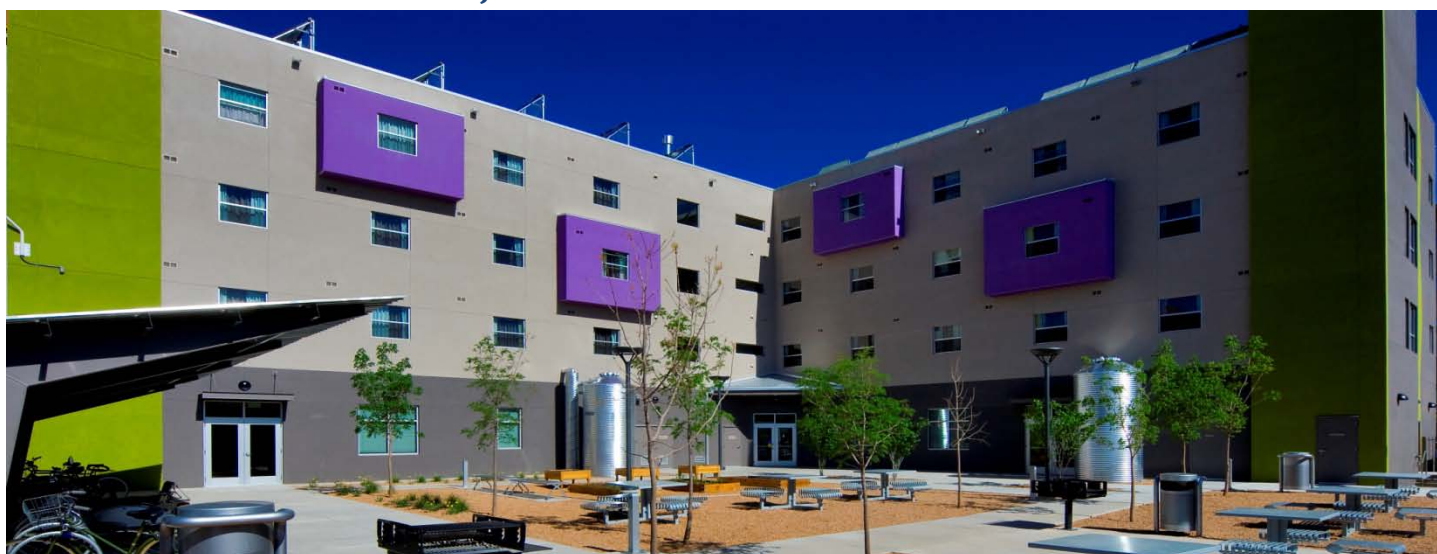


Project Profile: Downtown @700-2nd



Developer: Supportive Housing Coalition of New Mexico

Location: Albuquerque, New Mexico

Description: Downtown@700-2nd is a 72 unit mixed-income mixed-use housing development in downtown Albuquerque providing green and sustainable affordable housing in a mixed income environment with supportive services that allows formerly homeless, disabled and disadvantaged people the opportunity to rebuild their lives. The Downtown @ 700-2nd project is the first Green Workforce Housing Demonstration project to provide affordable rental housing in the Albuquerque's Downtown core.

Total Development Costs: \$12.6m

Capital Funding: Low Income Housing Tax Credit: \$8.1M; Workforce Housing Fund (City of Albuquerque): \$2.6M; State grants: \$763K; HUD Supportive Housing Program (SHP): \$55K; Land donation: \$1.1M.

Income Profile: 18 units for households with incomes at or below 30% of Area Median Income (AMI), 42 units for households with incomes at or below 60% of AMI, 12 market units

Rental Assistance: Section 8 Project-based Assistance

Integrated Housing Features: Targeted Units: Eighteen (25%) of the units are targeted to people who were chronically homeless with co-occurring mental health and physical disabilities or persons with special needs.

Affordability: The eighteen targeted units have Section 8 Project-based vouchers through the Bernalillo County Housing Authority. With the project-based assistance, these units can serve extremely low-income people with disabilities including those with no source of income.

Accessibility: Four (4) units are fully accessible and all units are adaptable. The site was chosen for its proximity to near-by public transportation, jobs, and retail and community services.

Supports: The site has a Service Coordinator who works with residents to identify supportive service needs, make linkages and referrals to local service providers, and to coordinate and partner with local service agencies to provide on-site services whenever possible. The Service Coordinator also works in partnership with the property management company to resolve conflicts and ensure supportive services for residents who may be having difficulties related to their tenancy as a result of substance use and/or mental illness.