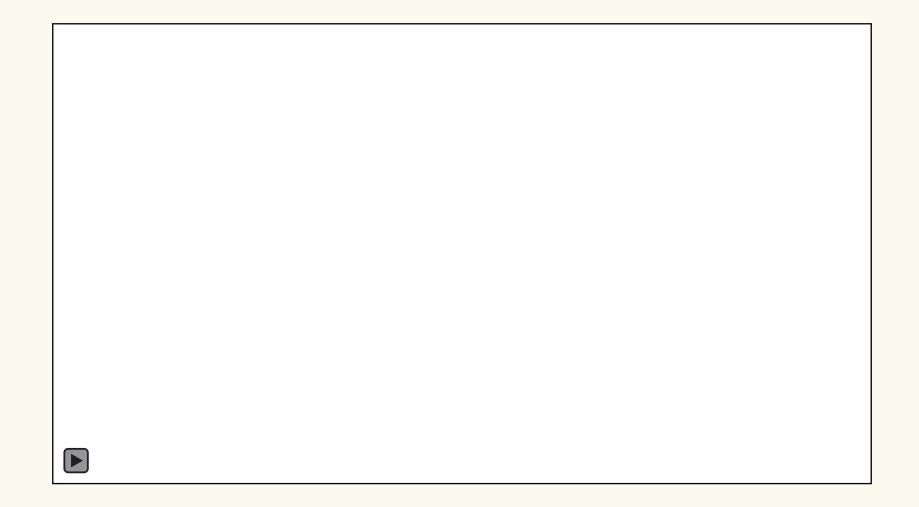


Albuquerque's first affordable housing community designed by and for the Deaf community



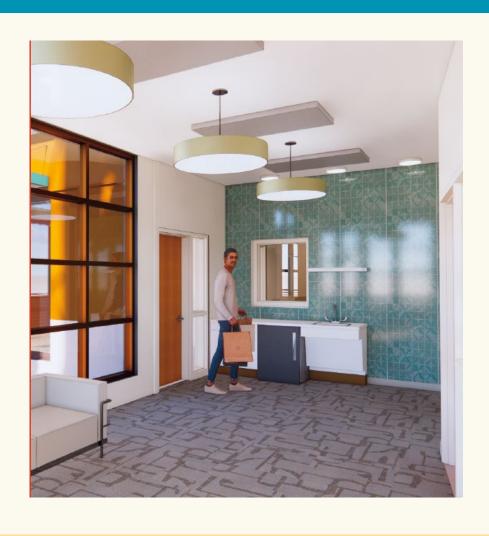


Why Deaf Community?

2%	72%	70%	80%	
Less than 2% of 34	Of parents of deaf children	Of people with hearing	Of the 34 million children	
million deaf children	do not know sign	loss are unemployed or	with disabling hearing loss	
worldwide receive	language.	underemployed.	around the world, the	
access to a signed			World Federation of the	
language in early			Deaf estimates 80% do not	
childhood.			have access to education.	

Source: https://Gallaudet.edu/signing-ecosystem

Deaf Focus Features



- Site staff fluent in ASL
- Videophone secured entry
- Visual alerting fire alarms and doorbells in all units
- T-coil compatible induction loop in select locations
- Dedicated outlet for bed shakers
- Minimal visual barriers in community spaces
- 2,000 sf Deaf Culture Center on ground floor

Community Features



- Playgrounds (<5 y.o & 5-12 y.o.)
- Skate Plaza (12+ years old)
- Resident Lounge
- Computer Room
- Community Room
- Indoor bicycle storage
- Secured entry
- Wi-fi connectivity



Sources:		Uses:	
First Mortgage	\$ 4,000,000	Acquisition	\$ 100,000
City HOME	\$ 3,586,843	Construction	\$ 18,889,901
City CDBG	\$ 310,000	Professional Services/Fees	\$ 726,362
Deferred Dev. Fee	\$ 890,635	Construction Financing	\$ 1,000,121
Equity	\$ 14,294,742	Permanent Financing	\$ 29,000
Total Sources:	\$ 23,082,220	Soft Costs	\$ 401,836
		Syndication	\$ 35,000
		Reserves	\$ 400,000
		Developer Fee	\$ 1,500,000
		Total Development Costs	\$ 23,082,220