



Improving the Quality of Life of Families and Strengthen Communities

Housing Authority of Maricopa County – Development Experience

The Housing Authority of Maricopa County (HAMC) was formed in 1943 as a political subdivision of the State of Arizona. The original purpose of HAMC was to provide housing to the veterans returning from war. With time the purpose and vision of HAMC has evolved to provide affordable housing in Maricopa County. HAMC works to improve the quality of life of families and strengthen communities by developing and sustaining affordable housing programs. Our aim is to become a leading housing authority by exemplifying best practices, offering innovative affordable housing programs, and expanding accessibility throughout Maricopa County.

DEVELOPMENT EXPERIENCE

In the past 10 years, as a co-developer, HAMC has added or rehabilitated 600 affordable units across its portfolio. The development of these units had a total development cost of over \$120 million. HAMC is also the first PHA in the state of Arizona to have transitioned all its Public Housing units through RAD conversion. HAMC leveraged the existing capital reserves of the older Public Housing projects with financing from private lenders to modernize about 500 units during the RAD conversion. HAMC has partnered with many state and local organizations to develop these units as well as provide supportive services to the residents. Through these partnerships, HAMC has been able to achieve:

- Modernization of its housing stock,
- Redevelopment of the old housing units, and
- Created new affordable units.

HAMC continues to explore partnership opportunities and vehicles to provide affordable housing to the residents of Maricopa County. In the past, we have used various federal and state programs to bring investments from private corporations in order to develop affordable housing. Such programs include – 9% Low Income Housing Tax Credits (LIHTC), 4% Low Income Housing Tax Credits, in combination with Private Activity Bonds (PABs), Historic Tax Credits (HTC), Federal Home Loan Banks' Affordable Housing Program (AHP), HOME, CDBG, etc.



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Invitation to Develop Affordable Housing in Maricopa County

The Housing Authority of Maricopa County (HAMC) is looking to develop more affordable housing in Maricopa County to meet the need of very-low, low- and moderate-income families and seniors who need housing that is reasonable to their income level.

It is estimated that there is a need for an additional 163,000 rental units in Maricopa County to accommodate low-income households. The population of unsheltered people is estimated to be over 10,000 per night in Arizona, with the highest number of those residents being in Maricopa County.

The affordable housing crisis in Arizona has presented new challenges with the COVID-19 Pandemic, revealing the socio-economic cost of unstable housing and impact on access to safe and affordable housing. As Arizona is already in a housing crisis, defined by rising rents, increased homelessness, low paying jobs, job loss, households cost burden, and a severe shortage of affordable housing, there is an obvious need to develop more affordable housing.

HAMC intends to develop partnerships that will produce more affordable housing options for households in Maricopa County. The goal of HAMC is to partner with experienced developers who have the desire to develop housing that is maintained at an affordable rate for at least 15 to 20 years in the market. These include non-profits, for profits, and local governments who share the objective of developing more affordable rental units in Maricopa County. HAMC is interested in family, senior, and workforce housing developments that target incomes from 30% to 80% of Area Median Income (AMI). The projects must be open to accepting Housing Choice Vouchers and other rental assistance programs managed by HAMC.

If you are interested in exploring an opportunity to work with HAMC to develop more affordable housing, please submit the information listed below for our review and consideration. Once we receive your information, a meeting will be scheduled to discuss your proposal and plans for developing affordable housing in Maricopa County.

A Letter of Interest addressed to HAMC must be submitted and include the information listed below:

- Qualification Statement of Experience
- Company Profile:
 - o Development Team
 - o Property Management
 - o Construction
 - o Architectural
 - o Compliance
 - o Legal
 - o List of all past and under construction projects
 - o Real Estate Owned
- Development Pipeline in Maricopa County
 - o Detailed status on each project
- Narrative of Prospective Role Proposed for HAMC

This invitation has no closing date and is open until HAMC withdraws it.



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The Letter of Interest should be emailed to:

Gerald Minott, Executive Director
Housing Authority of Maricopa County
8910 North 78th Avenue
Peoria, AZ 85345
Email: g.minott@maricopahousing.org



COFFELT-LAMOREAUX APARTMENTS HOMES

PHOENIX, AZ



PROJECT DETAILS

301 units

30%, 60% AMI

38-acre site

First-ever RAD project completed in AZ



Housing Authority of Maricopa County (HAMC) codeveloped and revitalized the historic Coffelt-Lamoreaux Apartment Homes. This 301-unit, 38-acre public housing development was originally built for returning Korean War veterans and migrant farmworkers and now houses low-income individuals, families, seniors and households with disabilities in the Phoenix area. Coffelt underwent a 'gut-rehabilitation'. The redeveloped Coffelt has new streets and sidewalks, new off-street parking bays, underground utilities, new plumbing and electrical, brand new kitchens, baths and appliances, and modernized floorplans. Coffelt was the first project in Arizona to ever be awarded a RAD commitment from the federal government, and has since been added to the National Register of Historic Places.

PROJECT PARTNERS

Housing Authority of Maricopa County + Gorman & Company + Arizona Department of Housing + US Department of Housing and Urban Development + Industrial Development Authority of the County of Maricopa + City of Phoenix Housing Department + U.S. Department of the Interior + Arizona State Parks + LISC Phoenix + Stearns Bank + Raza Development Fund + Arizona Community Foundation + Virginia G. Piper Charitable Trust + Berkshire Hathaway + Department of Economic Security

FUNDING SOURCES

4% Low-Income Housing Tax Credits
CDBG Funds
State Housing Trust Fund
FHLB San Francisco



Madison Heights

Avondale, Arizona

PROJECT DETAILS

143 units

30-60% AMI

11 Residential Buildings

139,595 SQ FT Residential Space

Multifamily with Veterans Preference



Madison Heights is the first public housing project in Arizona ever to be converted to Project-Based Rental Assistance (PBRA) under HUD's Rental Assistance Demonstration (RAD) program. The Housing Authority of Maricopa County, in partnership with Gorman & Company, leveraged nearly \$30 million in public and private financing to completely redevelop 143 units of public housing. The process for the redevelopment of Madison Heights began with the development of a Health Impact Assessment (HIA), funded in part by LISC Phoenix, the Robert Wood Johnson Foundation and the Pew Charitable Trust. This process allowed the development team to partner with the existing residents to craft a new future for Madison Heights, with healthy living as a leading concept.

PROJECT PARTNERS

Housing Authority of Maricopa County + Gorman & Company + Arizona Department of Housing + U.S. Department of Housing and Urban Development + Maricopa County + Human Services Department + Berkshire Hathaway / Affordable Housing Partners, Inc. + City of Avondale, AZ + BMO Harris Bank + Community Development Trust + Local Initiatives Support Corporation + Arizona Community Foundation + Valley of the Sun United Way + A New Leaf

FUNDING SOURCES

9% Low-Income Housing Tax Credits

Mortgage

HOME Funds

SHF



RIVER AT EASTLINE VILLAGE

TEMPE, AZ

PROJECT PARTNERS

Housing Authority of Maricopa County +
Gorman & Company + Arizona
Department of Housing + US
Department of Housing and Urban
Development + City of Tempe + Chase +
Boston Capital

PROJECT DETAILS

RAD Redevelopment of 56 units
one-, two-, and three-bedroom
40%, 50%, 60% AMI

The Housing Authority of Maricopa County in partnership with Gorman & Company redeveloped and “transferred assistance” of two existing public housing developments to River at Eastline Village. The 56 units of public housing as Clare Feldstadt 1 & 2 were converted to Project-Based Rental Assistance under HUD’s Rental Assistance Demonstration (RAD) program. The new site, River at Eastline Village, is located in the Escalante Neighborhood which is abundant in amenities such as schools, parks, human services, and public transportation. This transit-oriented development sits along the Valley Metro Light Rail on Apache Boulevard.

River at Eastline Village consists of 56 high quality, affordable units for families that will be accessible to the physically disabled and sensory impaired. The units themselves will be some of the largest rental units within this submarket. A central community center is located on the ground floor offering a leasing office, and multi-use facility to be used for after school programs, educational assistance, a computer lab, fitness center, and office space for counseling and case management.



HERITAGE AT SURPRISE

SURPRISE, AZ

PROJECT PARTNER

Housing Authority of Maricopa County +
Gorman & Company + Arizona
Department of Housing +
US Department of Housing and Urban
Development + LISC + City of Surprise +
Enterprise + Chase + Hunt + Mercy Care +
Freddie Mac

RESIDENT SERVICES

Computer Center + Workforce Connection
Services + Financial Literacy + Kids Cafe /
Afterschool Activities + Youth
Programming

Housing Authority of Maricopa County (HAMC) in partnership with Gorman & Company, developed a 100-unit permanent supportive rental housing community.

Heritage at Surprise comprises six buildings, and is an integral part of the comprehensive revitalization strategy for the Original Town Site (OTS) in the historic city center. The master redevelopment plan will restore the neighborhood's heritage, and bring new businesses and jobs into the community and fulfill the goal of OTS: To become a revitalized district of quality housing combined with appropriate consumer-oriented retail and service functions.



HAMC Jurisdiction

HAMC's jurisdiction DOES NOT include Phoenix, Glendale, Scottsdale, Tempe, Chandler, and a majority of Mesa.

HAMC's jurisdiction DOES include the following cities—please see information regarding cities where HAMC shares jurisdiction with another housing authority:

Aguila Anthem Apache Junction (<i>HAMC & Pinal County</i>)* Arlington Avondale Buckeye Carefree Cashion Carefree Circle City Desert Hills El Mirage Fountain Hills Gila Bend Gilbert Gladden Glendale (<i>County island-two apartment complexes only</i>) Goodyear Guadalupe Higley Litchfield Park <i>**HAMC jurisdiction extends to all unincorporated areas and County Islands.</i>	Mesa (<i>HAMC & Mesa</i>)* Morristown New River Palo Verde Paloma Paradise Valley Peoria Queen Creek (<i>HAMC & Pinal County</i>)* Sentinel Sun City Sun City Grand Sun City West Sun Lakes Surprise Tonopah Waddell Wickenburg Wintersburg Wittmann Youngtown <i>*HAMC shares jurisdiction with another Housing Authority.</i>
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Explanation:

- **Glendale** - Only two apartment complexes in the city are located in a county island.
- **Mesa** - County islands in East Mesa (South Power Road and east of Power Road).
- **Laveen** - Primarily City of Phoenix jurisdiction; only a small area is in a County island.
- **Tolleson** - Primarily City of Phoenix jurisdiction; only a small area is in a County island.

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