



Rental Housing: Encouraging New Production – Encore on Farmer

Reducing annual operating costs, conserving value resources and building healthier living environments are elements that should be incorporated into today's housing developments. The costs for energy and water are sure to rise and as our population continues to grow, it is becoming increasingly important that we develop strategies to conserve these resources. By changing some building materials, at a reasonable cost, we are able to create a healthier living environment and a more sustainable future. The folks at PacifiCap Properties Group and the Urban Development Partners have recognized the importance of building more sustainable communities and have implemented this concept into their newest project, Encore on Farmer.

Encore on Farmer is a 56 unit affordable apartment complex, located near Sixth Street and Farmer Avenue in Tempe, Arizona. This pedestrian and bike-friendly community caters to seniors, 55 years of age and older who make less than 40, 50 or 60 percent of the Maricopa County median income and seek an active urban lifestyle. Since opening its doors to residents on February 7, 2012, the community has been a welcomed addition to the City of Tempe, well received by both residents and neighbors.

Encore on Farmer offers spacious one and two bedroom floor plans with high efficiency windows, ceiling fans, and energy saving construction. The community's urban amenities include various art centers, parks, retail shopping and restaurants. With gas prices continuing to rise, the demand for safe and affordable housing within close proximity to public transportation is at a premium. Encore on Farmer offers their residents convenient transportation options including a free local circulator bus and easy access to the Metro Light Rail.

In March of this year, Phoenix Solar, Inc. completed the installation of a solar power plant on the rooftop and carport of this urban senior housing development. Encore on Farmer represents the first phase of a plan to develop an eco-friendly mixed-use real estate development in Tempe, Arizona. It will generate over 60,000 kilowatt-hours of solar energy per year and is expected to provide up to 75 percent of the energy required to power the common areas, including elevators, street lights and parking lot lighting. During peak periods, the system is expected to generate excess electricity that will feed back to the Arizona Public Service utility.

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Residents are able to view the cost savings for themselves. Located in the lobby of the building there is a web-enabled box that displays data graphs on a video monitor to showcase the real-time energy savings achieved by using solar power.

Encore on Farmer is a joint venture by the PacifiCap Properties Group and the Urban Development Partners. Financing for the project was provided by the City of Tempe and the Arizona Department of Housing through the use of federal tax credits awarded to Hunt Capital Partners in conjunction with the use of HOME Investment Partnership Program funds.

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Encore on Farmer

“Where the heart of the neighborhood meets the heart of the city.”

Fully completed in May of 2012, This 56 unit affordable apartment complex, located near Sixth Street and Farmer Avenue in Tempe, AZ caters to seniors, 55 years and older who make less than 40, 50 or 60 percent of the Maricopa County median income. Built in downtown Tempe, this transit oriented development and senior housing project is within walking distance to local regional transportation, retail and other services.



Encore on Farmer, Tempe, AZ



Use of solar technology at Encore on Farmer - Tempe, AZ

