

Acquisition - Rehab

During the housing boom, the vast area of land surrounding the Phoenix area presented developers with the opportunity to take advantage of the increasing housing prices and the area quickly became the center of the housing market expansion. Arizonans began leaving the urban area in search of larger, more affordable homes on the edge of town. However, as the market crashed, the once vibrant urban communities were now left rundown and empty and families searching for the American dream on the outskirts of the cities were now looking to move back into a more sustainable lifestyle inside the city. The Arizona Department of Housing looked at the existing stock of multi-family housing that now consisted of dilapidated buildings and decided to focus their resources on restoring these blighted areas. With the oversaturation of single family homes on the market, the department focused its efforts on revitalizing existing structures and communities. The department began offering additional points in both the 2010 and 2011 Qualified Allocation Plan to incentivize acquisition / rehab.

The department began looking for developers to find areas and neighborhoods with obsolete or inadequate infrastructure, unsanitary and unsafe conditions as well as areas where a large number of building structures were dilapidated or deteriorated, so the department could provide safe, decent, and affordable housing to families in need. In 2011, out of 32 applications, 11 projects requested points under the acquisition / rehab scoring category.

The department has already seen the successful results of their efforts in the recently completed project, Ghost Ranch Lodge. Ghost Ranch Lodge was opened in August of 2010 for seniors 55 and older who are between 40, 50, and 60 percent of area median income. The historic structure, which has sat crumbling for many years, was able to utilize these federal tax credits to provide affordable housing to the senior community while revitalizing an area that for many years has been neglected. Ward 3 Councilwoman Karin Uhlich described the importance that this revitalization project will have on the area, "This area has been neglected by the city for decades," Uhlich said. "It became an area of high crime and little investment." Thanks to the recent additional allocation of points for acquisition / rehab projects, troubled areas are able to receive a much needed face lift during a time when Arizona residents are in great need of safe, affordable housing.

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Ghost Ranch Lodge



Built in 1941, on what was formerly a working cattle ranch, Ghost Ranch Lodge is known for its unique cactus gardens.

An oasis in the desert, the Ghost Ranch Lodge provides 83 single story rooms and casitas on 8 acres of lush desert gardens and lawns.

All of the guest rooms have a regional decor and private fenced patio, while the suites have a backyard and a kitchen, too.

The Tucson Ghost Ranch Lodge has a heated outdoor swimming pool and an onsite restaurant and lounge.

