<th>YEAR 5</th>
<th>YEAR 6</th>
<th>YEAR 7</th>
<th>YEAR 8</th>
<th>YEAR 9</th>
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<tr>
<td>TOTAL INCOME</td>
<td>$1,845,917</td>
<td>$1,882,835</td>
<td>$1,920,492</td>
<td>$1,958,902</td>
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<tr>
<td>TOTAL EXPENSES</td>
<td>$956,375</td>
<td>$985,066</td>
<td>$1,014,618</td>
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<td>$1,076,408</td>
<td>$1,108,701</td>
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<tr>
<td>NET OPERATING INCOME</td>
<td>$889,542</td>
<td>$897,769</td>
<td>$905,874</td>
<td>$913,874</td>
<td>$921,672</td>
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<tr>
<td>TOTAL DEBT SERVICE DSCR</td>
<td>($756,979)</td>
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<tr>
<td>CASH FLOW AFTER DEBT SERVICE</td>
<td>$132,563</td>
<td>$140,790</td>
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<td>$164,693</td>
<td>$172,362</td>
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PHASE 1

GRANT

DEBT

TOTAL USES

EQUITY

PHASE 2

GRANT

DEBT

TOTAL USES

EQUITY

TOTAL

GRANT

DEBT

TOTAL USES

EQUITY

PHASE 1 + 2 COMPLETE AND OPERATING

YEAR 1

YEAR 2

YEAR 3

YEAR 4

YEAR 5

YEAR 6

YEAR 7

YEAR 8

YEAR 9

YEAR 10