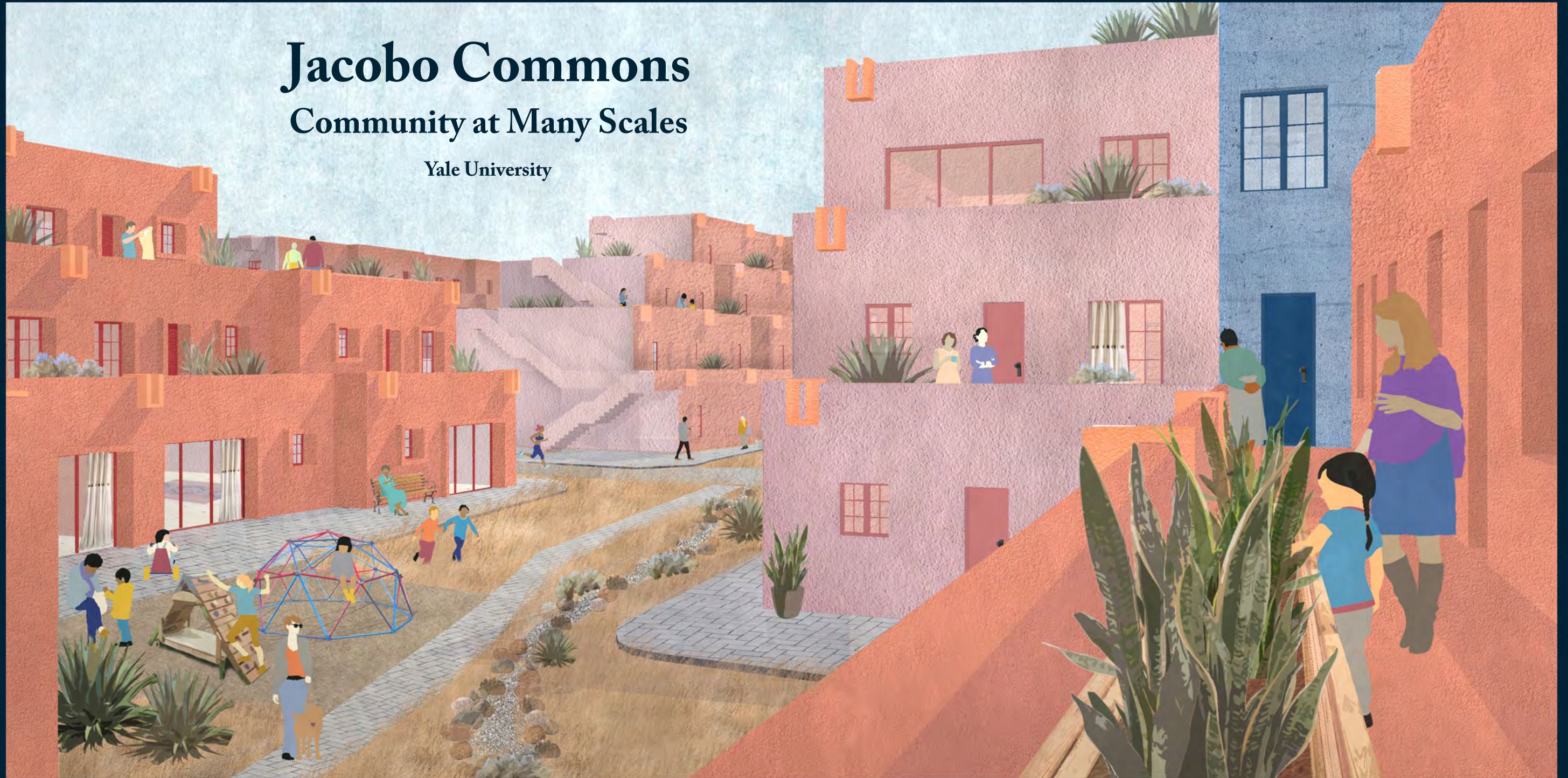


Jacobo Commons

Community at Many Scales

Yale University



Connecting to the Community

Context and Urban Strategy



Commercial Spaces



Food and Grocery



Arts and Cultural Spaces



Education



Health



Community



Bike Path



Public Transportation



Streets and Access

Connecting to the Community

Context and Urban Strategy



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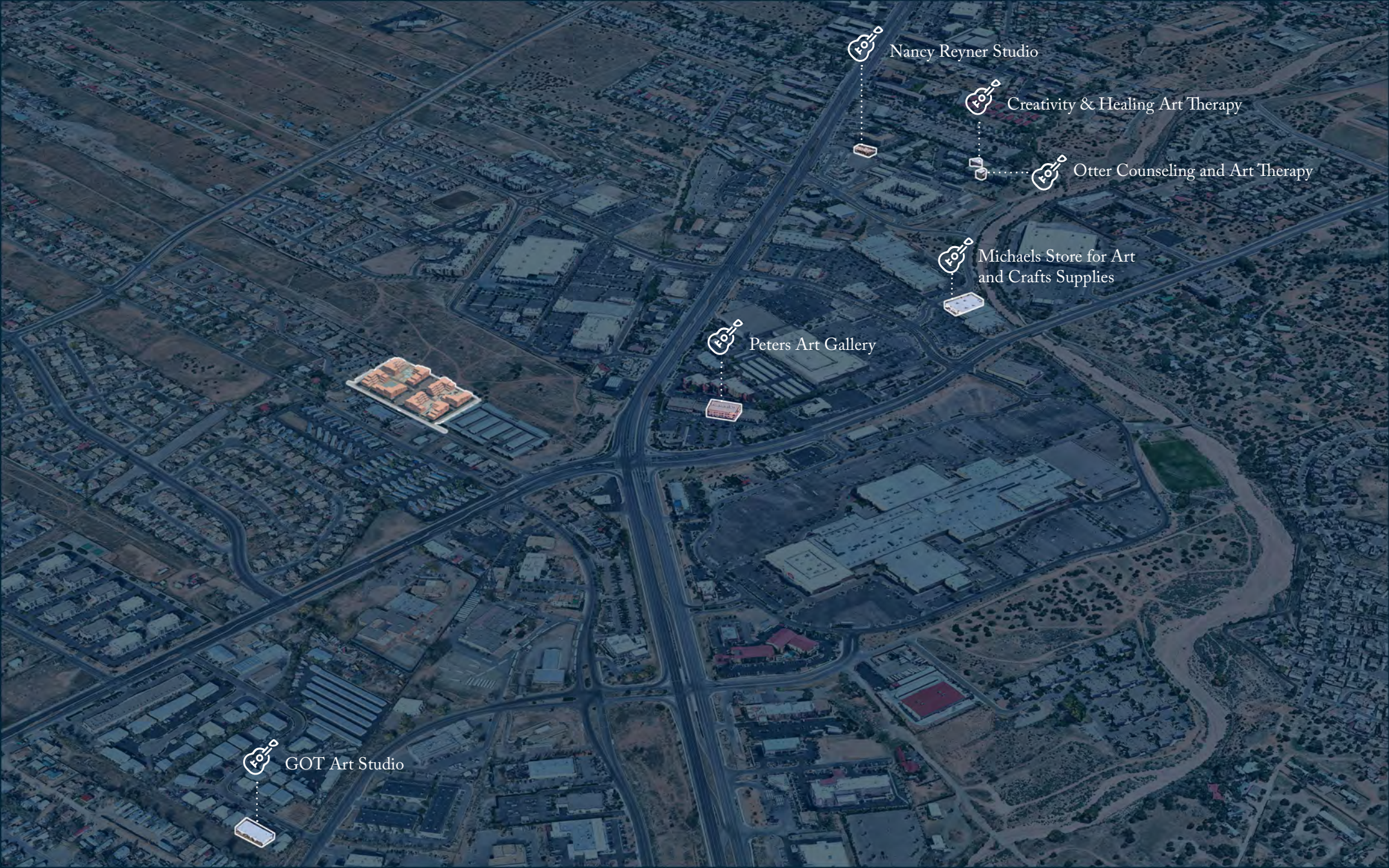
Public Transportation



Streets and Access

Connecting to the Community

Context and Urban Strategy



-  Commercial Spaces
-  Food and Grocery
-  Arts and Cultural Spaces
-  Education
-  Health
-  Community
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-  Streets and Access

Connecting to the Community

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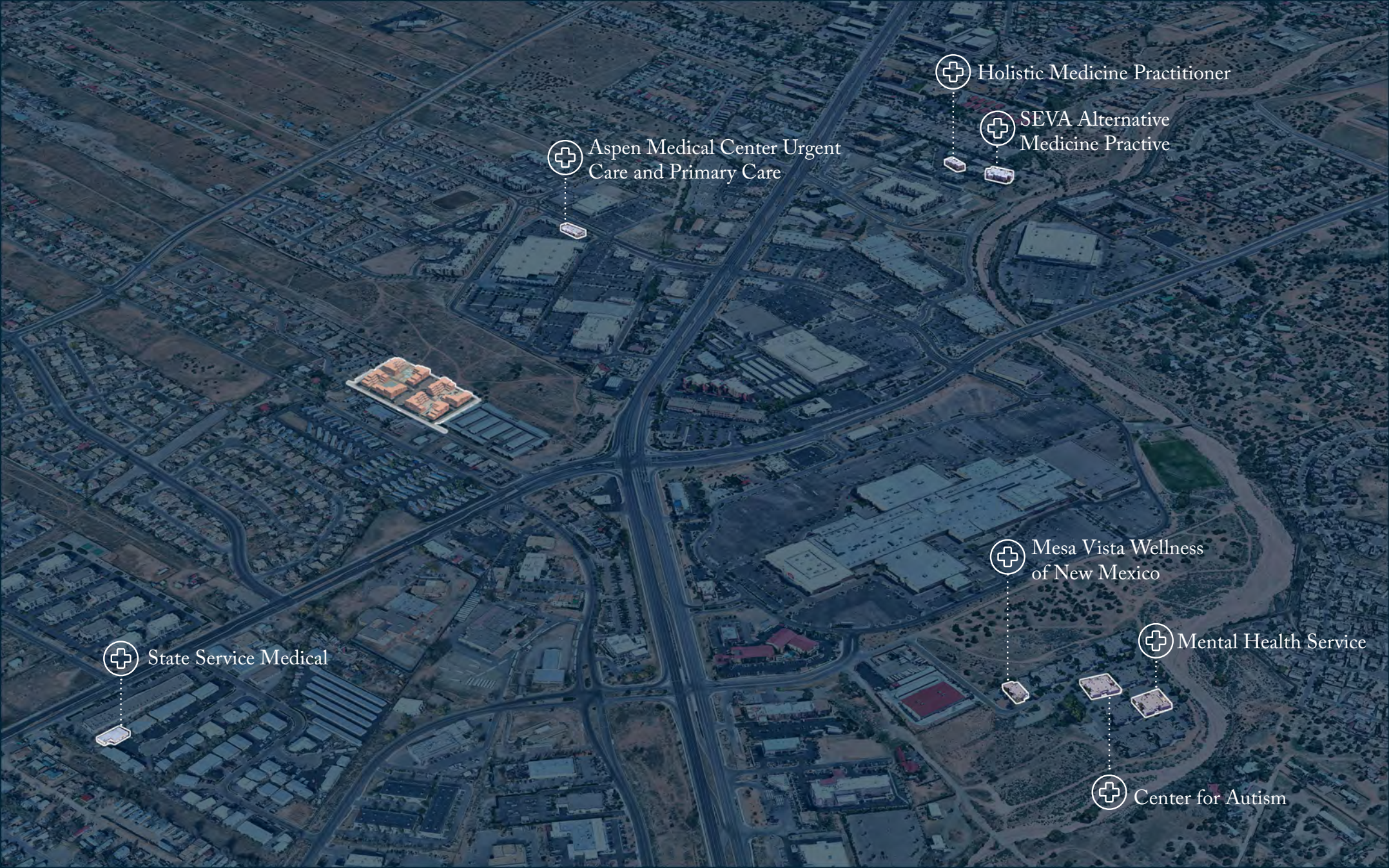
Public Transportation



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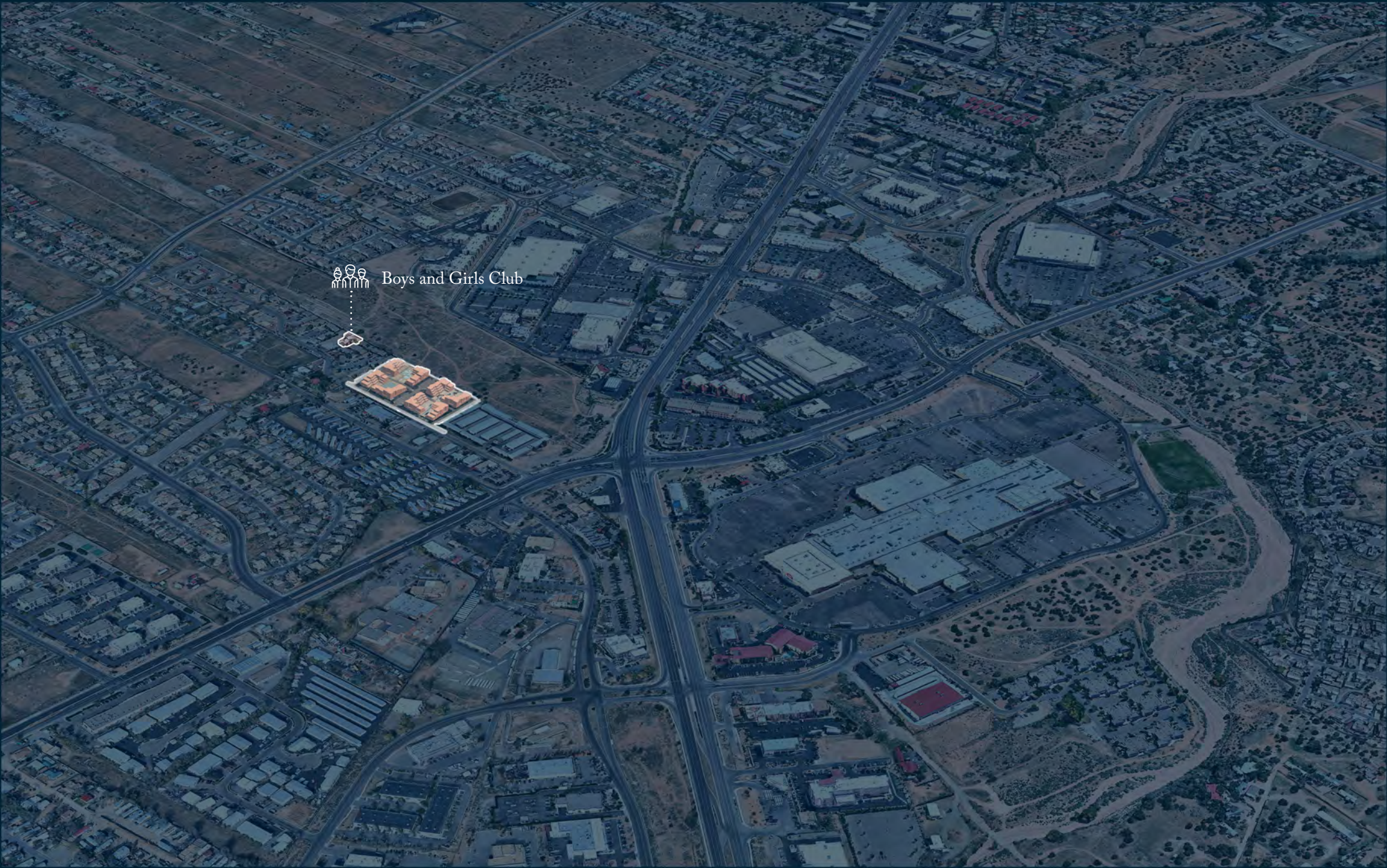
Public Transportation



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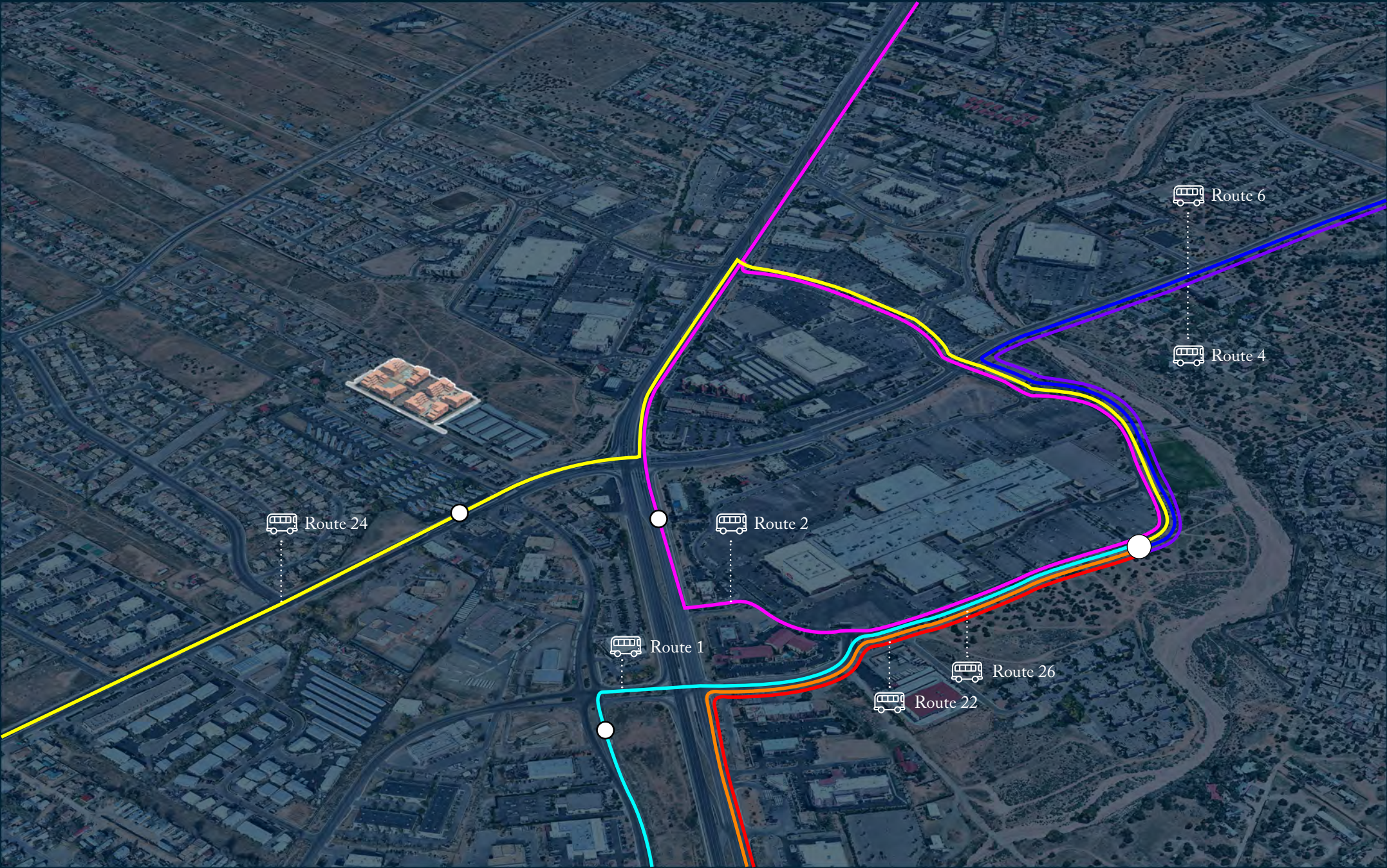
Public Transportation



Streets and Access

Connecting to the Community

Context and Urban Strategy



-  Commercial Spaces
-  Food and Grocery
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-  Community
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Connecting to the Community

Context and Urban Strategy



Commercial Spaces



Food and Grocery



Arts and Cultural Spaces



Education



Health



Community



Bike Path



Public Transportation



Streets and Access

Site Plan Walkthrough

Access to Commercial Area

Connection to San Ignacio Road

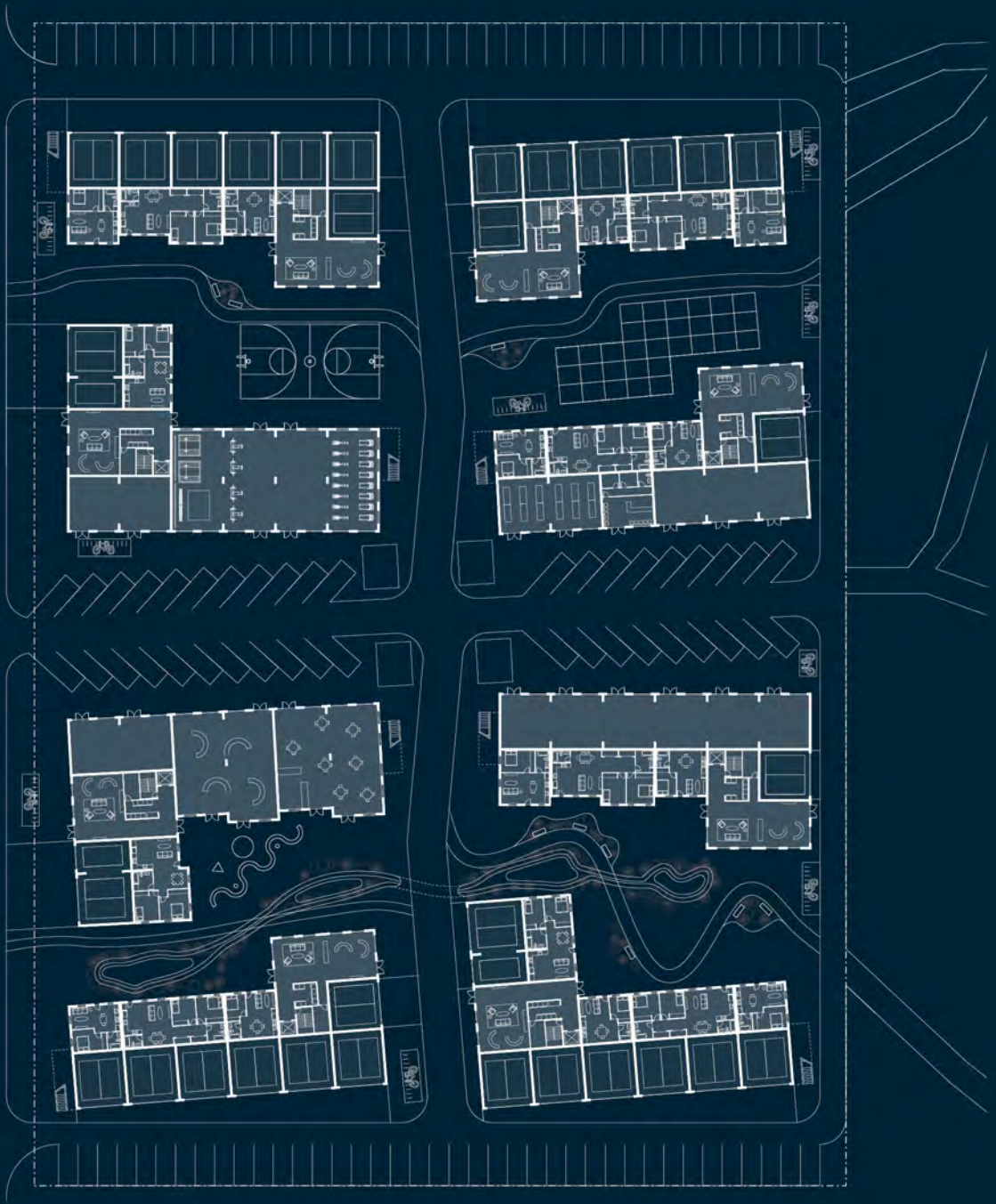
Community Corridor

Bike Share

Flexible Parking Spaces

Courtyards

Swale



Market

On Site Nurse

Daycare

Gym

Commercial Space

Building Lobbies

Residential Units

Site Plan Walkthrough

Access to Commercial Area

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Bike Share

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Market

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Daycare

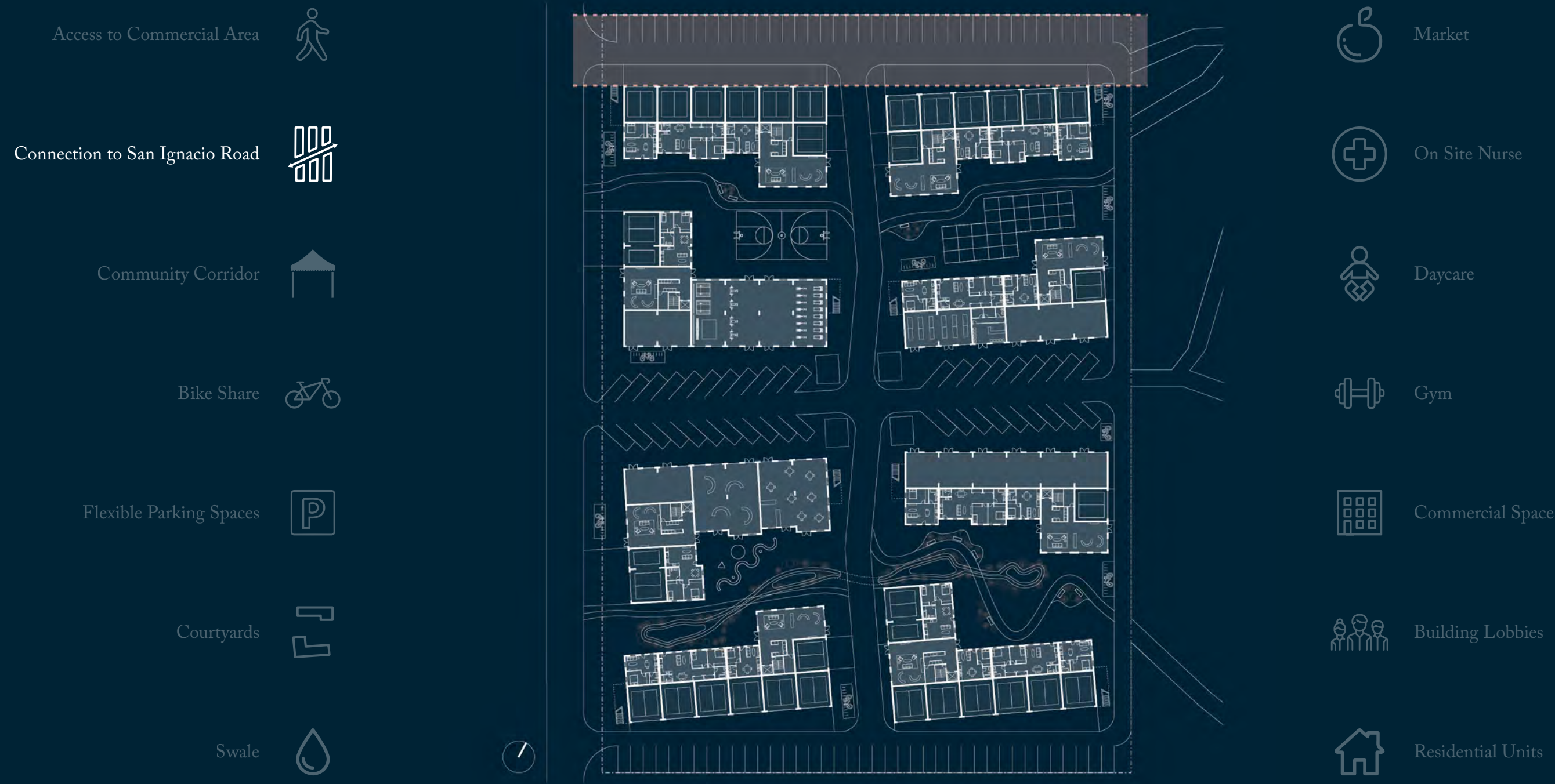
Gym

Commercial Space

Building Lobbies

Residential Units

Site Plan Walkthrough



Site Plan Walkthrough

Access to Commercial Area

Connection to San Ignacio Road

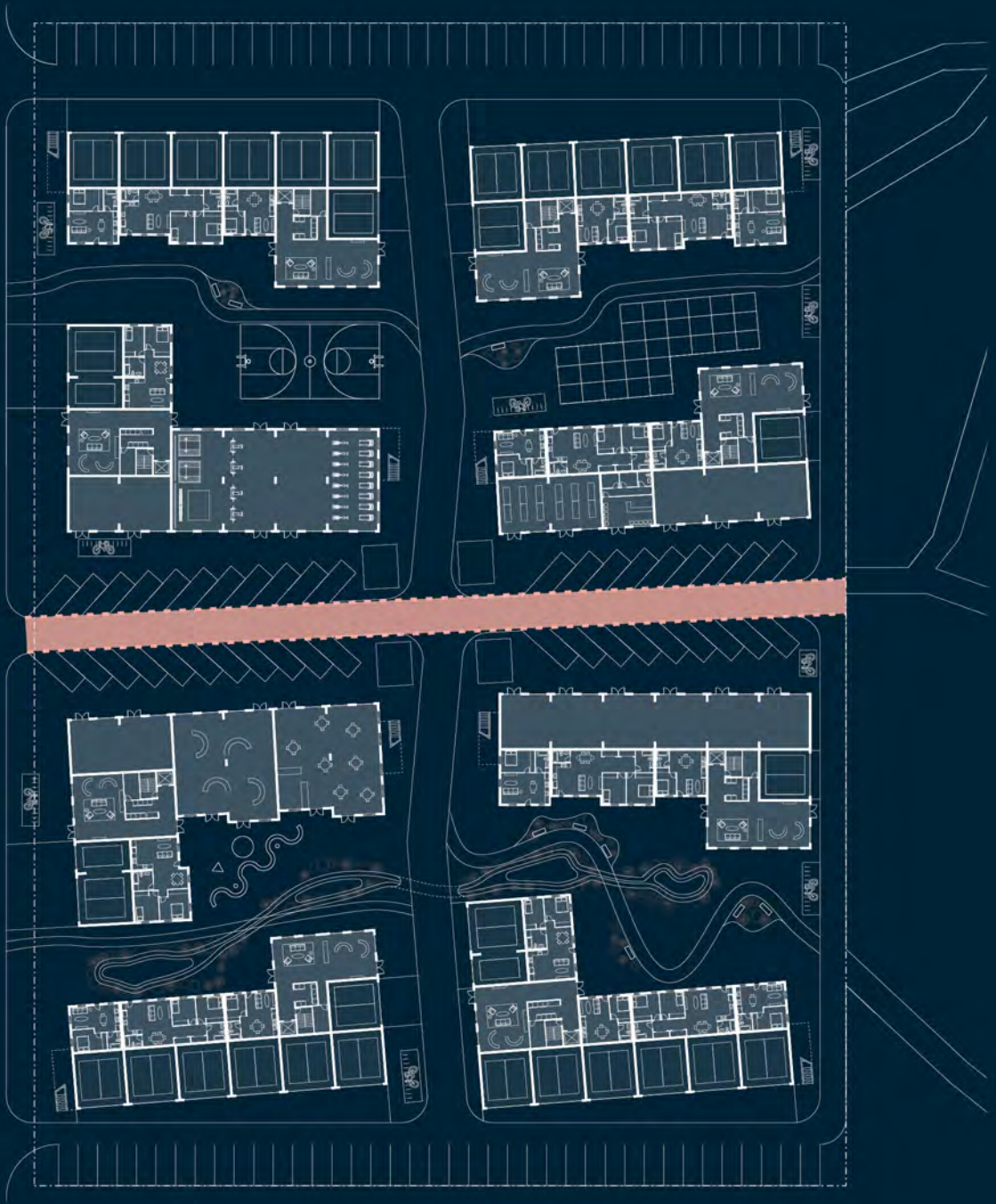
Community Corridor

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Site Plan Walkthrough

Access to Commercial Area

Connection to San Ignacio Road

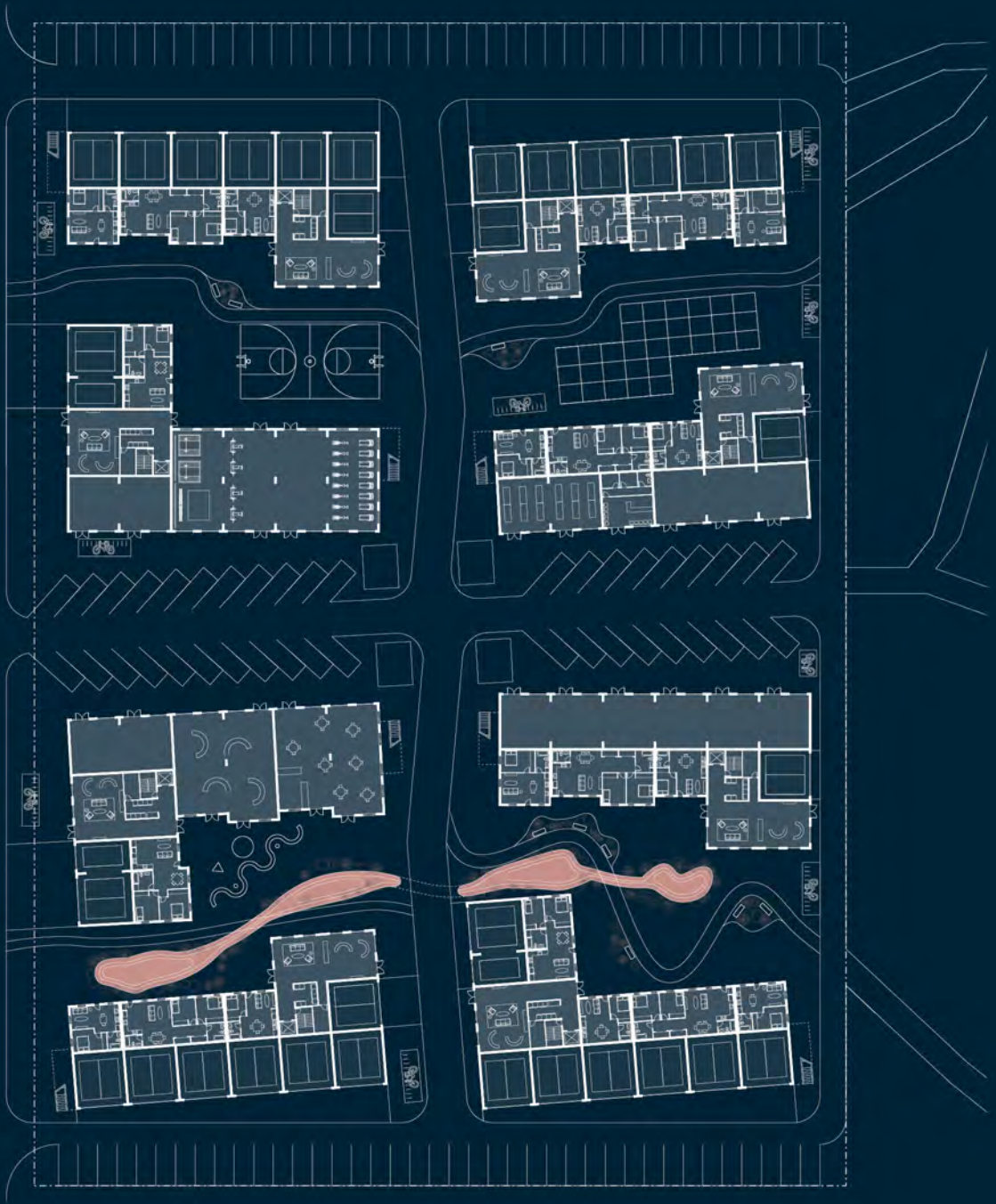
Community Corridor

Bike Share

Flexible Parking Spaces

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Building Lobbies

Residential Units

Environmental Design

Designing for Sustainability and Spotlighting Passive Systems



Water



Wind



Solar



Active Systems



Environmental Design

Designing for Sustainability and Spotlighting Passive Systems

The water strategy focuses on retaining and infiltrating water to avoid flooding during storm surges and collecting excess gray water for agricultural purposes. This is achieved through rain gardens, permeable ground surfaces and a bioswale on the lowest point of the site.



Water



Wind



Solar



Active Systems



Environmental Design

Designing for Sustainability and Spotlighting Passive Systems

The majority of the apartments have operable windows on multiple exposures. This gives the tenants the ability to naturally cool their space efficiently through cross-ventilation and night flush cooling.



Water



Wind



Solar



Active Systems



Environmental Design

Designing for Sustainability and Spotlighting Passive Systems

The stepping of the buildings allows generous light into the courtyards throughout the year. The southern and northern facades are distinct, designed with passive solar strategies such as overhangs on southern windows to reduce summer heat gain.



Water



Wind



Solar



Active Systems



Environmental Design

Designing for Sustainability and Spotlighting Passive Systems

The stepping of the buildings allows generous light into the courtyards throughout the year. The southern and northern facades are distinct, designed with passive solar strategies such as overhangs on southern windows to reduce summer heat gain.



Water



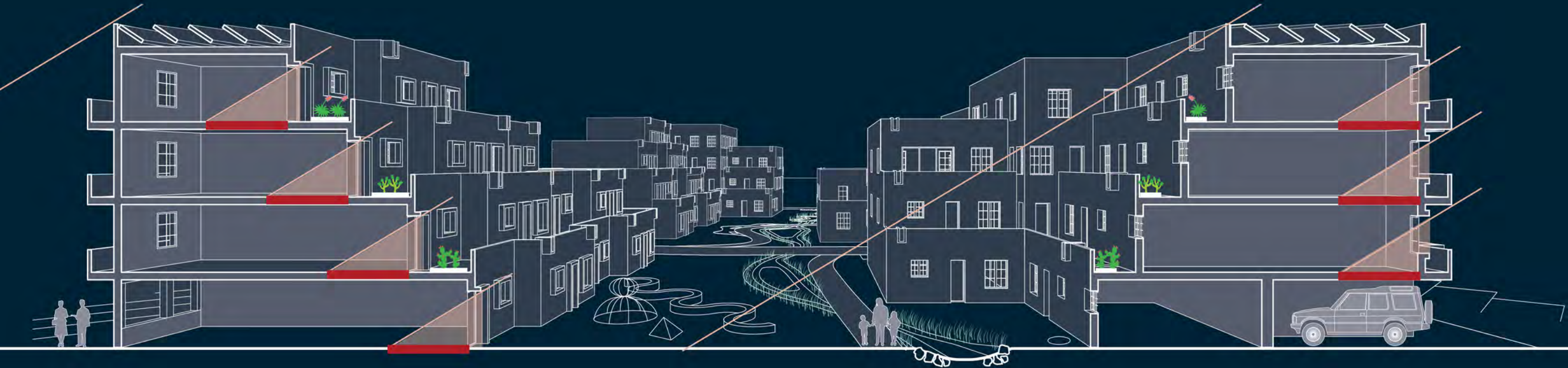
Wind



Solar



Active Systems



Environmental Design

Designing for Sustainability and Spotlighting Passive Systems

Geothermal heating dramatically reduces the heating and cooling loads in summer and winter thereby reducing the carbon footprint of the site.



Water



Wind



Solar



Active Systems

Geothermal
Solar Panels



Environmental Design

Designing for Sustainability and Spotlighting Passive Systems

Solar Panels on the roof offset the energy usage of the project.



Water



Wind



Solar



Active Systems

Geothermal
Solar Panels



Financial Overview

Jacobo Commons



158
Total Units

62%
Affordable Units

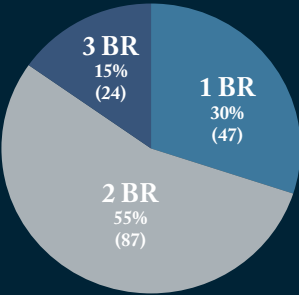
10%
of Units Reserved for
Households under
30% AMI

\$245
Development Costs
per SF

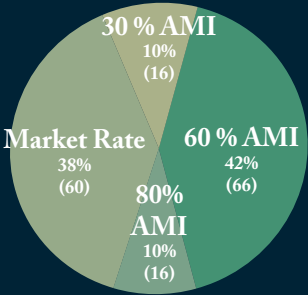
\$281k
Development Costs
per Unit

Unit Breakdowns

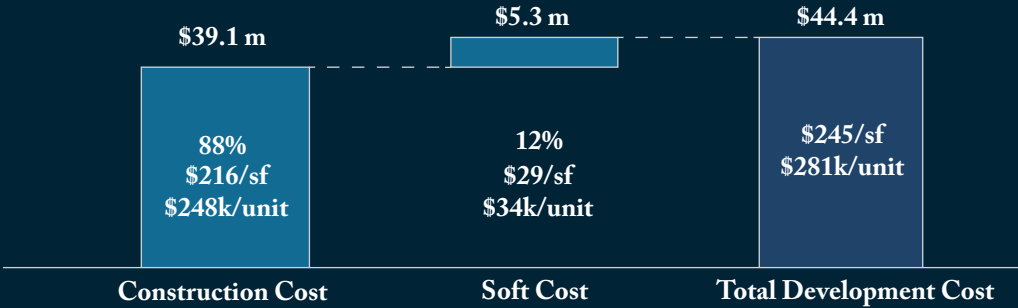
By Type



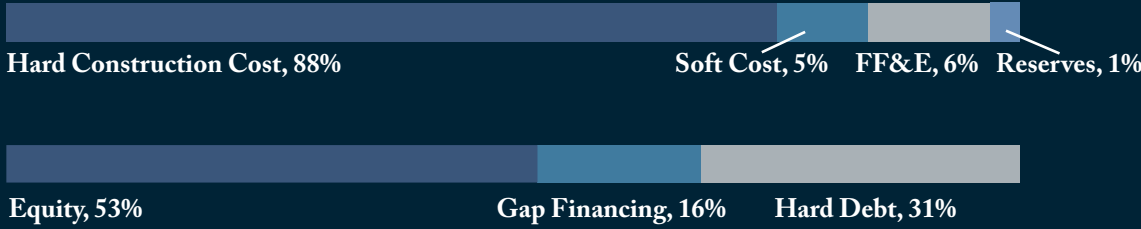
By AMI



Development Costs



Sources of Funds



Cash Flows

34% Operating Expense Ratio 1.4x-2.0x DSCR 75% Blended LTV

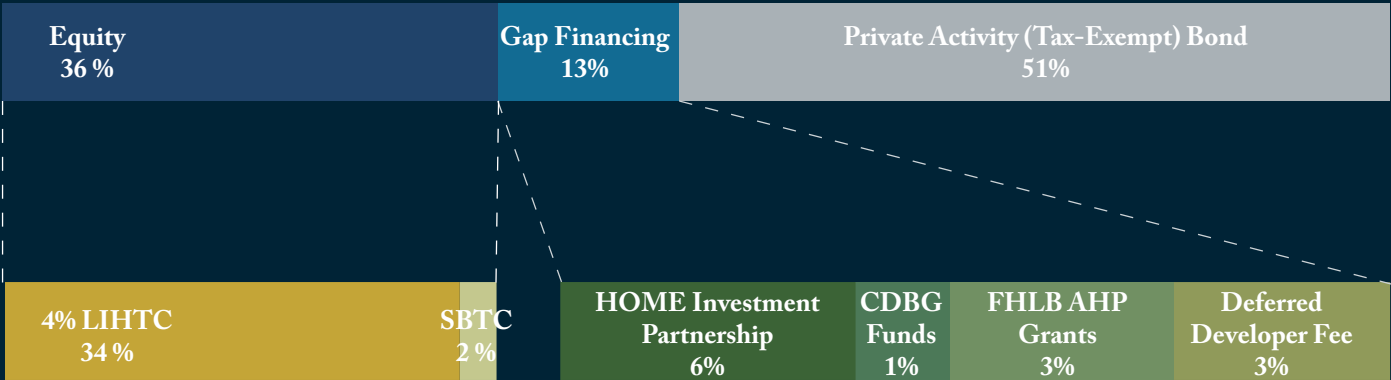
Financial Overview

Jacobo Commons North



- ✓ “Twinning” of 9% and 4% LIHTC creates a **financially sustainable** project
- ✓ Jacobo Commons utilizes limited 9% credits while monetizing excess basis with 4% credits to enable a deeply targeted mixed-income development
- ✓ Structured as two separate transactions – North Phase (9% credits) and South Phase (4% credits)
- ✓ **First mover** in New Mexico state, creating an **innovative precedent** that will likely lead to development of more affordable housing units in the future

Sources of Funds



Uses of Funds



Financial Overview

Jacobo Commons South



- ✓ “Twinning” of 9% and 4% LIHTC creates a **financially sustainable** project
- ✓ Jacobo Commons utilizes limited 9% credits while monetizing excess basis with 4% credits to enable a deeply targeted mixed-income development
- ✓ Structured as two separate transactions – North Phase (9% credits) and South Phase (4% credits)
- ✓ **First mover** in New Mexico state, creating an **innovative precedent** that will likely lead to development of more affordable housing units in the future

Sources of Funds



Uses of Funds

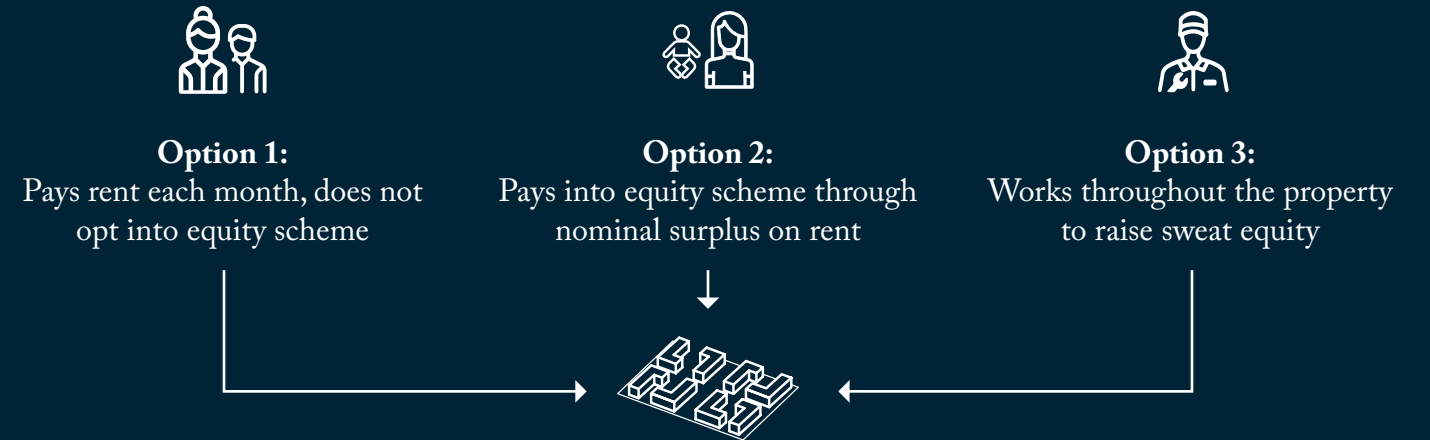


Financial Overview

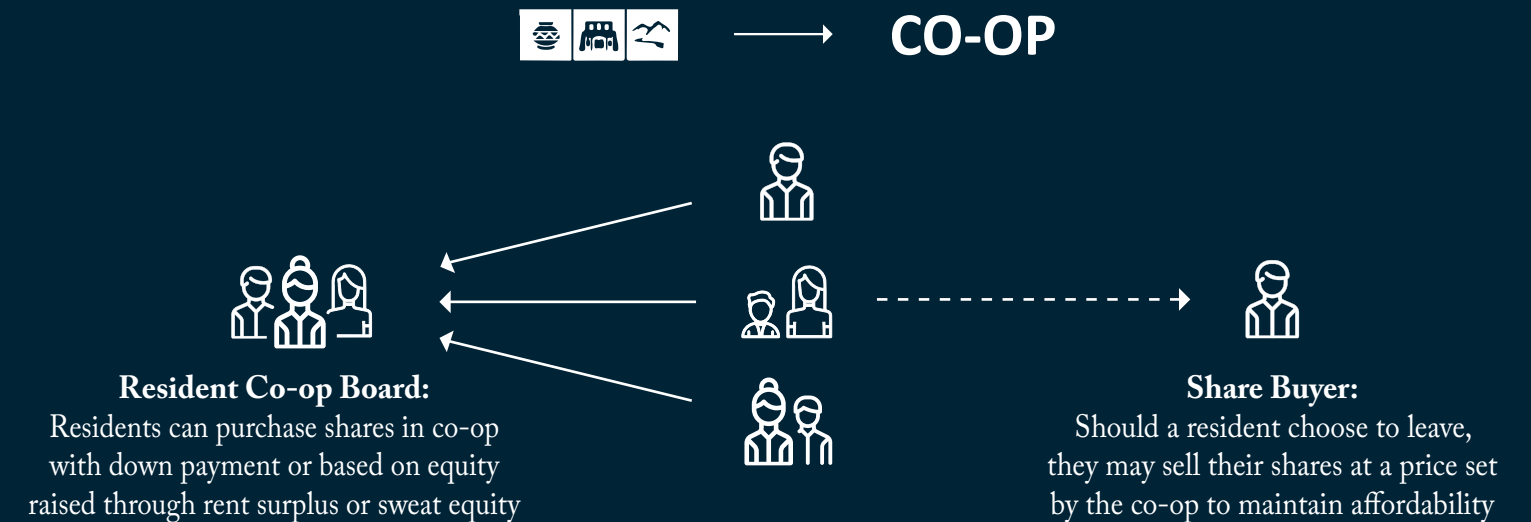
Affordable Rental to Limited Equity Cooperative Model



1 First 15 Years: Property Maintains LIHTC Affordability Compliance



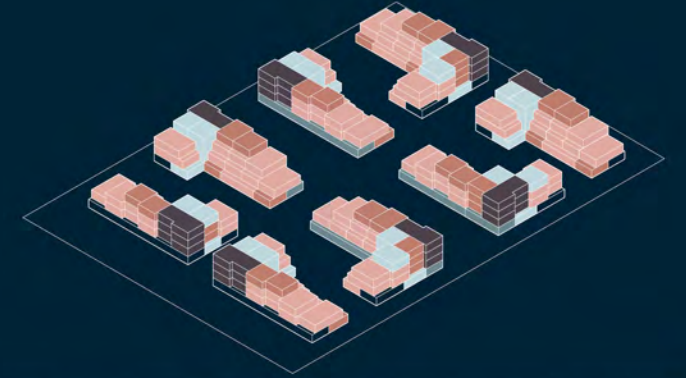
2 After Year 15: Property Converts to Limited Equity Co-op to Create a Democratic Collective



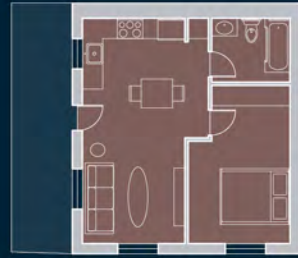
Unit Plans



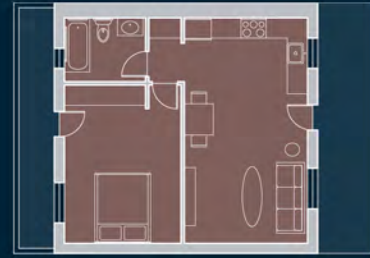
- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Apartments
- Community and Circulation
- Commercial



Unit Plans



1 Bedroom A



1 Bedroom B



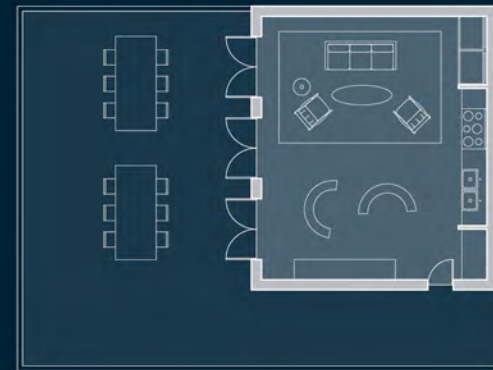
2 Bedroom A



2 Bedroom B

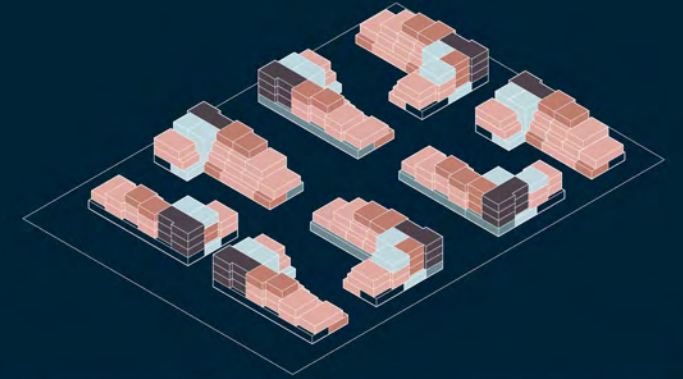


3 Bedroom

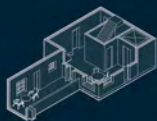


Community Room

- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Apartments
- Community and Circulation
- Commercial

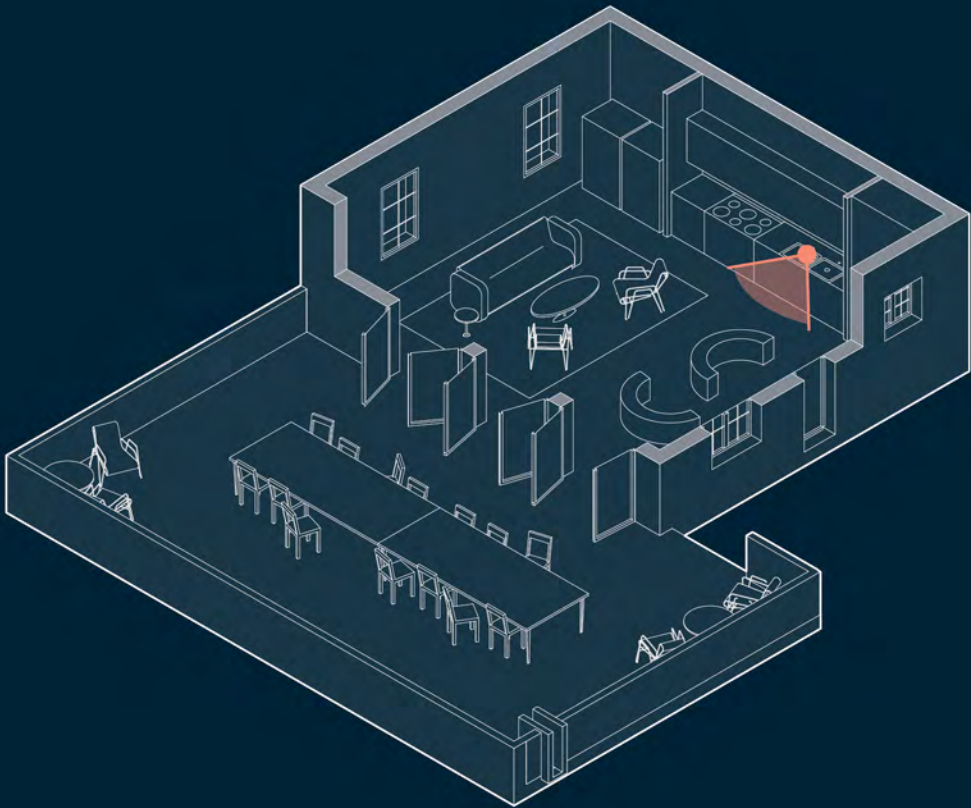


Communities At Many Scales



Private Community Spaces

Public Community Spaces



Communities At Many Scales



Upstairs Community Spaces



Upstairs Lobbies & Exterior Corridors



Ground Floor Community Spaces



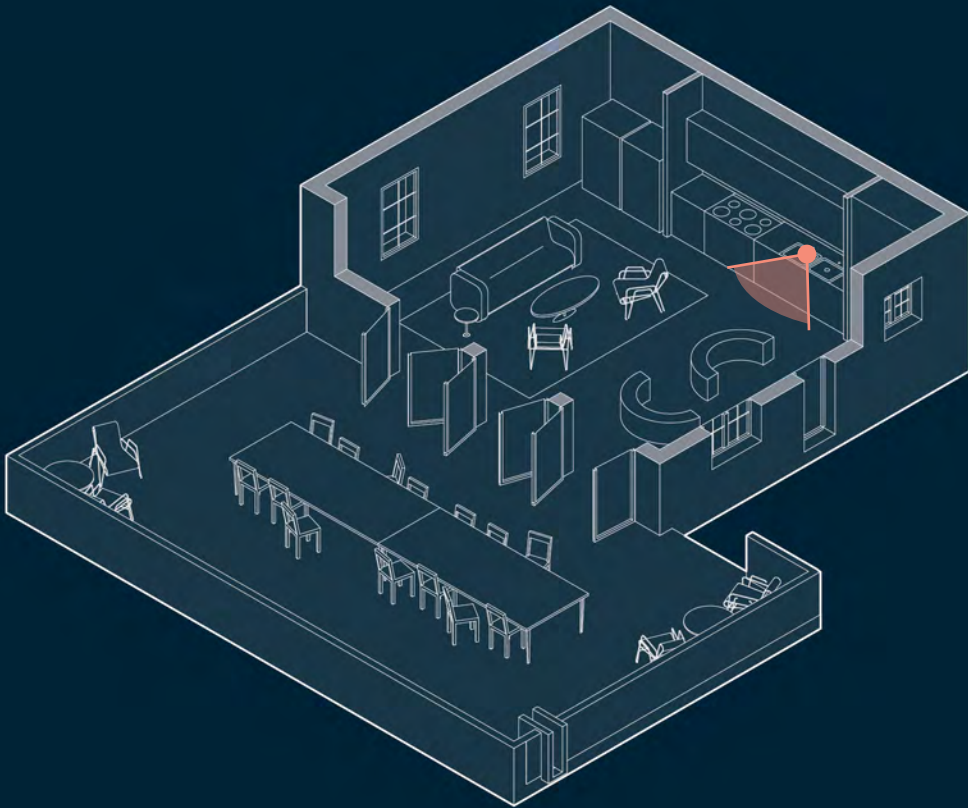
Courtyards



Community Corridor



Context



Communities At Many Scales



Upstairs Community Spaces



Upstairs Lobbies & Exterior Corridors



Ground Floor Community Spaces



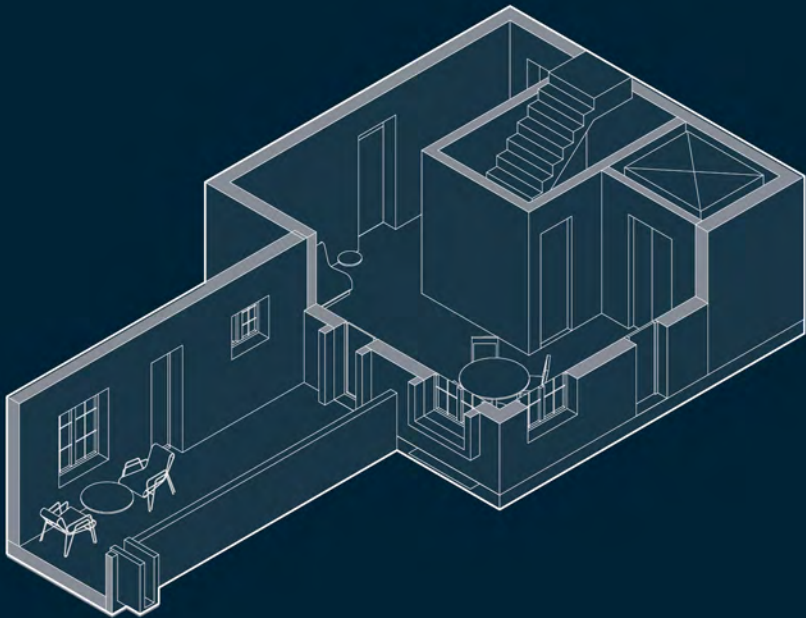
Courtyards



Community Corridor



Context



Communities At Many Scales



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Upstairs Lobbies & Exterior Corridors



Ground Floor Community Spaces



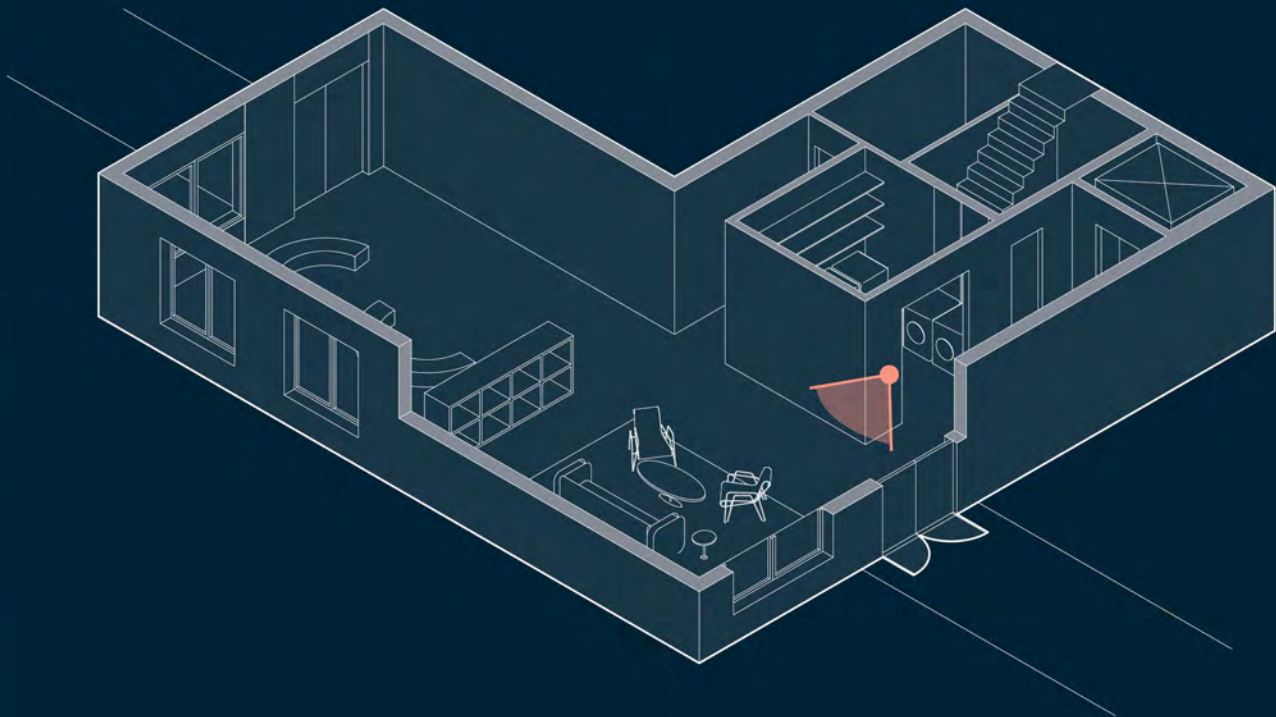
Courtyards



Community Corridor



Context



Communities At Many Scales



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Upstairs Lobbies & Exterior Corridors



Ground Floor Community Spaces



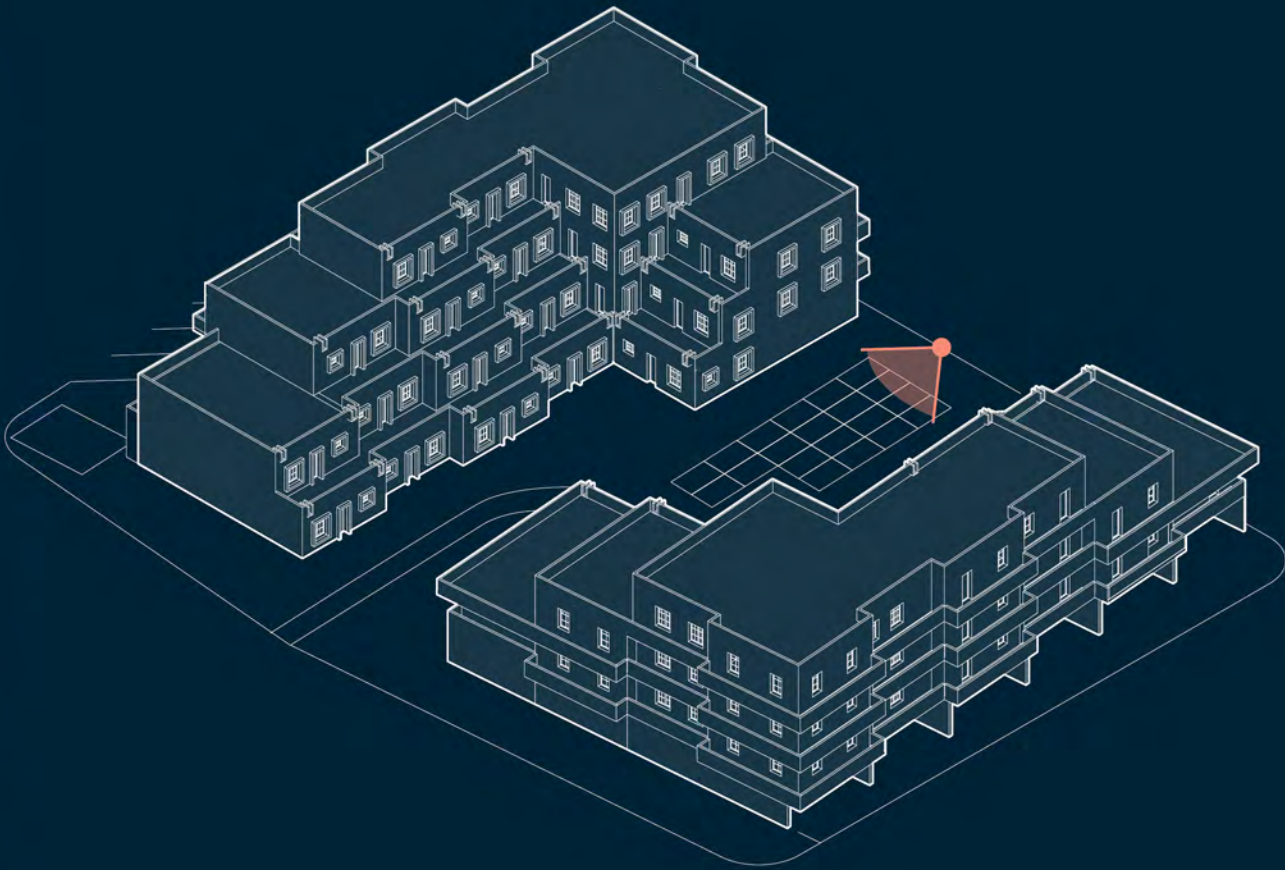
Courtyards



Community Corridor



Context



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Ground Floor Community Spaces



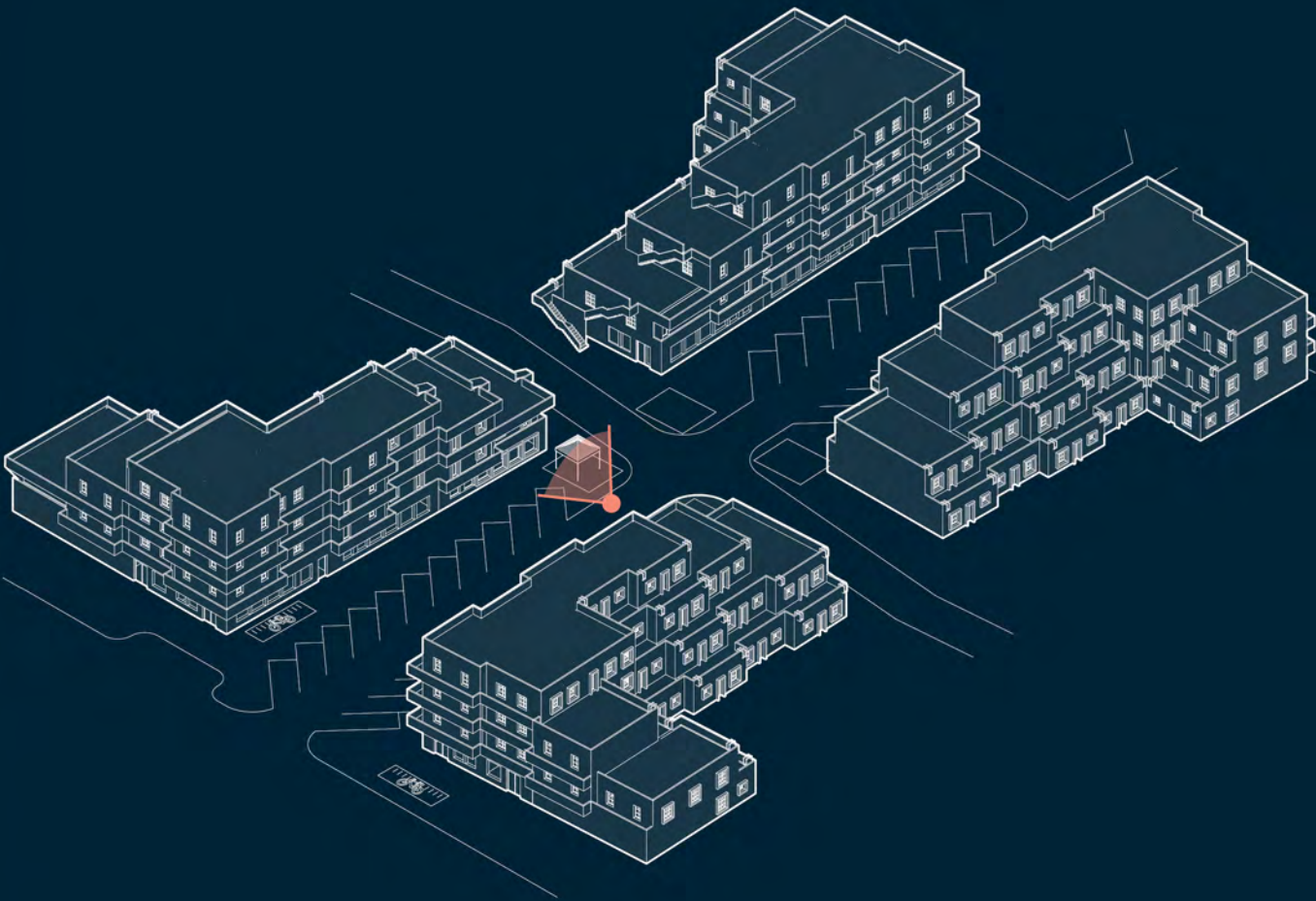
Courtyards



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Context



Communities At Many Scales



Upstairs Community Spaces



Upstairs Lobbies & Exterior Corridors



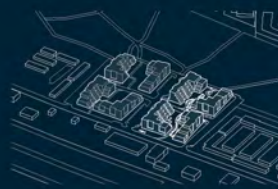
Ground Floor Community Spaces



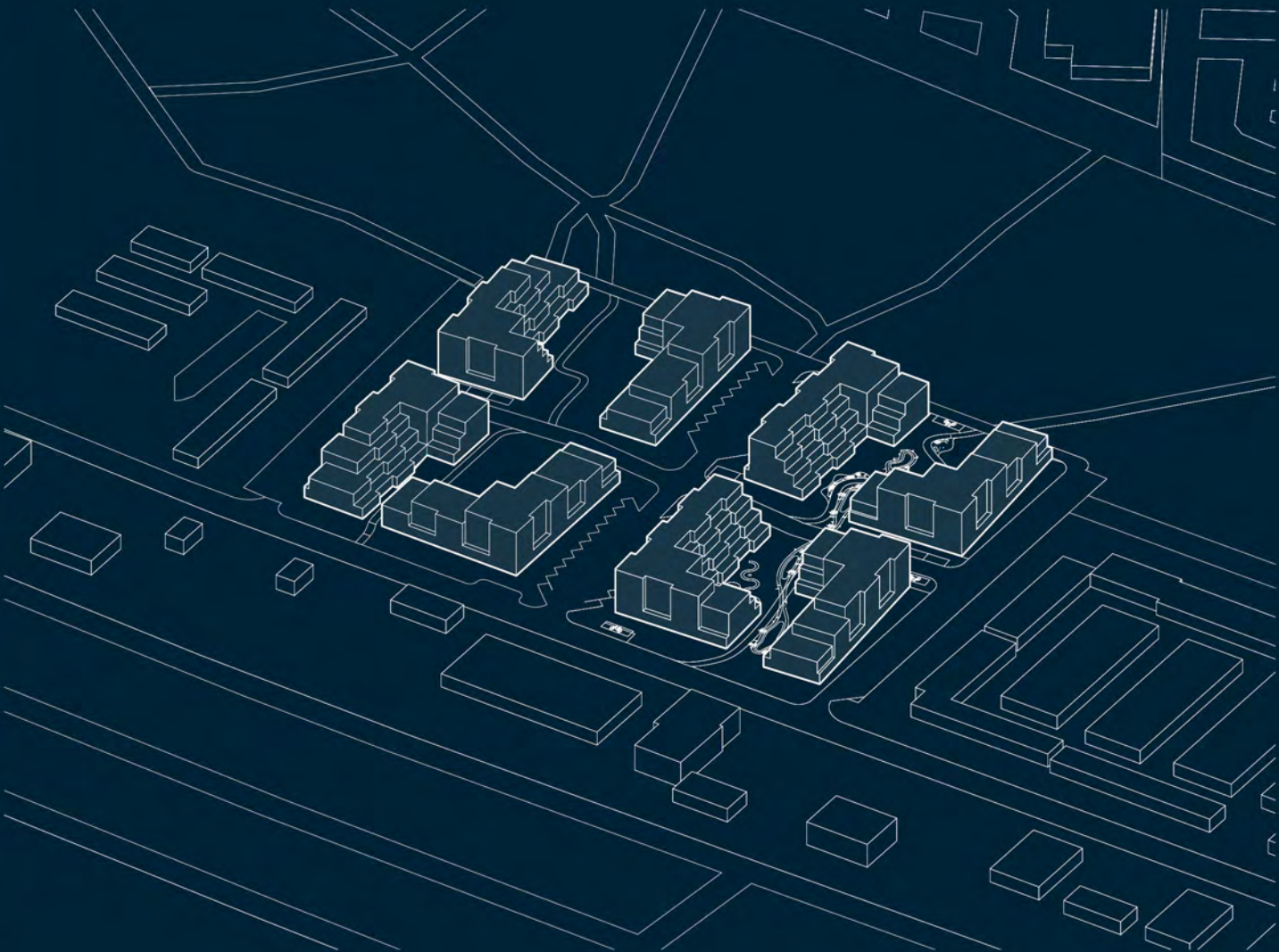
Courtyards



Community Corridor



Context



Jacobo Commons

Community at Many Scales

Yale University

