YSLETA DEL SUR | LIHTC PUEBLO HOMES

Client: Ysleta del Sur Pueblo Housing Department
Developer: Ysleta del Sur Pueblo
Architect: CEA Group
Syndicator: Raymond James Financial, Inc
Development Consultants: Travois, LIHTC consultant

CORE PROJECT EMPHASES:

- Envelope
- Weaving
- Modular
- Water Management

LESSONS LEARNED

- When tackling a complex tax credit project there are multiple obstacles to surmount, including understanding the application process, and structuring the project within the required scoring criteria and thresholds.
- Partnerships are critical to successful, first-time projects between a tribe and state.

BEST PRACTICES

- Consultants were brought on early to design a master plan and to understand the market and the environmental impact.
- Though it took time, every available source of funding was used to raise the needed dollars, including leveraging loans and grants through regional, county, and state organizations.
- 100 percent of stormwater was retained on the site.

TOTAL PROJECT COST: $7.59 M
TOTAL CONSTRUCTION COST: $6.58 M
COSTS PER SQ FOOT: $102*
COST PER UNIT: $109,000
TOTAL UNITS: 60

*Estimated costs
In addition to full stormwater runoff retention, Structural Insulated Panels (SIPs) provide a continuous R-23 value for thermal resistance. Openings on the western facades are kept to a minimum to control heat gain, and all windows are equipped with double-pane low-emissivity glazing, with internal blinds for reduced thermal conductivity. Plumbing fixtures are low flow, and furnaces are ENERGY STAR rated. Native and drought-tolerant landscaping was planted, using xeriscape methods to minimize irrigation.

The Ysleta del Sur Pueblo is situated just north of Mexico along the Rio Grande. The primary reservation community is one mile northeast of the Zaragoza International border between the United States and Mexico. The land configuration is referred to as “checkerboard,” with tribal trust land and non-tribal land pieced together with non-contiguous boundaries.

The tribe partnered with local, state, and federal agencies to help fund $6 million in infrastructure costs, such as a lift station that was partly funded by the Lower Valley Water District (LVWD), traffic lights that were funded by the Texas Department of Transportation (TXDOT), and roads that were partially funded by the Federal Highway Administration (FHA).