



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

# Development Budget



## Sources:

First Mortgage	\$ 4,000,000
City HOME	\$ 3,586,843
City CDBG	\$ 310,000
Deferred Dev. Fee	\$ 890,635
Equity	<u>\$ 14,294,742</u>
Total Sources:	\$ 23,082,220

## Uses:

Acquisition	\$ 100,000
Construction	\$ 18,889,901
Professional Services/Fees	\$ 726,362
Construction Financing	\$ 1,000,121
Permanent Financing	\$ 29,000
Soft Costs	\$ 401,836
Syndication	\$ 35,000
Reserves	\$ 400,000
Developer Fee	<u>\$ 1,500,000</u>
Total Development Costs	\$ 23,082,220