# SECTION 4 RECIPIENT SPOTLIGHT

Northern Pueblo Housing Authority

## Impact Summary
A solar power plant that will offset utility costs, create jobs, generate revenue, and contribute to Tribal self-sufficiency

## Section 4 Outcomes
Solar array planning and predevelopment completed; secured $1 million DOE grant award

## How Section 4 Funds Were Used
Used to retain an experienced development director, pivotal to the project’s success

## 2016 Section 4 Grant
$35,000

## Technical Assistance from Enterprise
Enterprise serves as a trusted advisor and partner to NPHA in a homeownership development project in North Tesuque Pueblos

## Section 4 Funds Vital to Leverage Critical Financing

Picuris Pueblo, situated in a picturesque mountain valley, is the most isolated and poorest of New Mexico’s 19 Pueblo tribes, with a 40 percent unemployment rate.

The Northern Pueblos Housing Authority (NPHA) is a tribally designated housing entity that serves the Picuris, Tesuque and San Ysidro Tribes. Over the last five years, NPHA successfully implemented over $10 million of low-income housing and community development projects, including two solar projects to offset tribal energy costs. For the Picuris, NPHA is now spearheading a massive energy efficiency and energy generation project – The Picuris Pueblo Community Solar Array Project – that will create jobs, reduce energy costs, and generate revenue.

Section 4 funds were vital in 2016 to help to secure a $1 million Department of Energy (DOE) grant and matching funds for the development of a 1 megawatt solar array on six acres of tribal land. The project will produce 2.6 million kilowatt-hours of renewable energy annually —enough to offset the entire energy cost of the Pueblo’s 50 homes and 12 tribal buildings — and be used as ongoing revenue to invest in job-creating community projects.

## Section 4 Capacity Building

The Section 4 Capacity Building for Community Development and Affordable Housing program strengthens low-income urban and rural communities by providing flexible support to nonprofit organizations to develop affordable housing, finance small businesses, revitalize commercial corridors, and address community needs.

HUD Section 4 is the only federal program that exclusively focuses on increasing the effectiveness of local community development organizations.

Through direct financial assistance, training, and guidance, Section 4 helps these organizations to maximize their impact in communities and to provide essential, sustainable services to vulnerable families and individuals.

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The First Solar-Powered Pueblo in New Mexico to Lift Local Economy

NPHA staff visit the future solar plant site

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Section 4 Funds Used to Bring on Critical Project Expertise

A 2016 Section 4 grant allowed NPHA to look at renewable energy (solar, wind, and geothermal) as a resource to foster tribal growth and economic development. NPHA used Section 4 funds to retain a highly experienced development director with an extensive background in energy development and grant writing. The director successfully planned and secured financing for the solar project, including a $1 million DOE grant which leveraged multiple grant awards from government and private agencies. The development director also helped the Picuris Pueblo negotiate a purchase agreement with Kit Carson Electric Cooperative that is expected to provide $3.5 million to the tribe over a 25-year period.1

Picuris Pueblo will use some revenue from the project to subsidize power for very low-income Tribal residents, and the remainder to leverage funding for planned job creation projects, including an RV park/convenience store, a charcoal production operation, a forestry operation, a medical clinic, and the commercial development of the Pueblo’s bison herd.

Impact of Section 4 Support

NPHA secured financing for a solar array that is expected to offset 100% of the energy currently used by the 50 homes and 12 tribal buildings on Picuris Pueblo trust land, and, through an energy purchase agreement with the local utility, provide $3.5 million to the tribe over a 25-year period.

Housing Security

The solar project will offset 100% of energy costs for all Picuris Pueblo homes and 12 tribal administrative buildings, in a county where poor homeowners pay, on average, 32.2 percent of their entire income on energy ($2,296 annually).2

Economic Impact

Revenue from the solar array will be reinvested into projects that create jobs and essential services. It is expected to generate a financial return of close to $1 million over the first five years and $3.5 million over 25 years.

Northern Pueblos Housing Authority is based in Toas County, New Mexico, where:

- 24% of people live in poverty
- 52% of renters pay more than 30% of their income on rent
- 11% of civilians are unemployed

From the American Community Survey 2015 data

Enterprise: A Trusted Partner

Enterprise is a trusted partner and advisor to NPHA as it provides critical housing and community development investments in three northern New Mexican Pueblos (Picuris, Tesuque and San Ysidro). Enterprise has provided significant technical assistance to NPHA on a capacity building initiative for the Tesuque Pueblos, as well as assisted in the development of a new single family subdivision at the Tesuque North housing project. This project will result in 23 homeownership opportunities for low-income families and individuals.

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