

NCSHA 2009 Annual Awards Entry

CATEGORY: RENTAL HOUSING, Encouraging New Production
Project: Havasu Hills Apartments, Lake Havasu City, Arizona
Submitted by: Arizona Department of Housing

Havasu Hills Apartments fills two major needs in the Lake Havasu City area.

One, the 60 one- and two-bedroom units provide much needed housing for the over 62 senior population. Offering 40% and 50% Area Median Income rents, Havasu Hills successfully marries services with the needs of the residents, providing transportation, case work management, utility assistance and food. The development is close to shopping and a regional medical center, as well as a park with walking paths. The development includes a swimming pool for exercise, plus a large day room for socialization, both major requirements for prosperous senior living.

Secondly, Havasu Hills Apartment was constructed using a “green” technology known Insulated Concrete Forms (ICF), in place of conventional wood-framed wall systems. The ICF walls are built like a sandwich with a reinforced concrete core. The structural integrity of this steel reinforced concrete core provides protection from the Lake Havasu City wind gusts off the Colorado River that measure 40-50 miles per hour during summer storms.

The ICF construction reduces energy costs by 50-60%, is impervious to desert pests, and reduces insurance and maintenance costs. The insulating factor of the construction allows for the installation of smaller, more cost effective air conditioning units. Proven and tested fire ratings, ICF construction provides a 2-hour UL/ULC listed fire rating on every wall. The project meets or surpasses all of the state of Arizona’s energy standards. This insures constant indoor temperatures, even when the Lake Havasu City outdoor temperatures soar to over 120 degrees in the summer. Residents’ electricity bills can be reduced by up 50% compared to conventionally constructed homes in the area.

The foresight of the developer, Foundation for Senior Living, to develop a project with the goal of service to this special community is in itself a unique concept. Their willingness to invest the added funds to build with the more expensive ICF construction, have made this project truly worthy of an award in this category. The Arizona Department of Housing provided support to the project by waiving the assigned per unit operating expense and the minimum square footage standards to allow for the construction of a project that clearly served a need in the community and also the environment. Havasu Hills was completed in Spring 2009 and is completely rented with a waiting list.

We have included a short presentation on the construction and philosophy surrounding Havasu Hills Apartments.