

Chuska Apartments

Gallup, New Mexico



Developer/Sponsor Supportive Housing Coalition of New Mexico

Units 30

Description Chuska Apartments is the first affordable housing development supported by the recently launched Enterprise Rural and Native American Initiative that works with tribes to create healthy, safe, affordable housing and to increase opportunities for economic advancement. Located in Gallup, New Mexico, Chuska Apartments is a 30-unit, new construction property with six residential buildings and a community center. The buildings are organized in clusters around a communal space and are divided into two elongated courtyards. The project features energy-efficient design with a one-story floor plan and built-in ventilation.

There are 15 two-bedroom/one-bath apartments, including a manager’s unit, and 15 three-bedroom/two-bath apartments. The units feature enclosed rear patios or front yards, dishwashers, and storage lofts above the kitchens. Residents and service providers also will enjoy a large community center.

Gallup is a town of approximately 20,000, located in northwest New Mexico, two hours west of Albuquerque, near the Arizona border. Located on the famous Route 66, Gallup began as a railroad and mining town, but recently has become a tourist destination. Surrounded by natural beauty, Gallup is a regional commercial center with an emphasis on Native American arts and crafts, due in part to its proximity to the Navajo Nation.

A Green Advantage The design of Chuska Apartments incorporates several green features that conserve energy and raw materials, including:

- Day lighting in all rooms
- Passive solar space heating
- Drought tolerant landscapings
- Energy-efficient windows
- Rooftop water heating (for domestic hot water and baseboard heating)



Project Financing

City of Gallup, State of New Mexico	\$50,000
New Mexico Mortgage Finance Authority (MFA) Grant Funds	\$240,000
Federal Home Loan Bank AHP Funds	\$150,000
State of New Mexico Capital Outlay	\$639,000
Supportive Housing Coalition	\$414,000
USDA Rural Community Development Initiative	\$15,000
Deferred Developer Fee	\$204,238
LIHTC Equity through Enterprise	\$6,265,364
Enterprise Supportive Housing Grant	\$96,000
Enterprise Green Communities Grant	\$24,000

Total Development Costs **8,097,602**

Rents Ten of the units will be set-aside for households at or below 30 percent area median income (AMI) and targeted to homeless families. The remaining twenty units will house families at or below 60 percent of AMI. Units will be rent restricted for a minimum 45-year period.

Amenities Chuska Apartments features a community building with offices, a community room, kitchenette and laundry room. Other amenities include courtyards with community gardens, a playground area and a rock garden integrated into an existing natural rock outcropping.

Social Services Care 66, a local nonprofit organization, provides supportive services to formerly homeless residents. Families receive intensive case management and a 24-month enriched service program. Supportive services include medical and psychiatric care, substance abuse treatment, general counseling services, budgeting and money management, job skills development, independent living and other skills training, homeownership counseling, and linkage to other community resources. Counseling and case management is done in the community center offices with classes offered in the community room.

Developer The Supportive Housing Coalition of New Mexico (SHC-NM) was founded in 1996 in response to a gap in safe and affordable housing for homeless and near homeless persons with behavioral health disorders. As the largest developer of supportive housing in New Mexico, SHC represents a collaboration among some of Albuquerque's oldest and most respected providers of homeless and health services. Together, these organizations offer a continuum of services and housing options for homeless people with special needs, from street outreach to aftercare, from emergency drop-in services to permanent independent living. In addition to Chuska Apartments, SHC owns seven multifamily properties totaling approximately 140 units.

Architect Autotroph, Inc.



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