



2013 Annual Awards Entry Form
(Complete one for each entry.)

Entry Name Transit Oriented Affordable Housing

HFA Arizona Department of Housing/Arizona Housing Finance Authority

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Entry form with description, check(s), and visual aids (optional) must be received by NCSHA by **Monday, July 1, 2013**.

Use this header on the upper right corner of each page.

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Communications	Homeownership	Legislative Advocacy	Management Innovation
<input type="checkbox"/> Annual Report <input type="checkbox"/> Promotional Materials and Newsletters <input type="checkbox"/> Creative Media	<input type="checkbox"/> Empowering New Buyers <input type="checkbox"/> Home Improvement and Rehabilitation <input type="checkbox"/> Encouraging New Production	<input type="checkbox"/> Federal Advocacy <input type="checkbox"/> State Advocacy	<input type="checkbox"/> Financial <input type="checkbox"/> Human Resources <input type="checkbox"/> Operations <input type="checkbox"/> Technology
Rental Housing	Special Needs Housing	Special Achievement	Are you providing visual aids?
<input type="checkbox"/> Multifamily Management <input type="checkbox"/> Preservation and Rehabilitation <input checked="" type="checkbox"/> Encouraging New Production	<input type="checkbox"/> Combating Homelessness <input type="checkbox"/> Housing for Persons with Special Needs	<input type="checkbox"/> Special Achievement	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO



Transit Oriented Affordable Housing

According to a study by Reconnecting America and the Center for Transit-Oriented Development, a household can save over \$9,000 a year by using public transportation instead of driving. For many years, Arizona families have made the decision to spend a substantial portion of their income on transportation, making the decision to trade shorter commutes to work in exchange for less expensive housing options. However, with gas prices continuing to rise, the demand for safe and affordable housing within close proximity to public transportation is at a premium.

Thanks to the Low-Income Housing Tax Credit program and a commitment from the Arizona Department of Housing (ADOH) to meet the demand for more transit oriented communities, Arizona residents are now able to discover that they can truly find affordable housing in addition to cutting their commuting costs.

Over the last year, ADOH has increased our efforts to promote affordable rental housing units within walking distance of the light rail stations in Phoenix and Tempe. Moving forward, we believe this should be the trend among low-income housing rental projects throughout the entire state, not just the Phoenix metropolitan area.

ADOH in our 2012 and 2013 Qualified Allocation Plans award a possible total of 35 points to projects located in a close proximity to public transit stations. In fact, the transit oriented design category for our QAP is now tied for the largest point value out of any category in the allocation plan.

The availability of affordable housing remains a necessity for economic development in the state. This past year, ADOH invested over \$200 million in financing to fund 18 low income rental projects, creating over 1200 low income rental units in 7 counties, the most ever funded in

one year by ADOH. 5 out of these 18 projects (264 of the units) are transit oriented developments.

Below is a brief description of some of the transit oriented design projects that were funded this year.

Washington Pointe, Phoenix, AZ

Located just east of the downtown Phoenix city center at the southwest corner of Washington Street and 16th Street, next to two light rail lines, Washington Pointe is a 54 unit low-income housing project that will offer spacious apartments designed to meet the needs of its elderly residents. The site sits directly across the street from Eastlake Park which has received a multi-million dollar grant for extensive renovations and improvements and will be a wonderful amenity for the future residents of Washington Pointe.

Washington Pointe will be built using many energy-efficient and green products and methods. Enhanced insulation, windows and doors, Energy-Star appliances and light fixtures, as well as high-efficiency heating and cooling equipment will all result in substantially lower utility expenses while providing a healthier living environment for their residents. The groundbreaking took place on November 29, 2012.

La Mesita, Mesa, AZ

Located near Broadway and Stapley in Mesa, Arizona, La Mesita is a partnership between several public and private agencies that are looking to tackle the problem of homelessness. Once completed, this second phase of La Mesita will serve very low-income families and residents who are dealing with chronic homelessness. Additionally, the property is within close proximity to light rail.

The building will have 80 apartments, 30 of which will be permanent units for the chronic homeless. The property will include supportive services such as on-site health and child care, education and financial assistance. This second phase of the campus will feature a new family emergency shelter which will be completed in 2013.

The groundbreaking for the second phase of this project took place on December 5, 2012.

The Marquee, Phoenix, AZ

Located in the heart of the Roosevelt Row Arts District in downtown Phoenix, the Marquee is a rehab project featuring 62 restored units that serves seniors 62 year and older.

Originally built in 1958, the building exhibits excellent mid century desert modern architectural elements. Amenities for the project include a community pool, outdoor picnic area, herb garden, community room, elevator, in-unit washer and dryer, a gated community, along with a local art component.

The developer, Community Development Partners, specifically chose the neighborhood for the project based on the transit-oriented, vehicle free and urban location. The property is only a short walk away from the light rail and other retail shops and restaurants.

The Grand Opening for this rehab project took place on June 18, 2013.

ADOH Transit Oriented Projects



Lofts at McKinley, Phoenix AZ



Devine Legacy, Phoenix, AZ

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Arizona Department of Housing
TOD - Affordable Housing



Encore On Farmer, Tempe, AZ



Apache ASL Trails, Tempe, AZ