In July 2018, the City of Phoenix Housing Department was awarded a $30 million CNI Grant from the U.S. Department of Housing and Urban Development (HUD), the first-ever CNI Grant awarded to a community in Arizona, to transform the EEC bounded by the I-10 Freeway on the north and east, 16th Street on the west, and the Union Pacific Railroad on the south, an area that included the State’s largest concentration of public housing, into a vibrant mixed-income neighborhood leveraging over $200 million of additional funding to provide more than 1,000 homes with over 900 high-quality affordable and market-rate housing, along with significant neighborhood improvements. The City of Phoenix is transforming the EEC, as well as the lives of residents who call the neighborhood home. To achieve such a purpose of this magnitude, the City of Phoenix competitively selected Gorman & Company to serve as the Housing Implementation Entity for this grant.

Soluna represents an excellent example of a mixed-income project, with 80 percent of the units being affordable, with 20 percent are available at market rate, not only providing modern amenities to residents but offering a sense of place with added neighborhood improvements to promote community. The Soluna project is a new mixed-income, multi-family residential development constructed by Gorman & Company on a 15.2 acre site located at 950 N 19th St. and includes 177 units located in two phases. The Soluna apartments are designed to meet the needs of both the working and middle class, including affordable and market rate.

Challenge:
Housing: Replace distressed public and assisted housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood.

People: Improve outcomes of households living in the target housing related to employment and income, health, and children’s education.

Neighborhood: Create the conditions necessary for public and private reinvestments in distressed neighborhoods to offer amenities and assets, including safety, good schools, and commercial activity, which are important in retaining choices about their community.

In addition to the newly developed Soluna Apartments that replace obsolete public housing units as part of the CNI revitalization efforts, community transformative improvements have also been implemented in an effort to bring historic and valuable resources back to the neighborhood.

Solution:
Soluna represents the first mixed-income housing development project as part of the CNI, EEC revitalization efforts. Soluna was financed using 9% Low Income Housing Tax Credits (LIHTC) while Soluna II utilized 4% LIHTC.

Result:
Gorman & Company, in partnership with the Phoenix Housing Department Corporation (PHDC), developed Soluna Apartments, a 177-unit affordable and market-rate Choice Neighborhoods Initiative (CNI) project in Phoenix, Arizona. Soluna I, located at 19th St. and 19th Ave., provides quality living and an affordable option for the working class, including affordable and market-rate.

Community amenities feature multi-purpose spaces available for on-site events and programs, as well as a teen room. Teen room provides a safe and secure environment. The project offers an art plaza that includes handmade artwork from children who live at Soluna.

Arizona Department of Housing