

BUILDING WITH THE COMMUNITY IN MIND:
LAGUNA III
SEPTEMBER 2025

LAGUNA HOUSING DEVELOPMENT AND MANAGEMENT ENTERPRISE

Mission Statement

*“Building strong, sustainable communities
by developing and preserving quality, affordable housing
and helping families obtain and maintain housing through
education, advocacy, and support services for our Laguna People”*

BOARD OF DIRECTORS

Denise Cheresposy, Board Chairman

Phillip Sarracino, Vice-Chairman

Rudy Cheromiah, Secretary

Francisco Carr, Member

Vernelle Chase, Member

Walter Johnson, Sr., Member

Star Cheromiah, Member

Kenneth Tiller, Ex-Officio

LHDME STAFF

Jamie B. Navenma, Executive Director

Dominic Torrez, Development Director

Tracy Cheresposy, Development Program
Coordinator

George Brown, Procurement/Maintenance
Supervisor

Nina Jaramillo, Resident Services Director

Winona Bautista, Human Resources

Cheryl Mullins, Controller

Joseph Juanico, Accounting Clerk

Lisa Bautista, Resident Services Specialist

Janice Faustine, Receptionist

Edward Bautista, Maintenance

Eric Pedro, Maintenance

Gregory Poncho, Maintenance

Blanche Leon, Custodian

LHDME LAGUNA III PROJECT

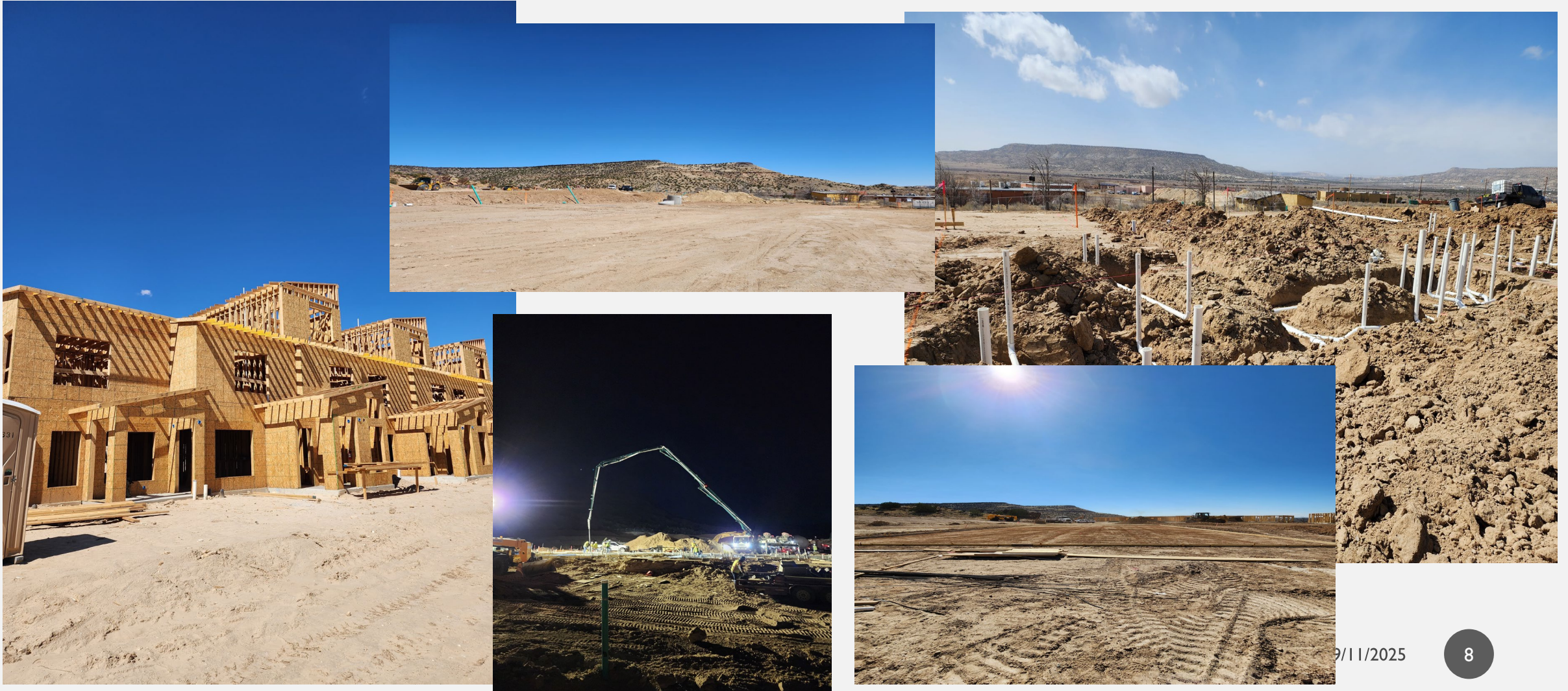
GROUNDBREAKING



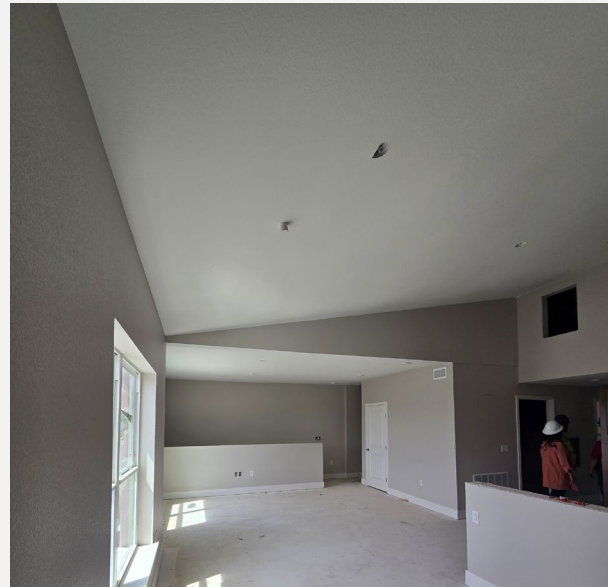
GROUNDBREAKING



CONSTRUCTION IN PROGRESS



CONSTRUCTION IN PROGRESS



9/11/2025

GRAND OPENING



GRAND OPENING



9/11/2025

LAGUNA III - EAST PARAJE APARTMENTS





SOL
HOUSING

BUILDING WITH COMMUNITY IN MIND

PAH! HILAND PLAZA



Presented By:

LISA MCNIVEN, DEPUTY DIRECTOR | NM GOVERNOR'S COMMISSION ON DISABILITY

MIRIAM HICKS, DIRECTOR OF HOUSING DEVELOPMENT | SOL HOUSING

KETAN BHARATIYA, PRINCIPAL/ARCHITECT | HARTMAN+MAJEWSKI DESIGN GROUP





LISA MCNIVEN

NM GOVERNOR'S COMMISSION ON DISABILITY, DEPUTY
DIRECTOR

DEAF CULTURE CENTER OF NEW MEXICO, PRESIDENT

STATISTICS

Approximately 145,000 in our community - 8.6% of the total population of New Mexico!

WHO ARE WE?

- Communication methods (ASL, oral, low vision signing, tactile and other signing systems).
- Deaf terms (Handicapped, Disability vs Deaf, etc.)
- Access to information is our primary barrier
- Physical venue and living space (accessible needs)
- Receive education, employment, social support and socialization opportunities
- We have had a variety of organizations and agencies involved in the story of PAH! DCCNM was the primary leader of this story. (NMAD, NMRID, DSCGA, HLAA, Zia DB, DIC as well as the NMCDHH, COPD, RGCA and more.)



Deaf Culture Center (DCCNM) of New Mexico



We are a nonprofit that promotes our society's cultural, economic, educational, and social wellbeing of the Deaf, Hard of Hearing, and DeafBlind Community in New Mexico.

Our purpose is to support and celebrate the culture, language and arts of the Deaf Community, and promote leadership and social opportunities for community members.



- ✓ **Founded in 1994 and incorporated in 2007.**
- ✓ **We worked with two different development team, over a span of 15 years.**
- ✓ **Focus: A residential apartment building with our community in mind, with the DCCNM housed there also.**
- ✓ **Focus: Creation of a centralized housing designed for Deaf Seniors, DeafBlind, Deaf with other disabilities who are low income or very low income.**

HOW DID WE GET TO PAH?

2007 to 2010: Feasibility Study

2009: Signed agreement with our first Development/contractor team from out of state. We worked together over 10 years!

- HUD Barrier (Fair Housing vs. Disability discrimination)
- Looking for Land (Sawmill, Barelas, Railyard and Mont/I-25 area – then finally on Central and Tramway land was purchased).
- Red T-Shirt Ladies of Central/Tramway area.

Fundraising: Capital Outlay through the legislature. Received over \$560K (100k for feasibility study, \$220K had to return as no land was found in time, \$369K used for PAH facility through Sol Housing). We did continuous community fundraisers yearly, in addition to obtaining grants. \$269K raised from DCCNM supporters.

2020: Partnership with Sol Housing

We asked for four things from Sol Housing:



Priority Housing for the Deaf, HH & DB Community.



Priority Jobs for the Deaf, HH & DB at PAH Facility.



Have the Deaf Community name the building.

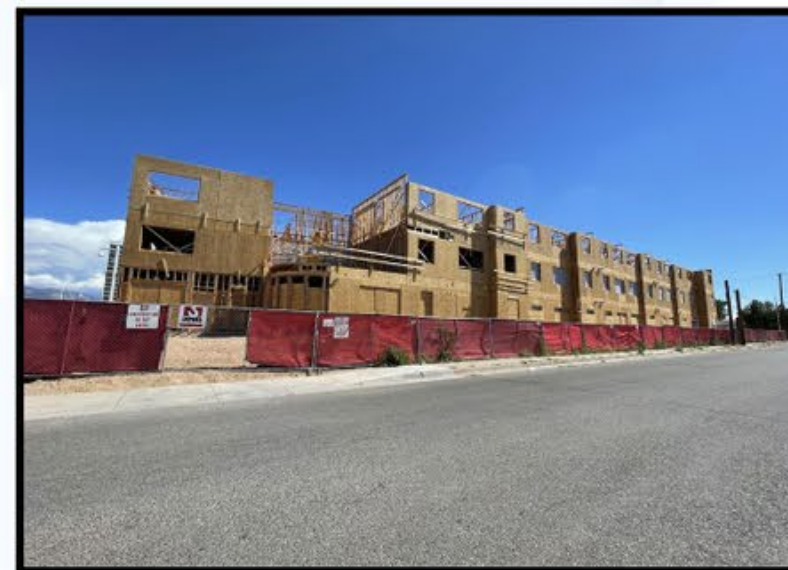


Have the Deaf Culture Center space on the first floor.

Sol Housing included the Deaf Community in the decision -making process. A welcome surprise!



DEVELOPMENT OF THE BUILDING





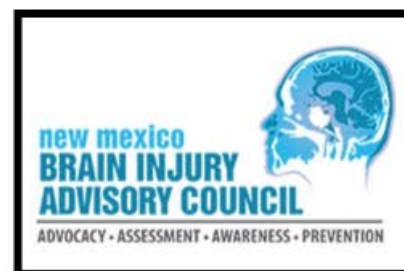
NEXT PROJECT: THE COFFEE SHOP AND MORE!

DEcAF Coffee Shop



ENTREPRENEURIAL PROGRAM

AMERICAN SIGN LANGUAGE CLASSES



NEW MEXICO GOVERNOR'S COMMISSION ON
DISABILITY'S NEXT PROJECT:
Brain Injury Community - Affordable and Accessible
Housing





MIRIAM HICKS

DIRECTOR OF HOUSING DEVELOPMENT
SOL HOUSING

ABOUT SOL HOUSING

Sol Housing is a 501(c)(3) nonprofit organization specializing in the planning, design, construction, and management of multi-family housing communities that people can afford. Founded in 1993, we create beautiful, stable, comfortable environments where residents don't just survive, but flourish. In addition to creating exceptional communities, we provide enrichment services to our residents such as Food Pantry, Tutoring, Fitness Classes, Health and Wellness opportunities, and Computer and Financial Literacy education.



Sol Housing's mission is to create exceptional housing that promotes household stability and vibrant communities.



ABOUT PAH! HILAND PLAZA

92 Units for Households with Children

Lease preference for the Deaf, DeafBlind, and Hard-of-Hearing

Timeline: >Purchased land August 2020

>Closed Financing April 2022

>Notice to Proceed April 2022

>Certificate of Occupancy August 2023

>Fully Occupied December 2023

Funding Sources:

- 9% LIHTC/Equity - \$14.3M Raymond James
- Mortgage/Hard Debt - \$3.9M Bank of Albuquerque
- HOME/Soft Debt - \$4.2M City of Albuquerque pass-thru
- CDBG/Soft Debt - \$473K City of Albuquerque pass-thru
- Soft Debt - \$1.45M Deferred Developer Fee
- Donation - \$269K Deaf Culture Center of NM
- \$396K State of NM Capital Outlay

Total Development Cost: \$23.8M

Total Construction Cost: \$18.47M



Name: PAH! is an expression in American Sign Language that means “Finally!” or “Success!” combined with a reference to the historic Hiland Theater.





ABOUT PAH! HILAND PLAZA

Mixed-Use Building:

- 80,000 sf, 4-story building consists of one-, two-, and three-bedroom mixed income units
- 2,100 sf commercial space leased by DCCNM
- All 92 units include Universal Design and provisions for non-verbal communication, 10% are ADA Type A Accessible

Affordability:

- 30%, 50%, 60% and 80% Area Median Income (AMI) utilizing Average Income Test
- 30% of units at 30% AMI utilizing 27 Project Based Vouchers from the Albuquerque Housing Authority
- 35 year extended Affordability Period

LEASE PREFERENCE

Preference given to households with at least one member who is Deaf, DeafBlind or Hard-of-Hearing.

If no applicants meet the preference, the apartment will be leased to the next qualified applicant.

Thus, allowing us to meet the community's housing needs without apartments sitting vacant.

Sustainability:

- Certified LEED-H Platinum
- Energy Star Whole Building certified
- 45L Tax Credit recipient
- NM Sustainable tax credits
- Utility rebate recipient



MULTIMODAL MOBILITY

- Less than ¼ mile walk to public transit
- On Bike Boulevard
- Pick-up/Drop-off for vans
- On-site Public EV car share
- On-site Resident EV charging
- Accessible paths connecting to community



EQUITABLE HIRING AND COLLABORATION

With support from Lisa and her team, we hired a Deaf consultant architect, gathered other resources he suggested and met regularly with the DCC Building committee.

“After about the first month, I started hearing from residents saying how nice it is to live in a building with staff that they can interact with, without being forced to adapt to communicate with us....they are especially grateful to live in a building where they can interact with their neighbors, sharing the same language that used to isolate them when they lived somewhere else. They are more relaxed and more joyful.” ~ Chad LeBlanc

Sol's third party property management company, Monarch Properties, supported our influence of their hiring process - ensuring staff was brought on from the Deaf community.

This was new for us and brought along challenges, but the process worked out amazing.

- Chad LeBlanc - Full-time Property Manager
- Daniel - Maintenance
- Kenzie - Enrichment Services Coordinator



AWARDS AND ACCOLADES

Successes:

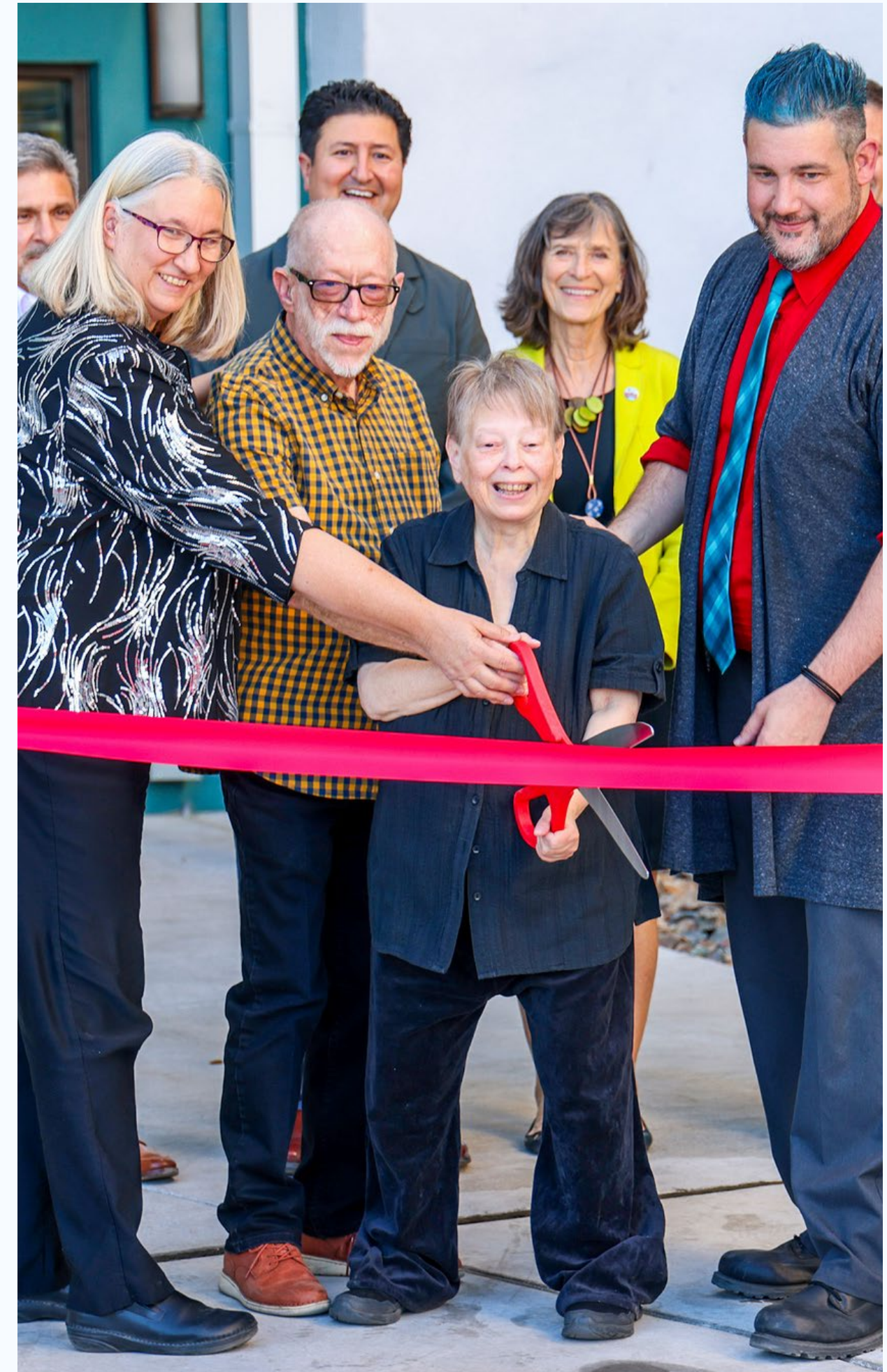
- We gained a new, replicable housing model that is inclusive, equitable, adaptable
- National attention on need for more accessible housing for our unserved community members
- Lasting friends and growing employment pool

PAH! recognition

- 2022 MFA Housing Summit Housing Innovation Award
- 2024 Affordable Housing Finance Reader's Choice Finalist
- 2024 ULI Terwilliger Innovation Award
- 2024 Audrey Nelson Award (National Community Development Association)

Lisa's impact:

- "Lisa McNiven and PAH! Hiland Plaza Apartments Day" – November 11th, 2023, Proclamation, City of Albuquerque
- Fifty -Sixth Legislature 2023, Proclamation
- Gallaudet University Alumni Association (GUAA) Service to Others Award in Honor of Pauline "Polly" Peikoff
- 2024 Awardee for Public Service Advocacy Award





KETAN BHARATIYA, AIA, NCARB

PRINCIPAL ARCHITECT
HARTMAN + MAJEWSKI DESIGN GROUP



PLAZA CIUDANA
ALBUQUERQUE, NM



BELVEDERE
ALBUQUERQUE, NM



GOLD LOFTS
ALBUQUERQUE, NM

dg HARTMAN + MAJEWSKI
DESIGN GROUP

Creating relationships and communities that endure



ZOCALO LOFTS
ALBUQUERQUE, NM



DE ANZA MOTOR LODGE
ALBUQUERQUE, NM



CASA FELIZ
ALBUQUERQUE, NM





LOCATION

Infill Development at old Desert Sands
5000 Central Ave SE, Albuquerque,
NM

Meets Zoning Requirements:

- Nobhill Character Protection Ordinance
- % of windows on the ground and upper floors
- Color changes,
- Variation in building height
- Ties to the historical context of the neighborhood
- Hidden parking
- Street trees and % of site landscaped



ALBUQUERQUE DECO COLOR REVIVAL

The Art Deco movement in New Mexico expressed itself with a unique regional color palette, seen both in the Pueblo Deco and Streamline Moderne architecture along Albuquerque's Route 66. Hiland Plaza draws on that tradition with a complementary contemporary take on a timeless high-desert palette.

A warm, welcoming earthen-colored base, Adobe Clay, defines the commercial frontage on Central Avenue, transitioning upwards to a cooler Meteorite grey for the residences above, and culminating with a Streamline Moderne appropriate white reminiscent of White Sands.

Storefront awnings contrast in a cool bright Juniper green, a Petroglyph basalt bronze outlines the windows and storefront glazing, and the Hiland Plaza blade sign pops bright with a classic gemstone Turquoise.



Nob Hill Business Center



Adobe in Old Town



Bank of Albuquerque



New Mexico Juniper & Sage



Hiland Theater

Horizontal use of color emphasizes separation of ground floor commercial spaces from residential units above in keeping with zoning requirements and Streamline Moderne style.

Rounded corners are a cornerstone of Streamline Moderne style

Changes in plane within the unit plans bring in a subtle vertical texture to the elevations and provide more variation to the building shape at not less than the number of units on the ground floor (16)

Illuminated, Iconic Blade Sign

Roof Deck, optional

Stucco White Sands (Light)

Stucco Blue Sage (Dark)

Stucco will consist of 3 distinct colors

Metal Sunshade, optional

Vinyl Windows

Stucco - Meteorite (Medium)

Building Identification Signage, Illuminated Dusk til Dawn

Commercial Storefront Glazing

Stucco - Adobe Clay (Dark)

Commercial Business Signage, optional

Wall Sconce Lighting Along Central

Exterior facades contain at least 3 building materials - stucco, commercial storefront glazing, residential vinyl windows, and metal specialties

Exterior Tile, optional

Commercial Business Signage, optional

Illuminated Horizontal Band with Signage, optional

Community Plaza with Metal Railing, Seating, and Umbrellas, optional



DESIGN CONSIDERATIONS

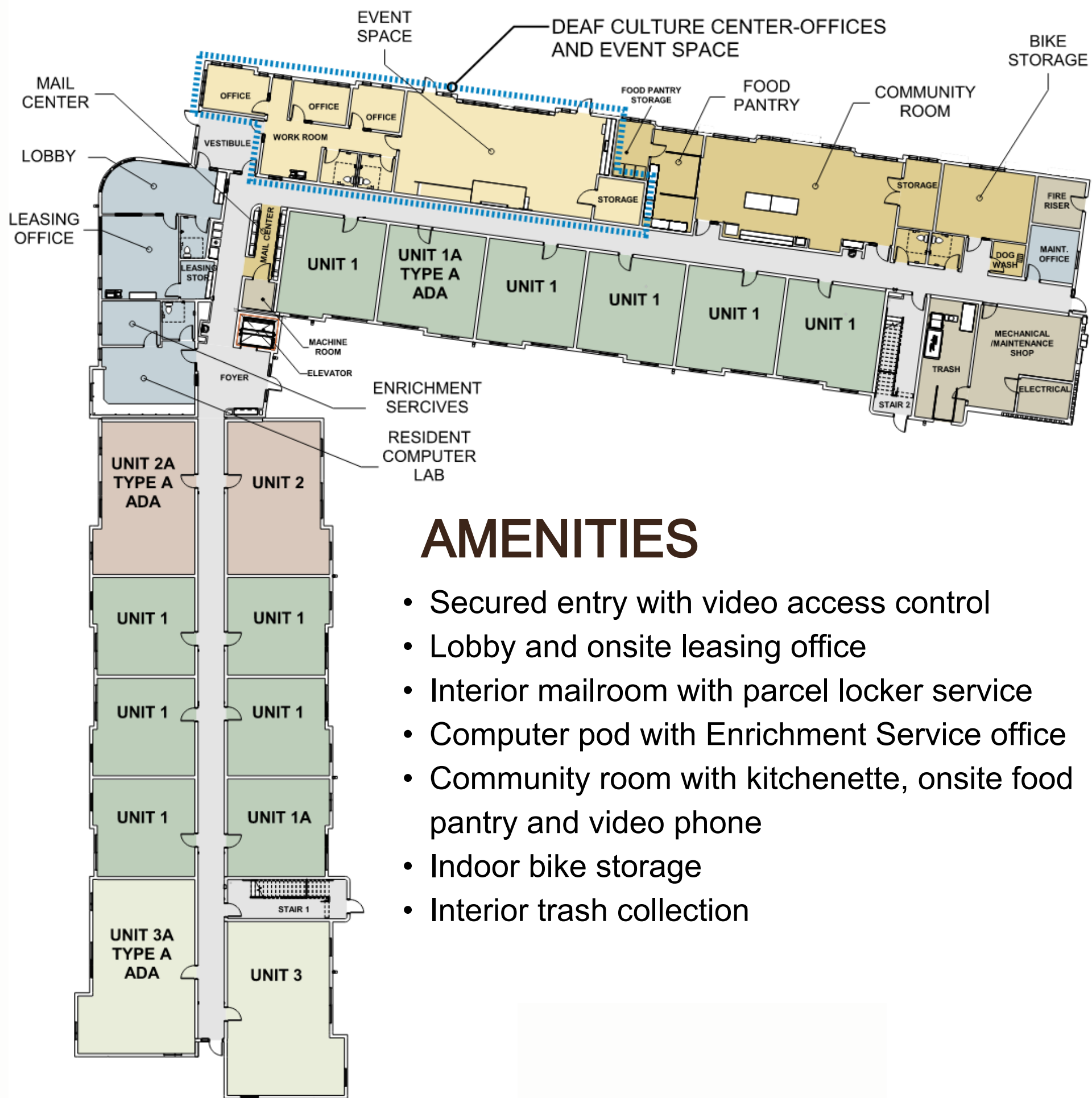
- Design that supports visibility, ease of interaction, and autonomy
- Focusing the design on residents' nonverbal communication needs
- Universal design principles - prioritize deaf accessibility

Visibility - Clear sightlines

- Deaf individuals rely heavily on eyesight for communication
- Rounded corners, rounded tables and open gathering spaces
- Open Floorplans

Safety and communication

- Alarm systems engage multiple senses, example unit's smoke detectors and doorbells include strobe lights
- Telecoil induction loop



AMENITIES

- Secured entry with video access control
- Lobby and onsite leasing office
- Interior mailroom with parcel locker service
- Computer pod with Enrichment Service office
- Community room with kitchenette, onsite food pantry and video phone
- Indoor bike storage
- Interior trash collection



- Elevator
- Two-story second-floor lounge
- Indoor dog wash
- DCCNM Event Space with stage, sound system, induction loop, large monitors for live talk to text captioning
- Induction loops in Lounge, Community Room, Computer Pod, Leasing Office and Social Enrichment Office

SOCIAL AREAS



UNIVERSAL AND INCLUSIVE DESIGN

- Open floor plan with long lines of sight
- Wider doorways and hallways
- Ample natural light
- Glare and reflection control
- Dimmable LED Lights
- Task lighting
- Audio/Visual signage/communication
- Strobed alarm systems and doorbells



- Removable cabinets
- Zero threshold height
- Clear wayfinding
- Additional power outlets for video phone, bed shaker
- Wi-fi ready
- Additional acoustic separation
- Induction loop systems
- Shade structure like solar carports



LISTENING

USER



ENGAGEMENT

COLLABORATION DURING DESIGN
AND CONSTRUCTION





SITE AMENITIES

- Entry plaza with seating and lighting
- Secured entry with video access control
- Secure onsite parking for residents
- Onsite, secured resident parking
- EV charging stations
- Playground
- Futsal court
- Private dog park
- Socializing area
- EV Ride Share vehicles & charging

IN PROGRESS

- Solar carports were just installed providing shade in the parking, dog park and futsal courts while offsetting electrical demand
- Shade canopy for playground will be installed in Oct 2025

TAKE ACTION

- Implement an inclusive process
- Add captions to all presentations and add interpretive services to your contact lists
- Encourage inclusive design without mandating it
- Provide increased accessibility minimums
- Empower marginalized communities with investment
- Hire from and invest in your Deaf community





SOL
HOUSING

THANK YOU
FOR YOUR ATTENTION
AND PARTICIPATION

