

2022 ARIZONA HOUSING FORUM

BRIAN MICKELSEN HOUSING HERO AWARD

Tribal Initiatives

TOKA HOMES IV TOHONO O'ODHAM KI:KI ASSOCIATION

Challenge:

TOKA was established in October 1962 for the purpose of developing and maintaining affordable housing for the Tohono O'odham people. As the only housing developer on the reservation, TOKA has developed and maintained more than 1,300 affordable housing units over the past 60 years. Despite these efforts, a tremendous need for affordable housing still exists on the reservation as evidenced by a waitlist of more than 815 low-income families.



Solution:

In its first tax credit project, TOKA Homes I, TOKA acquired and rehabilitated 40 existing units and constructed a new community building on the Tohono O'odham Reservation in Sells, AZ. TOKA's second LIHTC project, TOKA Homes II, delivered 20 additional rehabilitation units and 20 new construction units in the same subdivision as TOKA Homes I. TOKA's third LIHTC project, TOKA Homes III, in the Nation's San Xavier District near Tucson, 38 new construction units were delivered. To ensure all districts within the Tohono O'odham Reservation receive the benefit of new affordable housing, TOKA developed TOKA Homes IV, within the Reservation's Gu Achi community by developing 29 new construction units.

The 29 new construction units in TOKA Homes IV include one-, two-, three-, and four-bedroom units in a mix of townhomes and single-family homes. The units are large — between 700 and 1,600 square feet. Construction began in December 2019 and was completed in December 2021.



Result:

Rents for TOKA Homes IV average between \$260 and \$365 a month, plus utilities, and will target households with incomes of up to 40%, 50% and 60% of Area Median Household Income (AMI). TOKA follows the Native American Housing Assistance and Self Determination Act's (NAHASDA) regulations of limiting the rents charged to no more than 30% of the household's income.

TOKA's efforts to keep the units affordable doesn't just stop at low rents. The TOKA Homes IV project has addressed utility costs by building energy-efficient, resource-conserving homes. The units will include low-flow water fixtures, low maintenance landscaping, thermal performance roof, high performance windows, duct leakage system, high efficiency HVAC and energy efficient water heaters. These features will increase the efficiency and durability of the homes to ensure the units can be utilized by tribal families for many years to come.

TOKA Homes IV brings TOKA another step closer to alleviating the dire housing crisis that exists on the Tohono O'odham Reservation.

