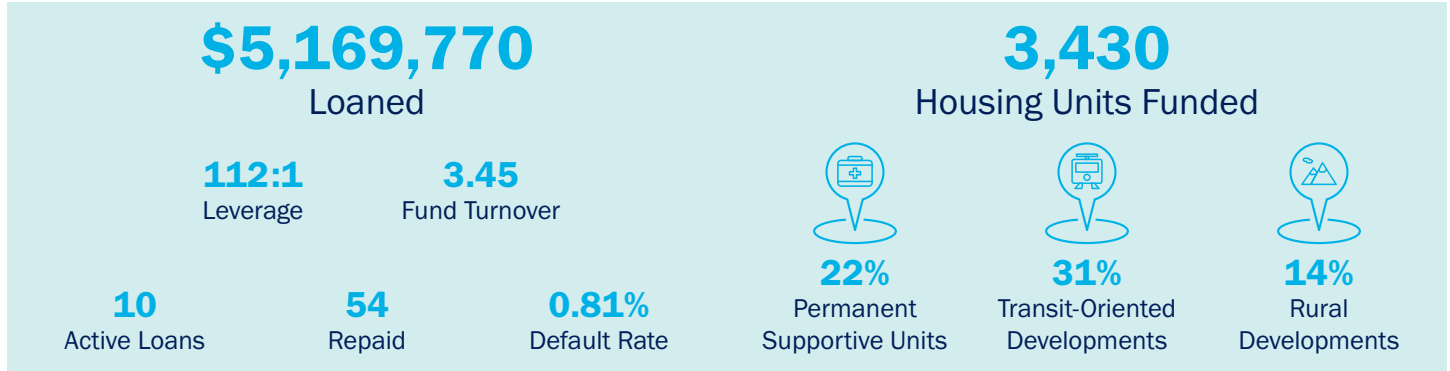


LISC PHOENIX

ACF Affordable Housing Pre-Development Fund

Approved through September, 2021



Active Loans

Tempe Artspace Lofts

Artspace

- Tempe
- 84 units of LIHTC, Family Housing for Artists
- \$100,000 loan from ACF
- \$- estimated leverage

In August 2019, Artspace was selected by the City of Tempe, AZ to develop the parcel adjacent to a light rail station into dynamic space for affordable housing, workforce housing and arts related uses. Artspace is now in active predevelopment activities and was awarded \$100,000 from the Arizona Community Foundation in predevelopment funds to advance the project toward a 2021 Low Income Housing Tax Credit Application. Artspace is working closely with the City of Tempe to develop a mixed-income rental housing project that provides 80 affordable live/work residential artist spaces at 60% or below AMI and 60 workforce residential spaces at 80% AMI.



Lofts at Twin Cedars



Catholic Charities

- Prescott
- 53 units of LIHTC, Family Housing
- \$75,000 loan from ACF
- estimated leverage

Catholic Charities Community Services, Inc., in partnership with Integrity Housing, will embark on the development of a new affordable housing community known as The Lofts at Twin Cedars (the “Project”). The Project will involve the new construction of a 53-unit apartment complex that will serve primarily veterans with special needs. This facility will also have a Community Service Facility, operated by Catholic Charities that will provide a variety of services to low-income families living in the community. This unique development, located in the City of Prescott and funded under the Federal Low-Income Housing Tax Credit Program (LIHTC), proposes the elimination of an outdated office building currently owned and utilized by Catholic Charities. The site is proposed to be assembled with a portion of the adjacent parcel’s owner’s, parking lot, so that there will be ample parking for the residents. The location of the site on Gurley Street, provides easy access for transportation throughout the City. The location is convenient to local amenities, transportation, as well as the library, shopping, and medical services.

Manzanita Village



Catholic Charities

- Phoenix
- 72 units of LIHTC, Vets
- \$75,000 loan from ACF
- \$16,463,642 estimated leverage

The Manzanita Village project, located at 5103 N. 19th Avenue, Phoenix, AZ 85015, will thrive on the 19th Avenue and Camelback Corridor. This housing community will be designed to sustain a quality of life for its residents through its dynamic design, connection to public transportation, and amenities within walking distance. Within this community, vacant parcels of land will be transformed into 72 units of affordable rental units for families with a preference for the veteran population. Residents will have easy access work and play because the development is strategically located only steps away from the Light Rail Station at 19th Avenue and Camelback. Residents will also benefit from two Metro Valley bus routes traveling East/West and North South.



Pastor Townhomes

Chicanos Por La Causa

- Phoenix
- 183 units of LIHTC & Homeownership
- \$75,000 loan from ACF
- \$39,848,021 estimated leverage

New construction of 56 townhomes and 127 units of multifamily in South Phoenix adjacent to a future light rail station and the existing Ed Pastor Transit Center. The site is on Broadway near the Central Avenue transit station. The site is bordered by single family residential to the north, the transit station to the east, commercial/light industrial to the west, and a city park to the south. South Phoenix is preparing for a new light rail line and expectation of a large amount of redevelopment is being planned by the city.



San Francisco Square Apartments

Foundation for Senior Living (FSL)

- Flagstaff
- 70 units of LIHTC Senior
- \$100,000 loan from ACF
- \$22,747,258 estimated leverage

The senior project will consist of a 70-unit apartment with structured or podium parking and will be well positioned near a number of amenities and services appropriate for seniors. San Francisco Square will serve seniors age 62 years and older at 40%, 50% and 60% of Area Median Income. The project will include 60 one-bedroom and 10 two-bedroom apartments. The one-bedroom units are approximately 700 square feet and the two-bedroom units are 900 square feet. Green features include low water plumbing fixtures, Energy Star appliances, lighting fixtures, and mechanical equipment, low emissions wood solids and finishing materials and recycled materials in roofing and insulation. The multi-story building will include a lobby, administrative offices and community room with kitchen.



Norton Homes

Housing Authority of Maricopa County

- Avondale
- 46 units of Rental, Family & PSH
- \$100,000 loan from ACF
- \$187,400 estimated leverage

This project will involve the renovation of existing public housing units

Alborada

La Frontera

- Tucson
- 100 units of LIHTC
- \$75,000 loan from ACF
- \$21,988,563 estimated leverage



Alborada Apartments represents the new construction of approximately 100 units to be located on four scattered sites: 2620 N. Balboa, 2940 N. Oracle Road, 20 remaining vacant lots in the Sunnyside Point subdivision and one additional parcel located in Tucson, Arizona. Alborada Apartments will feature one-, two-, and three-bedroom units that will serve low income individuals and families whose income is between 40 and 80% of AMI. The project will include community space at each site for resident activities, supportive services, meeting/classroom space, on-site management and offices. The project is being designed in accordance to the Arizona Department of Housing's Mandatory Design Guidelines. The project will also comply with fair housing and accessibility requirements. The project was awarded 2019 Low Income Housing Tax Credits.

3rd & Osborne

Native American Connections

- Phoenix
- 50 units of Permanent Supportive Housing
- \$100,000 grant from ACF
- \$15,824,714 estimated leverage



The proposed concept is a concrete podium parking structure with a four-story multifamily, approximate 50-unit affordable rental community consisting of all studio units on top of the podium. The Project will have a secure interior courtyard, community room, fitness center, outdoor barbeque area, and security cameras installed throughout. All of the units will be targeted to serve residents with incomes below 30% of Area Median Income with NAC seeking Rental Assistance from available sources (either public, private, or a combination of both).

The Moreland

Native American Connections

- Phoenix
- 205 units of Rental, families
- \$100,000 loan from ACF
- \$32,701,603 estimated leverage



The proposed concept, The Moreland (the "Project"), consists of two buildings for a total of 205 units with units ranging from studio - three bedrooms with a secured interior courtyard, community room, fitness center, outdoor barbeque area, and security cameras installed throughout.

Of the 205 units, 74 are designated as workforce affordable to residents with incomes up to 80% of Area Median Income ("AMI") financed using 4% Low Income Housing Tax Credits (LIHTC's) and 131 units are designated as affordable for households earning between 40-60% AMI. NAC is interested in securing \$100,000 in predevelopment financing from the Arizona Community Foundation ("ACF") to fund predevelopment expenses to redevelop the site.

Tempe Micro Estates



Newtown CDC

- Tempe
- 13 units of Homeownership
- \$75,000 loan from ACF
- \$1,767,580 estimated leverage

The Developers plan to build a 13 unit small home community located in Central Tempe. The home will be for sale but the land will remain Newtown's Community Land Trust assuring long term affordability for generations to come.



Villa Rosa Linda

Trellis

- Phoenix
- 40 units of Affordable for-sale
- \$100,000 loan from ACF
- \$11,383,957 estimated leverage

Villa Rosa Linda includes the new construction of 40 single-family homes at 4545 S 12th Street in Phoenix. This will add to the City of Phoenix's inventory of affordable options for first time homebuyers whose annual incomes are up to 120 percent of the area median income (AMI) and with the plan to reach incomes levels of 60% AMI. The homes will be a pre-manufactured product ranging in size between 1,200 and 2,200 square feet with two-, three- and four-bedroom options. The homes in the subdivision are designed to face inwardly to give a greater sense of neighborhood and community through connected pathways and amenities.



Repaid Loans

CSA Properties



A New Leaf

- Chandler + Scottsdale
- 13 units of HOME Rental, Family & SMI
- \$50,000 loan from ACF
- \$132,000 estimated leverage

Acquisition of 3 properties, consisting of 20 units of existing affordable housing, being sold by Community Services of Arizona (CSA). CSA is no longer a going concern and is disposing of the last of their assets. A New Leaf will hold these properties until all restrictions have been satisfied and redevelop them at that time.

La Mesita, Phase 3



A New Leaf

- Mesa
- 30 units of LIHTC Rental, Family & PSH
- \$75,000 loan from ACF
- \$10,777,840 estimated leverage

Phase 3 of the La Mesita redevelopment consists of 60 units of new construction housing. This development will provide 45 units of housing affordable for families and 15 units of Permanent Supportive Housing for very low income and chronically homeless individuals or families. A New Leaf applied for Low Income Housing Tax Credits (LIHTC's) on May 1, 2013 and self-scored as first on the list. They should have notification of an award by August 2013. Native American Connections is a co-developer of the project. The project was submitted in this year's round of LIHTC but was not chosen due to a letter of support from the City of Mesa that was inadequate. Tax credits awarded in 2015, likely to repay ACF in 2016. Repayment in 2016.



Mesa Artspace Lofts



Artspace

- Mesa
- 50 units of LIHTC, Family Housing for Artists
- \$75,000 loan from ACF
- \$13,442,872 estimated leverage



Mesa Artspace Lofts is a sustainable, mixed-use affordable artist housing project in downtown Mesa, Arizona. Now in predevelopment, the project will include up to 50 units of affordable artist live/ work housing as well as performance/ exhibition space, classroom space, and space for creative businesses. Mesa Artspace Lofts will be one block off the City's newly constructed light rail corridor and in the heart of downtown, and is in direct proximity to numerous local arts and cultural assets including the renowned Mesa Arts Center. Artspace conducts a very thorough market study to determine their various location and has developed in-house talent for determining the proper location and size of their communities. They do this in collaboration with more typical market study consultants, Swan Consulting, and it has proven successful throughout their over 35 year history. In this market study, Artspace determined a demand for this type of housing of 245 units and their model assumes they will be able to absorb at a 3:1 ratio or 82 units of that demand, in order to be more conservative on their first Arizona project, they determined that 50 units in Mesa is their sweet spot for the project. This project was awarded LIHTC's in the 2016 round. The loan was repaid October 2017.

Verde Villas



Catholic Charities

- Phoenix
- 36 units of Permanent Supportive Housing
- \$75,000 loan from ACF
- \$5,428,250 estimated leverage



Catholic Charities proposed to acquire and rehabilitate an approximately 50-unit apartment complex in southwest Maricopa County for homeless veterans and homeless families. The project was developed with funding from HUD Neighborhood Stabilization Program funds allocated to Maricopa County. Catholic Charities is partnering with the Foundation for Senior Living, which will be responsible for the rehabilitation and property management of the complex. Catholic Charities will own and provide supportive services to project residents, and has committed \$3,000,000 for services over the next 15 years for the project.

Fillmore Haciendas

Cesar Chavez Foundation

- Phoenix
- 49 units of Rental, Family Housing
- \$75,000 loan from ACF
- \$6,123,400 estimated leverage

CCF built a 49-unit apartment complex for seniors. The project will serve low income seniors with incomes below 50% of the Area Median Income. The project is located within the City of Phoenix's West Phoenix Revitalization Area.

Foreclosed Properties

Cesar Chavez Foundation

- Phoenix
- 48 units of Homeownership
- \$75,000 loan from ACF
- \$6,940,000 estimated leverage

CCF has rehabilitated and resold foreclosed properties as part of the HUD Neighborhood Stabilization Program administered by local jurisdictions. CCF used the ACF grant funds to pay for pre-acquisition costs, such as appraisals, inspections, environmental studies, etc., until reimbursement was made by the NSP jurisdictions. CCF revolved the grant funds as it acquired new properties. The number of houses developed and the leverage depended on the NSP funding awards they were able to obtain from local jurisdictions. 48 houses of the first phase of the Phoenix NSP were completed. An additional 20 homes are anticipated to be purchase/rehabilitated/resold in the Phoenix NSP3 program as well.

25th Street & Bell

Chicanos Por La Causa

- Phoenix
- 53 units of LIHTC, Family Housing
- \$100,000 loan from ACF
- \$11,582,990 estimated leverage

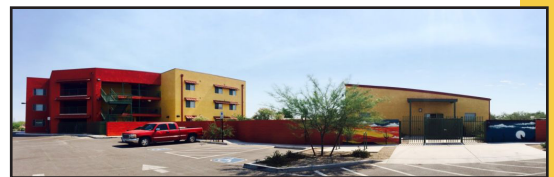


New construction of 53 units of multifamily in North Phoenix. CPLC has been awarded 9% Low Income Housing Tax Credits (LIHTC) for this development.

Alvord Court

Compass Affordable Housing

- Tucson
- 25 units of Rental, family
- \$60,000 loan from ACF
- \$2,826,000 estimated leverage



Compass intends to develop a 24-unit affordable rental housing project for persons with disabilities in Tucson. Residents will be persons with disabilities below 50% of the Area Median Income. A full range of supportive services will be provided to residents by partner health and service agencies. A unique factor in this project is that residents will be able to choose their service provider from among three different participating service providers.

Downtown Motor Apartments

Compass Affordable Housing

- Tucson
- 44 units of LIHTC Rental, Family & PSH
- \$75,000 loan from ACF
- \$12,900,000 estimated leverage

Compass will develop 80 units of affordable housing. Financing for the project is proposed to come from low income housing tax credit equity along with other governmental gap financing from the City of Tucson and Pima County, and a grant from the Affordable Housing Program of the Federal Home Loan Bank. Compass intended to submit for the project LIHTC funding in March 2013 but delayed their decision in order to re-think and expand the scope of the project to include additional parcels of land and potentially a commercial component. The project was awarded tax credits in the 2014 round of LIHTC.



Sunset Villas

Compass Affordable Housing

- Tucson
- 75 units of Rental, family
- \$75,000 loan from ACF
- \$20,320,031 estimated leverage

This project regards a Low Income Housing Tax Credit (LIHTC) affordable rental housing project. The property is located at 16th Avenue and 44th Street in Tucson Arizona, currently owned by the City of Tucson. Preliminary plans are to construct new housing for low-income families and veterans by building 75 –80 units of 1 bedroom, 2 bedroom and 3 bedroom units. The project will be site secure and include on-site tenant (supportive) services, common areas, a community center with a computer/employment search room, laundry in each unit, an outdoor garden, a courtyard, parking and third party property management.



Discovery Point Retirement Community

East Valley Adult Services (EVAS)

- Phoenix
- 183 units of Rental, Senior
- \$75,000 loan from ACF
- \$13,356,262 estimated leverage

EVAS will preserve a 183-unit affordable senior rental housing project located in Mesa. The project was originally developed under the Low Income Housing Tax Credit (LIHTC) program and reached its initial 15-year affordability term In accordance with the original partnership agreement, EVAS exercised its option to purchase the project from the partnership and plans to maintain it as affordable housing for at least another 30 years. All residents of the project have incomes below 60% AMI (\$27,000). This project is not located near transit and thus will likely not receive another LIHTC award. The developer has made a partial payment, \$20,000, and will repay the balance when they refinance the property in the summer of 2014.



Esperanza En Escalante



Esperanza En Escalante

- Tucson
- 30 units of Permanent Supportive Housing for Vets
- \$75,000 loan from ACF
- \$9,428,842 estimated leverage

The project consists of the construction of an 81-unit affordable supportive rental housing project on the 17 acre campus of Esperanza En Escalante in Tucson to serve formerly homeless veterans and their families. The project will be developed using financing from the Low Income Housing Tax Credit (LIHTC) program administered by the Arizona Department of Housing. Due to the City of Tucson not electing to allow for project based rent voucher, they were unable to apply for tax credits in 2014. Tax credits awarded in 2015, likely to repay ACF in 2016.



Flagstaff Senior Meadows



Foundation for Senior Living (FSL)

- Flagstaff
- 60 units of Rental, Senior
- \$75,000 loan from ACF
- \$11,646,612 estimated leverage

FSL developed 60 newly constructed senior rental units in Flagstaff under the Low Income Housing Tax Credit (LIHTC) program. All residents of the project will have incomes below 60% of the Area Median Income and pay reduced rents, all utilities included. FSL will provide a range of supportive services to allow the residents the opportunity to live independent, healthy lives. The project received tax credits and construction began June 2011. The ACF grant was used to pay part of the cost for architectural services necessary to get building permits for the project.



Heritage Glen Apartments



Foundation for Senior Living (FSL)

- Coolidge
- 28 units of Rental, Senior
- \$75,000 loan from ACF
- \$4,133,758 estimated leverage

FSL rehabilitated an existing 28-unit senior rental housing project in Coolidge under the Low Income Housing Tax Credit (LIHTC) program. All residents of the project will have income below 60% of the Area Median Income and pay reduced rents, all utilities included. FSL will provide a range of supportive services to allow the residents the opportunity to live independent, healthy lives. The ACF grant was used to pay part of the cost for architectural services necessary to get building permits for the project.



Highland Square

Foundation for Senior Living (FSL)

- Cottonwood
- 60 units of LIHTC, Senior
- \$75,000 loan from ACF
- \$8,775,039 estimated leverage

FSL will develop 60 newly constructed senior rental units in Cottonwood under the Low Income Housing Tax Credit (LIHTC) program. All residents of the project will have incomes below 60% of the Area Median Income and pay reduced rents, all utilities included. FSL will provide a range of supportive services to allow the residents the opportunity to live independent, healthy lives. The ACF grant was used to pay part of the cost for architectural services necessary to get building permits for the project.



Pineview Manor

Foundation for Senior Living (FSL)

- Payson
- 49 units of Rental, Senior
- \$75,000 loan from ACF
- \$8,534,042 estimated leverage

FSL rehabilitated an existing 29-unit senior rental housing project and constructed 20 new senior units in Payson under the Low Income Housing Tax Credit (LIHTC) program. All residents of the project will have income below 60% of the Area Median Income and pay reduced rents, all utilities included. FSL will provide a range of supportive services to allow residents the opportunity to live independent, healthy lives. The project received a tax credit award and construction is began construction in June, 2011. The ACF grant was used to pay part of the cost for architectural services necessary to get building permits for the project.



Roeser Village Apartments

Foundation for Senior Living (FSL)

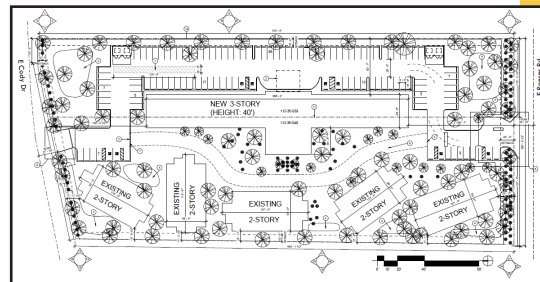
- Phoenix
- 105 units of Rental, Senior
- \$100,000 loan from ACF
- \$18,062,500 estimated leverage

Roeser Park Village is a 105-unit Low Income Housing Tax Credit (LIHTC) project. Roeser Park Village project conforms to all site requirements described in the 2017 QAP. Roeser Park Village includes two (2) adjacent parcels:

Parcel 1 - Existing FSL -Roeser Senior Village – five 2-story multi-apartment buildings (60 units – 1-BRs and efficiency units), located at Roeser Road, in Phoenix owned by Roeser Senior Residence LLC is approximately 119,354 square feet with an existing buildings footprint of 32,333 square feet. This project, built in 2001, is comprised of five 2-story apartment buildings (1-BRs and efficiency units) and one Clubhouse with parking spaces located along the East side of the property with two gated entrances each respectively located on Roeser Road and Cody Drive. The Clubhouse and one apartment building will be demolished to allow larger landscaped area to provide a park like atmosphere.

Parcel 2 - Parcel (vacant) located at 446 E Roeser Road in Phoenix, owned by FSL Holding Properties LLC is approximately 82,328 square feet of non-developed land.

These two above parcels will be combined to form the Roeser Park Village Project, a 105-unit low Income Senior Housing project comprised of: - 91 1-BR/1-Bath units (59 new one bedrooms in new building) - 14 2-BR/1-Bath units (all in existing buildings).



The Marist on Cathedral Square

Foundation for Senior Living (FSL)

- Tucson
- 83 units of Rental, Senior
- \$100,000 loan from ACF
- \$21,790,869 estimated leverage

Located in the Tucson Downtown Core District, at the southeast corner of Broadway Boulevard and Church Avenue, this 83-apartment scattered site project will be well positioned near a number of amenities and services appropriate for seniors. The El Rio Medical Center and surrounding professional office buildings are west of the proposed site and the Armory Senior Center is located just east of the project. The Marist on Cathedral Square will serve seniors age 62 years and older at 40%, 50% and 60% of Area Median Income. The Project will include seventy-three (73) one-bedroom and ten (10) two-bedroom apartments contained in two sites located 200 feet from each other. Site I - Existing Tucson Catholic Diocese Offices, located at 111 South Church Avenue to be demolished and replaced by a new seven-story (7) building. Site II – Existing Marist College, located at the Corner of Ochoa Street and Church Avenue, less than 200 feet from Site I. This historical structure, threatened by structural destabilization, will be totally restored to its original look with the addition of an elevator serving the three floors. This project was awarded LIHTC's in the 2016 round. The loan was repaid in 2017.



29 Palms Apartments

Foundation for Senior Living (FSL) with SARRC

- Phoenix
- 21 units of Rental, Senior & Adults with Autism
- \$75,000 loan from ACF
- \$2,958,444 estimated leverage

The project consists of the renovation of 21 units of affordable housing in Phoenix. 16 will be two-bedroom units set aside for seniors and 5 will be one-bedroom units set aside for autistic adults. The project will have community space for resident activities and supportive services will be provided by FSL's adult resource division for the seniors and SARRC for the autistic adults. The project will have many green development features, including low water plumbing fixtures, Energy Star appliances, low energy lighting features, energy efficient mechanical equipment, low emission wood solids and finishing materials, and recycled roofing and insulation materials.



Coffelt Homes

Housing Authority of Maricopa County

- Phoenix
- 296 units of Rental, Family & PSH
- \$75,000 loan from ACF
- \$42,972,727 estimated leverage

This project will involve the renovation of an existing 296 unit public housing development. The Coffelt Lamoreaux Public Housing development is located at 1510 S. 19th Drive just southwest of S. 19th Ave & Buckeye Road in Phoenix. This is the largest of all of the public housing sites owned and operated by the housing authority sitting on 38 acres of land. The collection of duplex homes was built in 1954 in an arrangement of 151 buildings. The site also contains a 1.4 acre park in the center of the project along with a community center. Immediately adjacent to the site is the 9.7 acre Arthur M. Hamilton elementary school and family resource center. Approximately 75% of the student body of Hamilton reside in Coffelt.



Madison Heights

Housing Authority of Maricopa County

- Avondale
- 143 units of LIHTC/RAD, Family
- \$75,000 loan from ACF
- \$16,297,210 estimated leverage

This project will involve the redevelopment and combination of 143 units of existing public housing on two sites. They have received a LIHTC award and should commence construction within 12 months.



Watson Homes

Housing Authority of Maricopa County

- Buckeye
- 20 units of Rental, Family & PSH
- \$100,000 loan from ACF
- \$100,000 estimated leverage

This project will involve the renovation of existing public housing units

Vida Nueva

Intermountain Centers for Human Development

- Tucson
- 12 units of Rental, SMI
- \$65,000 loan from ACF
- \$1,851,751 estimated leverage

This Project involves the redevelopment of housing for the SMI population. All funding has been committed and construction completed.



Miracle Mile Apartments

La Frontera

- Tucson
- 40 units of LIHTC, Family Housing
- \$75,000 loan from ACF
- \$7,651,463 estimated leverage

Miracle Mile Apartments is a mixed income new construction project consisting of 30 units of permanent supportive housing (PSH) for the chronically homeless and 10 units of affordable housing for families. The Project will target incomes less than or equal to 50% of the area median income. The PSH units will feature design elements that follow the Housing First Model including a single point of entry into the building and efficient design that incorporates many features found in market rate housing. The overall project has been designed to include community space at every level including supportive services offices, storage, shared laundry, workout room, meeting space, convenience store and computer areas. The pre-development funds will be used to cover costs early in the development process. The project will apply for LIHTC's in March 2016 and will receive notice of an award by June 2016. If they are not awarded they will re-apply in 2017. In the event they cannot obtain LIHTC's for the project, la Frontera has liquid assets available to re-pay the ACF loan.



Rally Point Apartments

La Frontera

- Tucson
- 48 units of LIHTC, homeless Vets
- \$75,000 loan from ACF
- \$6,349,322 estimated leverage

Rally Point Apartments is a PSHP consisting of 30 single room occupancy units that will serve adult single veterans who are Chronically Homeless.

The Project will target incomes at 50% of the area median income. The units will feature design elements that follow the Housing First Model including a single point of entry into the building and efficient design that incorporates many features found in market rate housing. The overall project has been designed to include community space at every level including a cafeteria for shared meals, supportive services offices, storage, shared laundry, workout room, meeting space, convenience store and computer areas. The pre-development funds will be used to cover costs early in the development process.



Villages at Oasis Park, Phase 1

Marc Center of Mesa

- Mesa
- 14 units of Rental, Senior
- \$75,000 loan from ACF
- \$2,930,754 estimated leverage

Marc Center developed a 14-unit supportive affordable housing complex for persons with developmental disabilities in east Mesa. The project consisted of 28 rental units for persons with developmental disabilities and 80 units of senior housing. Phase 1 was developed under the HUD 811 program which provides the capital funding and an operating rental subsidy for the project. In addition, Marc Center raised over \$1,556,000 in additional funding for off-site improvements and the construction of a community center that will serve all four phases of the project when complete. Phase 1 will serve persons with incomes under 50% of AMI (\$22,500). Per the loan agreement with HUD, the project is committed for this use for a minimum of forty years.



Villages at Oasis Park, Phase 2

Mark Center of Mesa

- Mesa
- 14 units of Rental, Senior
- \$75,000 loan from ACF
- \$2,525,555 estimated leverage

Marc Center constructed 14 new units of affordable supportive housing for persons with disabilities in Mesa using financing from the HUD 811 program. The project is the second in a four-phased project that includes 28 units of housing for persons with disabilities and 80 units of senior housing. A community service center was developed during phase 1 of the project and will provide services for all phases. This project provides affordable housing with supportive services to persons with incomes below 50% of the Area Median Income who pay 30% of their income for rent, all utilities included. The HUD financing for the project is for 40 years and includes a provision for rental operating subsidies to maintain affordability. The ACF grant was used to help pay for architectural services for the project.

Camelback Pointe

Native American Connections

- Phoenix
- 58 units of LIHTC, Family Housing
- \$75,000 loan from ACF
- \$12,670,426 estimated leverage

Camelback Pointe - Housing First, will be a 58-unit (one-bedroom) permanent supportive housing community designed to serve chronically homeless individuals in a service-enriched environment. The community consists of a single building designed around a secured community courtyard that is accessed through a single point of entry. Residents, at their request, will be “wrapped” with supportive services tailored to their specific needs. This apartment community promotes NAC’s civic leadership and contributes to the larger regional effort to end chronic homelessness. New construction of a housing first community serving chronically homeless individuals in a supportive services environment, with the inclusion of office and services spaces for the General Partner and other service providers to delivery necessary services to the target population. The development concept includes the acquisition and new construction on the existing distressed property located in the Solano District for the ReInvent Phoenix transit overlay district. This project was awarded LIHTC’s in the 2016 round. The loan was repaid early 2017.

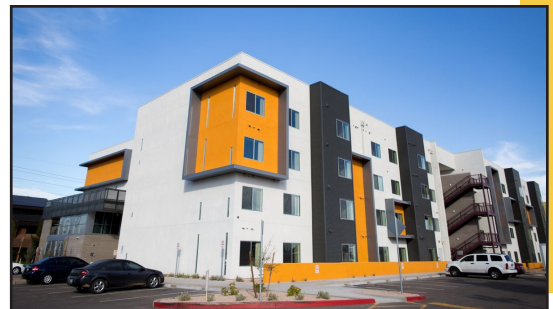


Cedar Crossing

Native American Connections

- Phoenix
- 74 units of Rental, families
- \$75,000 loan from ACF
- \$16,115,194 estimated leverage

This project will include a 70 unit affordable housing complex as well as co-locate both their Men’s and Women’s rehabilitative health centers (Guiding Star and Indian Rehab). The Site is in close proximity to quality/performing schools, excellent public transportation routes and other recreational amenities. The site will be designed to LEED gold standards to ensure sustainable design and development throughout the project. The project was awarded tax credits in the 2014 round of LIHTC.



Devine Legacy on Central

Native American Connections

- Phoenix
- 65 units of Rental, Family Housing
- \$75,000 loan from ACF
- \$15,604,110 estimated leverage

The project consisted of 65 affordable rental housing units for persons with incomes below 60% of Area Median Income (AMI), 6 units of non-restricted affordable rental housing for persons with incomes between 61-120% AMI, and 2,500 square feet of ground level commercial/retail rental space. The project is completed and leased. The project has received numerous local and national awards for design and green features.



Dunlap Housing LP

Native American Connections

- Phoenix
- 55 units of
- \$100,000 loan from ACF
- \$11,359,394 estimated leverage

New construction of 55 units of Permanent Supportive Housing for the chronically homeless. Building upon NAC's recent success in the application and development of Low-Income Housing Tax Credit ("LIHTC" and/or "Tax Credits") affordable housing communities. Initially, NAC considered a workforce housing concept for the affordable housing element of the campus. However, the Project was repositioned as permanent supportive housing. In addition, as a permanent supportive housing community, the Project is a more conductive element with the adjacent recovery clinic, which has been approved by this committee for construction financing.



Stepping Stones Place

Native American Connections

- Phoenix
- 83 units of Permanent Supportive Housing
- \$26,300 loan from ACF
- \$12,465,117 estimated leverage

NAC redeveloped its existing 48-unit supportive single room occupancy housing project in Central Phoenix into an 83-unit supportive housing project that will provide affordable housing with services to persons with HIV/AIDS, persons with substance abuse issues, and chronically homeless persons. The project is financed through Low Income Housing Tax Credit Program (LIHTC), with supplementary funding from the City of Phoenix and the Federal Home Loan Bank. NAC was awarded tax credits in the 2011 round.



Stepping Stones Place, Phase 3

Native American Connections

- Phoenix
- 63 units of Permanent Supportive Housing
- \$100,000 loan from ACF
- \$14,000,000 estimated leverage

The Property is located at 14th & Willetta Streets, just a few short block from Banner University Medical Center (formerly Banner Good Sam). Phases I & II are complete and occupied. Phase II was a recipient of a Predevelopment loan from ACF and repaid. Phase III will be a Housing First permanent supportive housing development, as are both previous phases. Phase I & II were also developed using HOPWA funds (Housing Opportunities for Persons with AIDS).



Urban Living on 2nd



Native American Connections

- Phoenix
- 70 units of Rental, Family Housing
- \$75,000 loan from ACF
- \$16,168,241 estimated leverage

NAC developed a 70-unit affordable rental housing project in Downtown Phoenix. This Transit Oriented Development project will provide 63-units of housing for low and moderate income families and 7 units of market rate housing. Developed under the Low Income Housing Tax Credit Program, the project will have units ranging from studios to 3 Bedroom units, with rents ranging from \$395 to \$801 for the low and moderate income units. The project will provide a full range of supportive services for project residents, similar to other projects developed by NAC. The ACF grant funds were used to pay for predevelopment costs necessary to prepare the tax credit application.



Urban Living on Fillmore



Native American Connections

- Phoenix
- 50 units of LIHTC, Family Housing
- \$75,000 loan from ACF
- \$15,115,924 estimated leverage

The Property is located at 609 N. 2nd Ave. in the Central City Village planning district in downtown Phoenix. The core of Central City Village is downtown, the urban center for the entire city. Downtown Phoenix, with its many government, business and cultural facilities, is the focal point of our expanding metropolitan region. Many of the oldest neighborhoods in Phoenix surround the downtown. Some are designated historic districts and contain fine architecture and tree-lined streets. Most have strong neighborhood organizations that work on improvement efforts to enhance an old-fashioned neighborhood environment. Central City Village is a government and employment center; a transportation hub including freeways, public transit and Sky Harbor International Airport; and an exciting cultural, recreational and convention center. NAC will construct a new 63 unit apartment building affordable to low income families.



Foreclosed Properties

Newtown CDC

- East Valley
- 53 units of Homeownership
- \$75,000 loan from ACF
- \$9,564,782 estimated leverage

The Newtown CDC's Community Land Trust is a unique method for assuring permanent affordability for home ownership units. By removing the value of the land from the sales price to end buyers, the homes become affordable for families with incomes under 80% AMI. Through resale restrictions relating to income eligible buyers and a limit on capital gains on sales, the units remain available for affordable housing use in perpetuity. The project acquired/rehabilitated and resold homes to families with incomes under 80% of AMI (\$51,000) during the 2-year term of the grant. 51 units have been completed.

Foreclosed Properties

Rebuilding Together - Valley of the Sun

- Phoenix
- 7 units of Homeownership
- \$75,000 loan from ACF
- \$250,144 estimated leverage

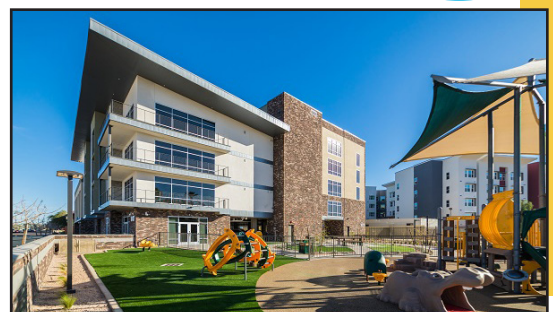
Rebuilding Together acquired foreclosed properties from lenders through their donated properties and low-cost acquisition programs for non-profits, rehabilitated them using an extensive volunteer program, and sold them to qualified very-low income families in Maricopa County. The ACF grant allowed Rebuilding Together to expand its current REO Rehab Program and the funds served as working capital to pay for materials and professional labor that is not donated. 8 units have been completed.

Valor on Eighth

Save the Family

- Tempe
- 45 units of LIHTC, Vets
- \$75,000 loan from ACF
- \$13,827,000 estimated leverage

Gorman & Company, in partnership with co-development partners, the City of Tempe and The ARM of Save the Family Foundation, is the developer for the Valor on Eighth development. Located immediately east of the Arizona State University (ASU) campus in Tempe, and a stone's throw from a Valley Metro Light Rail station, this TOD project will provide affordable housing as well as extensive supportive services targeting female veterans and veteran families with children. While there are several veteran housing developments and veteran housing service providers that exist throughout the valley, these developments and services almost exclusively target the single adult veteran population. This project offers a unique opportunity to provide quality housing and supportive services for female veterans and their families, which is currently a severely under-served segment of the Arizona population. The development team involved in this proposal includes one of the east valley's largest homeless service providers, teamed up with one of the nation's 'Top 50 Affordable Housing Developers'. The co-developer will be the City of Tempe, who took the lead on this initiative by purchasing the site, demolishing the blighted bar that was located on the site, and selecting a co-development team to assist them in developing the housing units. The supportive service provider, Save the Family Foundation, will be providing on-site services focused on the needs of veterans and veteran families with children, including before and after school care, computer training, job training and search assistance, credit and financial counseling, as well as a plethora of other services. This project was awarded LIHTC's in the 2015 round. The loan was repaid in 2016.



Trellis @ Mission

Trellis

- Phoenix
- 48 units of LIHTC - Lease Purchase
- \$100,000 loan from ACF
- \$11,876,561 estimated leverage

The Trellis @ Mission Apartments will include the development of 48, new affordable housing units. Specifically, they will be built at 619 West Mission Lane, which is currently a vacant parcel located off the south side of West Mission, on a block that is generally bounded by Hatcher Road to the north, West Dunlap Avenue to the south, Central Avenue to the east and 7th Avenue to the west. The entire parcel will be used to accommodate the 48 units and nine buildings, and they will include large rental apartments. The units will be attached townhomes, offering apartments that would typify market-orientated characteristics in regards to unit sizes and finishes. These units will be lease-purchase units, so after the 15-year LIHTC compliance period, they will be sold to the current tenant at affordable prices for families earning no more than 60% of area median income, most like in a community land trust model to preserve affordability in perpetuity.



Newsom Village

UMOM/Helping Hands

- Phoenix
- 60 units of LIHTC - Family, DV
- \$75,000 loan from ACF
- \$15,777,796 estimated leverage

Newsom Village is located north of Broadway at 4020/4032 S. 9th Street in the City of Phoenix. The proximity of this site to transportation linkages including community services, WIC vendor grocery stores, healthcare centers, schools and employment make this a very attractive environment for families. The plan is to construct sixty (60) new two and three bedroom apartment units in an efficient design serving families earning at or below between 40% and 60% of area median income.

