SHOWCASE PROJECT: TRUTH OR CONSEQUENCES HOUSING AUTHORITY:
VILLA DEL NORTE

SOLUTION OVERVIEW
Originally built in 1979, Villa Del Norte Apartments consists of 11 buildings—eight quadplexes and three six-plexes—with 50 units for elderly residents and residents living with a disability.

The Truth or Consequences Housing Authority (TorCHA) acquired the site in 2005, transferring the project to an affiliated nonprofit, New Mexico Housing & Community Development Corporation (NMHCDC) which secured over $1.2M in funds to undergo limited critical repairs – including updates and repairs of roofs, windows, furnaces, paint and cabinetry. Despite the initial work, however, this 40-year-old property still required major updates to remain a viable, safe and decent place to live in the long term. In 2019, NMHCDC secured approximately $7.8M in funding to undergo a substantial rehabilitation, which was complete in 2021.

SECTOR TYPE
Multifamily

LOCATION
New Mexico

PROJECT SIZE
31,787 square feet

FINANCIAL OVERVIEW
Project Cost $7,800,000

SOLUTIONS
The rehabilitation scope of work was designed to address major building deficiencies and update aging structures, with the overall goal of preserving the property as an asset and affordable housing resource for the Española community. The work targeted significantly increased energy efficiency across all eleven buildings, resulting in a HERS Certification of 75 or higher.

The rehabilitation work involved a wide array of improvements, including the replacement or

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improvement of major building systems. In particular, the flat roof system led to frequent drainage problems wherein pooled water caused deterioration and leaks. The newly installed Thermoplastic Polyolefin (TPO) roof with rigid insulation creates a slope for proper drainage, provides a longer lasting watertight surface, increases sunlight reflectivity during warm weather, and ultimately translates into a higher R value with respect to insulation on the roof/ceiling surfaces. Other major building components, including the building envelope and the HVAC system, were also addressed through the rehabilitation.

Below is a brief overview of the scope of work:

- **Site Amenities:** Walking path, community garden, shaded barbeque picnic areas, horseshoe pit, additional benches for seating areas, bicycle racks (13 racks distributed throughout site), re-surfaced parking lots;
- **Community Building:** Expanded community building including a new leasing office and social services office, computer center, fireplace, tv lounge entertainment area, upgraded kitchenette, updated accessible laundry room, covered patio area for dining & mailbox area, gas barbeque, and expanded maintenance area/corporate yard;
- **Building Interiors:** LED lighting upgrades, no-VOC paint, plank vinyl flooring, kitchen sink & cabinets, dining room ceiling fans, low flow water fixtures, GFCI outlets in the kitchen/bathroom, energy star appliances (refrigerators, ranges, hoods);
- **HVAC:** New air conditioner condenser units, gas furnaces, high efficiency hot water heaters with pan;
- **Envelope:** New Energy Star fiberglass front door, Energy Star windows, new rigid roof insulation with TPO roofing material;

The project was financed through a mix of funding sources, including $5.15 million in equity derived from a Low Income Housing Tax Credit (LIHTC) allocation from the New Mexico Mortgage Finance Authority, a combined $1.28 million in HOME, National and State Housing Trust Fund funding, and a $600k soft loan from the New Mexico Housing & Community Development Corporation.

**OTHER BENEFITS**

In addition to the structural and efficiency improvements, the rehabilitation of Villa Del Norte Apartments brought the community building, accessible units, sidewalks, and parking lot up to modern accessibility standards. It also improved the site’s circulation and safety, updating handicapped parking stalls and ramps, widening roundabouts, providing new CMU garbage enclosures, and adding new parking spaces, perimeter fencing, and additional lighting. And new Xeriscape landscaping featuring drip irrigation with rain delay sensors have been a water-conscious improvement to the site’s aesthetics.
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