



SDTHA Housing Authority
Virtual Community Meeting
December 3, 2020
6:30 pm – 8:00 pm

Agenda



- Welcome – Brook Kristovich, SDTHA Executive Director
- Opening Prayer & Remarks – Governor Moquino
- Key Items
- Introducing SDTHA staff and Board of Commissioners
- Introducing the Zoom Meeting Moderators
- Introducing purpose of the meeting
- Goals of SDTHA for Cottonwood and Housing – discussion points
 - Location and proposed layout of the homes
 - 184-mortgage homes + Plan for rental homes under current / awarded Competitive Indian Housing Block Grant (IHBG) funding
 - Plan for additional homes if the new Competitive IHBG application 2021 is awarded
 - How would someone apply for the homes?
 - What is credit-worthiness?
- Potential for Workforce crew development
- Summary of Competitive IHBG 2021 application – due December 10th
- SDTHA website is being updated
- Follow up and Next Meeting
- Closing Prayer – Governor Moquino

Cottonwood Subdivision

- 🏫 Santo Domingo Elementary School
- 📍 Santo Domingo Pueblo
- 🏠 Santo Domingo Tribal Utilities





-  Approximate Boring Location
-  Proposed Building



*Geotechnical
Environmental
Inspections
Materials*



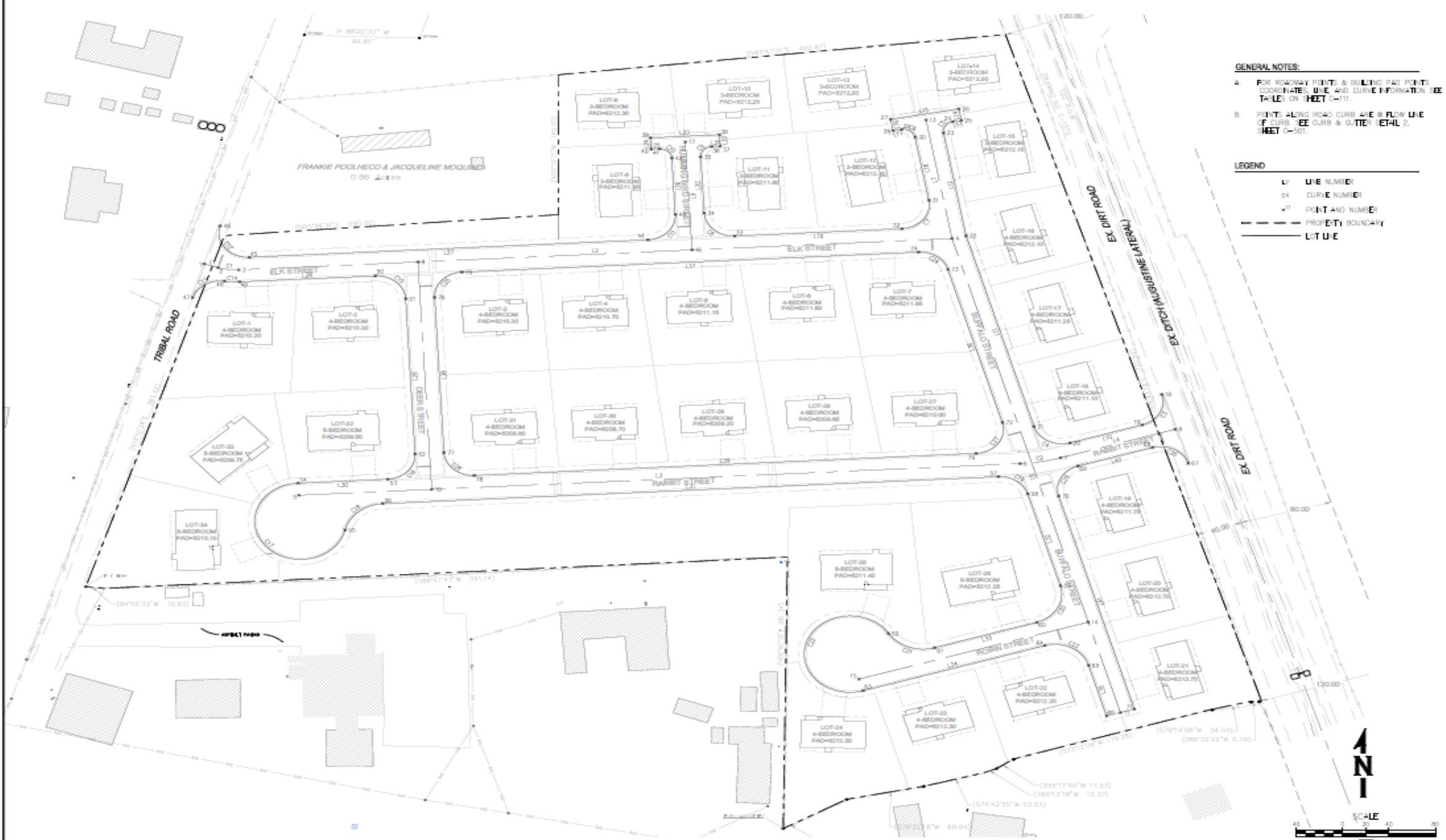
**Western
Technologies Inc.**
The Quality People
Since 1955

PROJECT:	Community Development
JOB NO.:	3228JJ090

BORING LOCATION DIAGRAM

SHEET NO.		REVISION	
NO.	DATE	BY	REMARKS

PROJECT NUMBER PRJ2343W	DATE 08/01/2023	SCALE AS SHOWN
PROJECT NAME Santo Domingo Tribal Housing Authority 10 Acre Residential Housing Community Development Project	DESIGNER WHPacific	DATE 08/01/2023
DRAWN WHL	CHECKED WHL	APPROVED WHL
DATE 08/01/2023	DATE 08/01/2023	DATE 08/01/2023

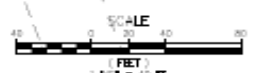


GENERAL NOTES:

- FOR ROADWAY POINTS & BUILDING PAD POINTS COORDINATE, LINE AND CURVE INFORMATION SEE TABLE ON SHEET C-111.
- POINTS ALONG ROAD CURB ARE @ FLOW LINE IF CURB SEE CURB & UTILITY DETAIL 2 SHEET C-501.

LEGEND

- L# LIVE NUMBER
- CA CURVE NUMBER
- P# POINT AND NUMBER
- - - PROPERTY BOUNDARY
- LOT LINE



SANTO DOMINGO PUEBLO TRIBAL HOUSING AUTHORITY
 COTTONWOOD SUBDIVISION
 PROJECT SCHEDULE PREPARED DEC 3, 2020

ACTIVITY	DATE	12/1/2020				1/1/2021				2/1/2021				3/1/2021				4/1/2021				5/1/2021				6/1/2021				7/1/2021													
		11/04/2020	11/11/2020	11/18/2020	11/25/2020	12/02/2020	12/09/2020	12/16/2020	12/23/2020	12/30/2020	1/06/2021	1/13/2021	1/20/2021	1/27/2021	2/03/2021	2/10/2021	2/17/2021	2/24/2021	3/02/2021	3/09/2021	3/16/2021	3/23/2021	3/30/2021	4/06/2021	4/13/2021	4/20/2021	4/27/2021	5/04/2021	5/11/2021	5/18/2021	5/25/2021	6/01/2021	6/08/2021	6/15/2021	6/22/2021	6/29/2021	7/06/2021	7/13/2021	7/20/2021	7/27/2021	8/03/2021		
INFRASTRUCTURE CONSTRUCTION																																											
ADVERTISE FOR BID (L211.02)			12/11/2020																																								
PRE-BID MEETING			12/21/2020																																								
FINAL DAY TO RECEIVE QUESTIONS											1/18/21																																
ANSWER QUESTIONS/ PUBLISH ADDENDUMS											1/26/21																																
BID OPENING											2/1/21																																
QUALIFY BID																																											
CONTRACT EXECUTED																																											
NOTICE TO PROCEED ISSUED																																											
PROJECT MOBILIZATION																																											
MASS GRADING																																											
STORM DRAIN																																											
QUANTITY SEWER																																											
CROSSING CONDUITS FOR DRY UTILITIES																																											
CURB & GUTTER																																											
GALLEY GUTTERS																																											
WATER																																											
DRY UTILITIES																																											
PAVING																																											
SEWERWALK																																											
REPRESENTATION/LANDSCAPING																																											
RECORD SURVEY/GRADING CERTIFICATION																																											
FINAL INSPECTION																																											
ADDRESS PUNCH LIST ITEMS																																											
FINAL INSPECTION																																											
FINAL ACCEPTANCE ISSUED																																											
BUILDING CONSTRUCTION																																											
POUR RELEASE - 5 BUILDINGS																																											
INSTALL UTILITIES																																											
POORING/SLAB																																											
FRAMING EXTERIOR WALLS																																											
INTERIOR WALL FRAMING																																											
ROOF																																											
EXTERIOR WALL BOARD																																											
WINDOWS AND DOORS																																											
INTERIOR WALL BOARD																																											
INSTALL PLUMBING																																											
INSTALL ELECTRICAL																																											
INTERIOR PAINT																																											
EXTERIOR STUCCO AND PAINT																																											
INTERIOR FINISHES																																											
FINAL PREP																																											
FINAL INSPECTION																																											
CLOSING/ MOVE-IN																																											

Infrastructure Schedule:

1. Advertise for Bid 12/11/2020
2. Pre-Bid Meeting 12/21/2020
3. Bid Opening 2/1/2021
4. Contract Executed 2/15/2021
5. Completed 8/2/2021

House Construction:

1. Begin House Construction 5/3/2021
 Can begin once infrastructure is far enough along.
2. Estimated Completion of first phase of house construction at 8/2/2021.

Santo Domingo Cottonwood House Designs

Adobe Construction versus Wood-Frame



November 10, 2020

Criteria: 1,500 sf, one-story, 3-bedroom home with slab-on-grade.

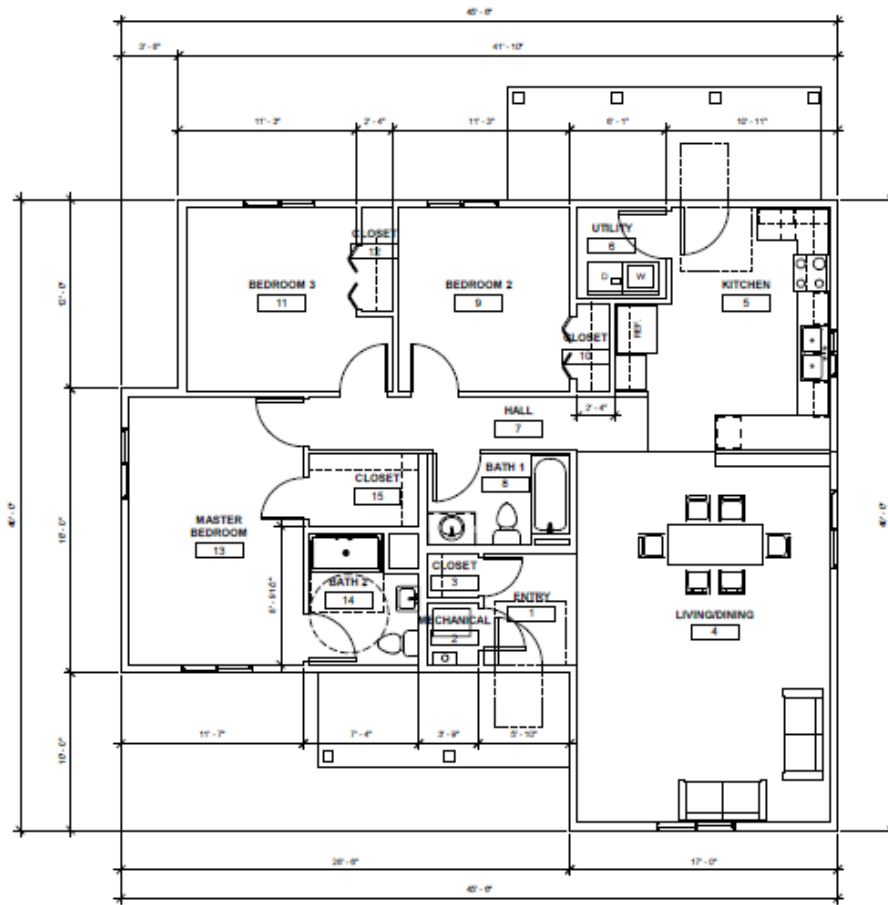
Wood-Frame Construction Estimate

033000	Concrete	\$18,375.00
050000	Metals	\$2,100.00
061000	Wood Framing	\$26,000.00
061600	Sheathing	\$11,875.00
062000	Finish Carpentry	\$12,200.00
072100	Building Insulation	\$9,750.00
075420	TPO Roofing	\$8,750.00
081100	Doors and Frames	\$9,100.00
058313	Vinyl Windows	\$6,500.00
092400	Stucco	\$17,500.00
092900	Gypsum Board	\$18,964.00
096500	VCT Flooring	\$5,175.00
099100	Painting	\$6,500.00
102800	Toilet, Bath Accessories	\$1,500.00
105230	Fire Extinguisher	\$200.00
123000	Residential Appliances	\$4,200.00
220500	Plumbing	\$27,097.00
230500	HVAC	\$22,785.00
260500	Electrical	\$18,250.00
310000	Earthwork	\$15,250.00
330000	Site Utility extensions	\$14,500.00
TOTAL CONSTRUCTION COST		\$256,571.00
GC Overhead, Profit and General Conditions (25%)		\$64,142.75
NMGRT to Santo Domingo Pueblo (6.375%)		\$16,356.40
TOTAL PROJECT COST		\$337,070.15

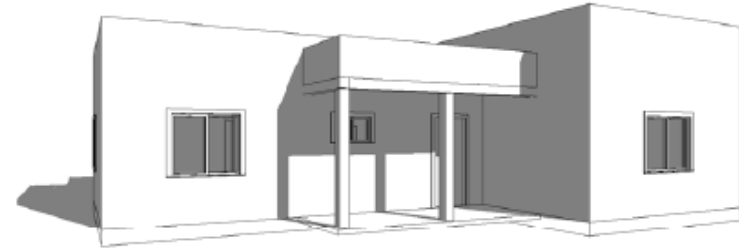
Adobe Construction Estimate

033000	Concrete	\$18,375.00
035500	Earthen Flooring	\$16,390.00
040336	Adobe Masonry, 4"x10"x16"	\$90,145.00
050000	Metals	\$2,100.00
061000	Wood Framing	\$38,122.00
072100	Building Insulation	\$5,650.00
075113	Built-Up Asphalt Roofing	\$7,785.00
081100	Doors and Frames	\$9,100.00
058313	Vinyl Windows	\$6,500.00
092900	Gypsum Board	\$3,500.00
092200	Exterior Mud Plaster	\$10,250.00
092300	Interior Gypsum Plaster	\$7,000.00
102800	Toilet, Bath Accessories	\$1,500.00
105230	Fire Extinguisher	\$200.00
123000	Residential Appliances	\$4,200.00
220500	Plumbing	\$27,097.00
230500	HVAC	\$22,785.00
260500	Electrical	\$18,250.00
310000	Earthwork	\$15,250.00
330000	Site Utility extensions	\$14,500.00
TOTAL CONSTRUCTION COST		\$318,699.00
GC Overhead, Profit and General Conditions (25%)		\$79,674.75
NMGRT to Santo Domingo Pueblo (6.375%)		\$20,317.06
TOTAL PROJECT COST		\$418,690.81

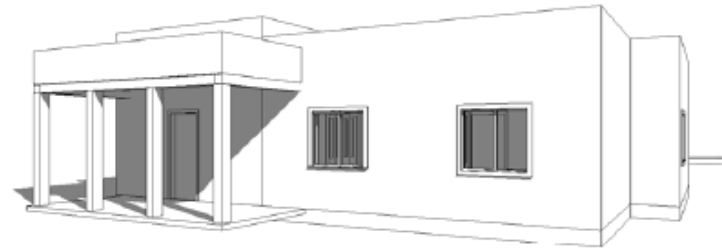
Idea for a 1 story, 3-bdrm home (not final)



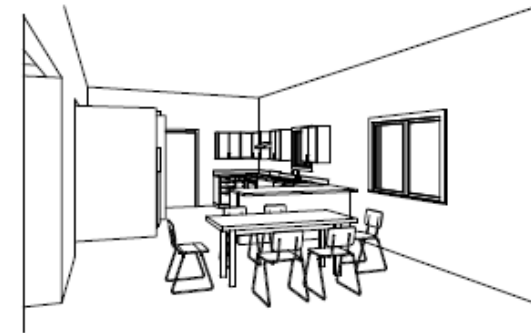
FLOOR PLAN - 3 BEDROOM - 1,491 SQF
1/4" = 1'-0"



3-BEDROOM - 3D VIEW 1



3-BEDROOM - 3D VIEW 2



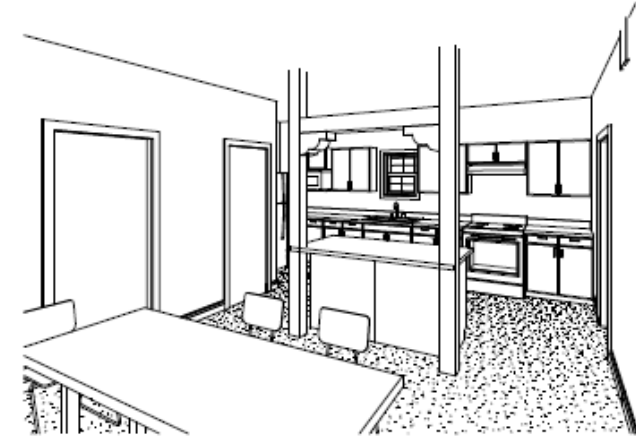
3D View 2

1-STORY 3-BEDROOM

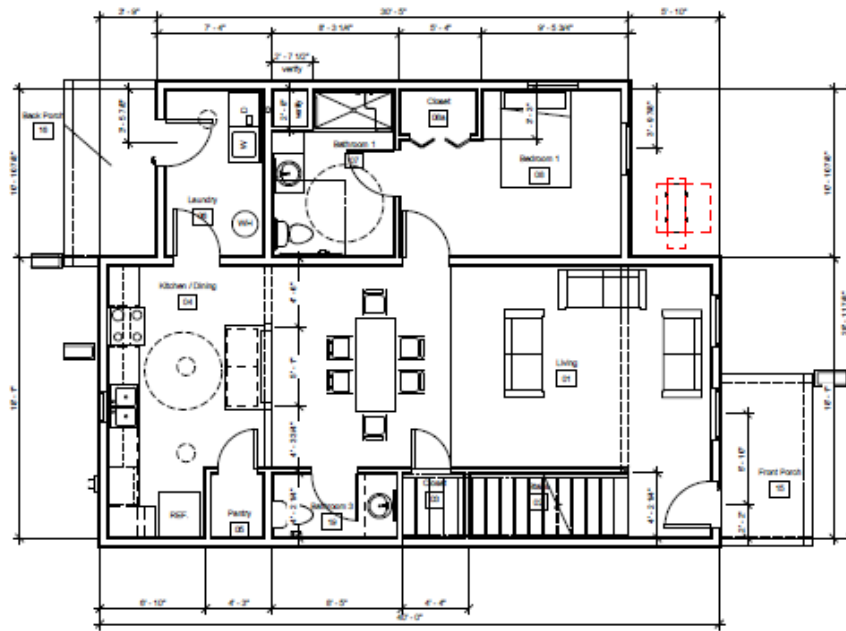
Idea for a 2 story, 3-bdrm home (not final)



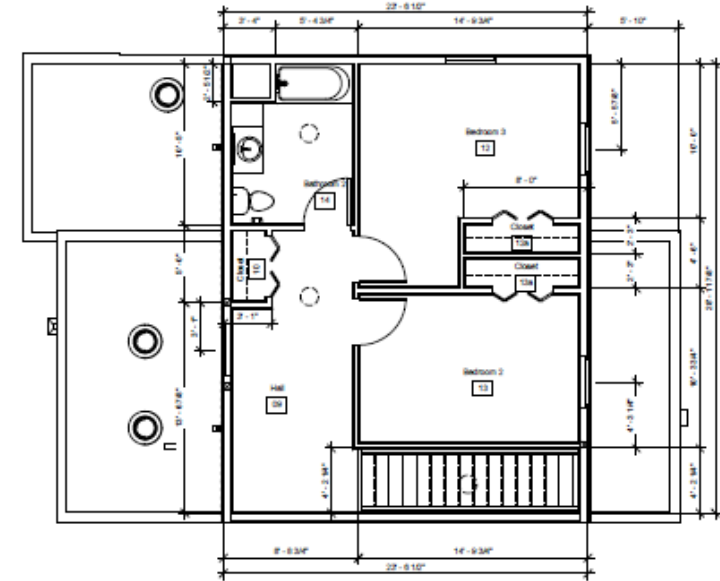
3D View 1



3D View 5



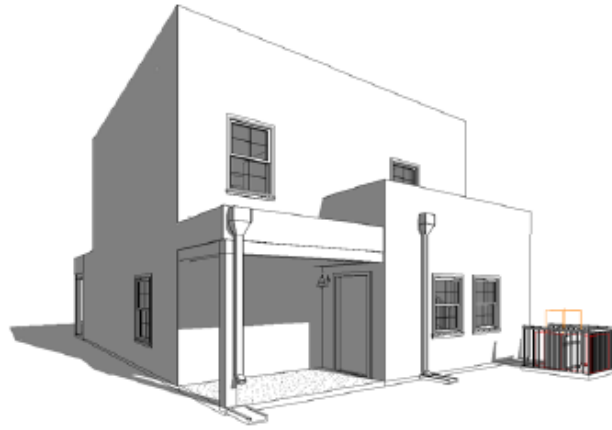
1 3 Bedroom 1st Floor Plan - 1,824 GSF
1/4" = 1'-0"



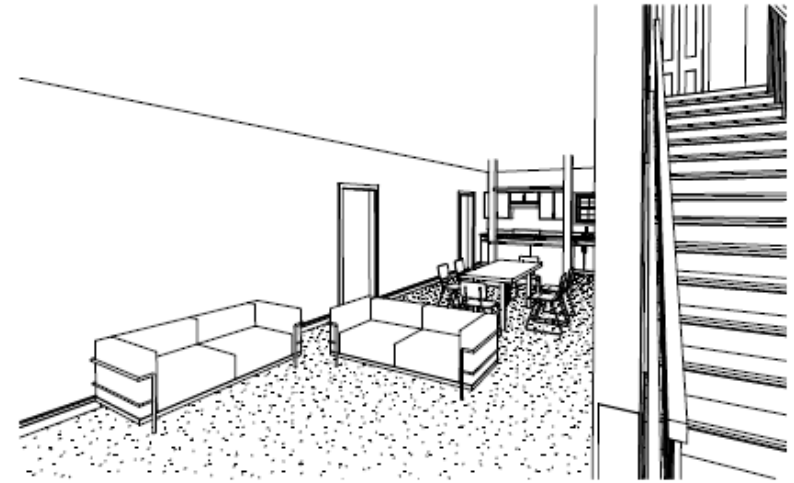
2 3 Bedroom 2nd Floor Plan
1/4" = 1'-0"

2 STORY - 3 BEDROOM

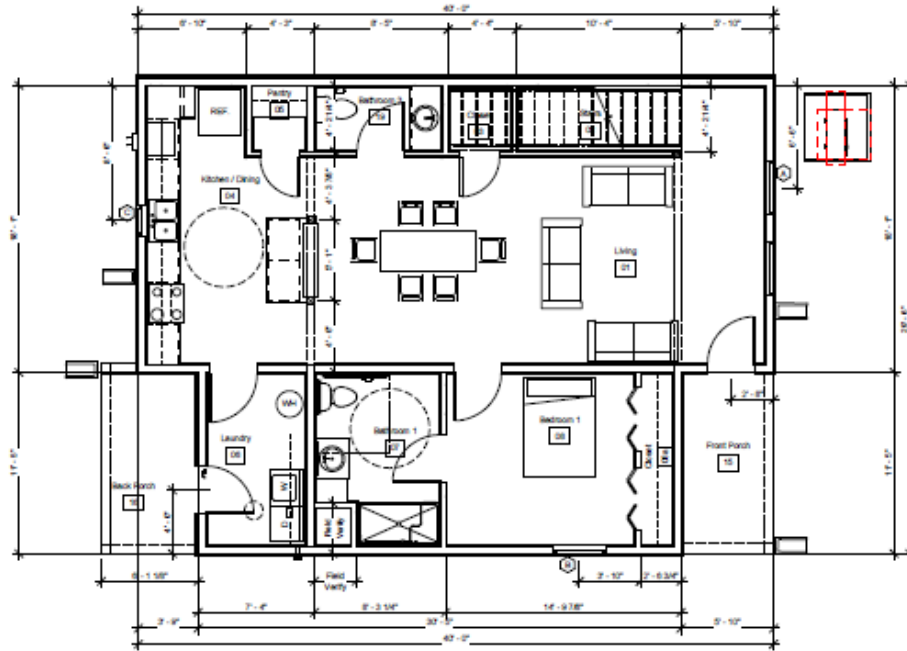
Idea for a 2 story, 4-bdrm home (not final)



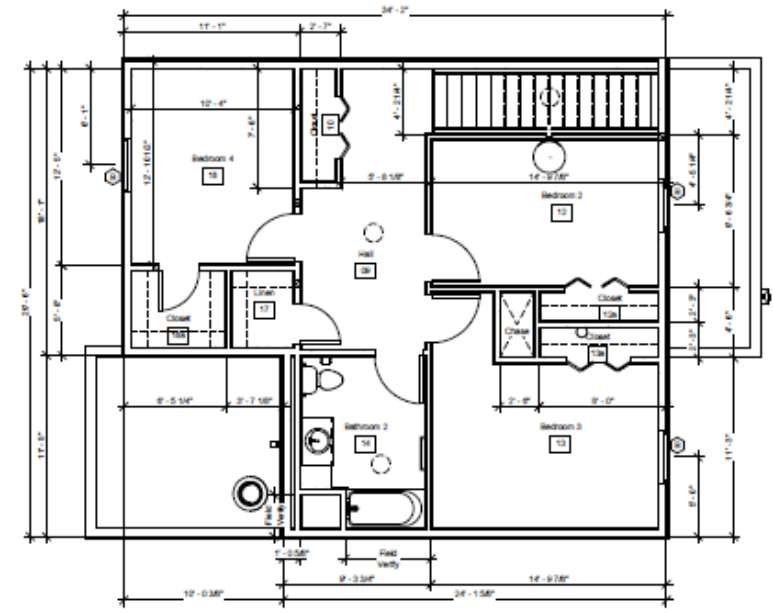
3D View 3



3D View 4



1-4-Bedroom 1st Floor Plan - 2,023 GSF
1/4" = 1'-0"



2-4-Bedroom 2nd Floor Plan
1/4" = 1'-0"

2 STORY - 4 BEDROOM



SANTO DOMINGO TRIBAL HOUSING AUTHORITY
 P.O. Box 10, Santo Domingo Pueblo, NM 87052
 (505) 465-1003 / (505) 465-1012 (F)

DETERMINING AFFORDABILITY:

HOUSEHOLD COMPOSITION CERTIFICATION

Head of Household:		Home Telephone Number: ()
Mailing Address, City, Zip:		Cellular Telephone Number: ()
Physical Address, City, Zip:		Work/Message Number
Email:	Email:	
What is your family's current housing situation? <input type="checkbox"/> Own <input type="checkbox"/> Live w/ Family <input type="checkbox"/> Tribal Rental <input type="checkbox"/> Without Housing <input type="checkbox"/> Private Rental <input type="checkbox"/> About to be without Housing <input type="checkbox"/> Other _____		
Have you ever been a participant in SDTHA housing or other HUD funded housing? NO <input type="checkbox"/> YES <input type="checkbox"/> IF yes, where?		
What Banking institute have you been pre-qualified by for a mortgage? For what dollar amount?		

HOUSEHOLD COMPOSITION

List yourself and all household member that are applying to live in this home with you. Be sure to include members temporarily away from home, including but not limited to: dependents away at school, military persons stationed away from home who have a spouse or dependent in the home.

First, Middle Initial, Last Name	Relationship to Head of Household	Date of Birth	Age	M/F	Social Security #	Tribal Affiliation	Tribal Enrollment #
	Head						

Date: _____ Signature: _____

1) GROSS MONTHLY INCOME \$ _____
THIS IS YOUR INCOME BEFORE DEDUCTIONS

2) OTHER MONTHLY INCOME \$ _____
THIS IS ADDITIONAL TYPES OF INCOME- CHILD SUPPORT SOCIAL SECURITY, RETIREMENT, PER CAPITA

3) TOTAL MONTHLY INCOME \$ _____

X .41%

4) TOTAL AMOUNT OF ALLOWABLE DEBT \$ _____

5) TOTAL MONTHLY DEBTS \$ _____

THIS WOULD BE DEBTS SUCH AS AUTO LOANS, THE MINIMUM PAYMENT ON A CREDIT CARD, CHILD SUPPORT YOU ARE PAYING, STUDENT LOANS- EVEN IF DEFERRED OR FORBEARANCE (MUST ESTIMATE AMOUNT OF MONTHLY PAYMENT

THIS DOES NOT INCLUDE, RENT, UTILITIES, CELL PHONE BILLS, CAR INSURANCE, GROCERIES, DAY CARE.

6) TOTAL AMOUNT OF HOUSING PAYMENT YOU WILL BE ELIGIBLE FOR

SUBTRACT 5 FROM 4 \$ _____

For additional information or for me to verify your information call me toll free at

866-677-9551 RENEE KONSKI - 1ST TRIBAL LENDING NMLS 212388

Warning! Section 1001 of Title 18 of the U.S. Code makes it a criminal offense to make willful false statements or misrepresentations to any Department of Agency of the United States as to any matter within its jurisdiction.

**Income Eligibility for Cottonwood Homes
– SDHA Managed Rentals**

	2020 MFI							
	78,500							
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	\$ 43,960	\$ 50,240	\$ 56,520	\$ 62,800	\$ 67,824	\$ 72,848	\$ 77,872	\$ 82,896
100%	\$ 54,950	\$ 62,800	\$ 70,650	\$ 78,500	\$ 84,780	\$ 91,060	\$ 97,340	\$103,620

2020 U.S. MFI Limits

2021 Competitive Indian Housing Block Grant Process

Standards

- Housing applicants must meet low-income requirements
- Project must be sustainable and meet community needs

Competitive priorities

- New Housing Construction – 10 points out of 10
- Housing Rehabilitation Projects (on current HUD stock) – 7 points out of 10
- Acquisition of Units (purchase of existing housing) – 7 points out of 10
- Housing-Related Infrastructure Projects – 7 points out of 10



Thank you