



Special Achievement: Transit Oriented Affordable Housing – Devine Legacy

For many years, many Arizonans 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, there is a growing demand for safe and affordable housing within close proximity to public transportation.

Thanks to a commitment from the Arizona Department of Housing and other supportive partners, Arizona residents are now able to discover that they can truly find affordable housing in addition to cutting their commuting costs.

Located in the heart of downtown Phoenix, Native American Connections' Devine Legacy on Central is the first affordable housing community in Phoenix, built along the Metro Light Rail. Named in honor of Native American Connections CEO, Diane Yazzie Devine, this multi-award winning community represents a growing trend among low-income housing rental projects in the state.

Devine Legacy proudly embraces and upholds the Native American culture in their design and philosophy. While 35 percent of Native American Connections' clients do not self-identify as Native American, and there is no requirement that residents of Devine Legacy be Native American, many of their residents do choose to participate and attend the numerous cultural, art and music events that take place on the property.

Offering 65 low income units and 6 market rate units, this community features high end appliances, a business center, a fitness center, recycling, a gated parking garage, a media center with video games and computers, and a community courtyard space complete with barbeques and playground equipment.

Certified as an LEED Platinum multifamily community, Devine Legacy utilizes outdoor air ventilation, water saving fixtures, and touts a 31 percent energy savings through the use of recycled materials.

This \$15.8 million project was financed through the Arizona Department of Housing's Low-Income Housing Tax Credit and Home Programs, the City of Phoenix, Federal Home Loan Bank's Affordable Housing Program, a loan from a private lender, and grants from the Home Depot and the Enterprise foundation.

Daniel Romm
daniel.romm@azhousing.gov
(602) 771-1008

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On June 21st the Washington, D.C. based Affordable Tax Credit Coalition awarded Devine Legacy on Central, with the Charles L. Edson Tax Credit Excellence Award for best new urban-housing project using low-income tax credits. Additionally, the community has received a RED Award, which honors the most notable commercial real estate projects in Arizona. Devine Legacy was also singled out by the Arizona Department of Housing as an Outstanding Housing Initiative for energy preservation and high-density design.

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Devine Legacy on Central is the first affordable housing community in Phoenix built along the Metro Light Rail. Devine Legacy's grand opening was held on October 20, 2011 and the community is already a proven success. There is currently a waiting list to move into the complex.

