

# 2023 ARIZONA HOUSING FORUM

## BRIAN MICKELSEN HOUSING HERO AWARD

### Tribal Initiatives

### WMAHA #8 WHITE MOUNTAIN APACHE HOUSING AUTHORITY

**Total Development Cost  
\$10.5 Million**

WMAHA #8 is the White Mountain Apache Housing Authority's (WMAHA) eighth Low Income Housing Tax Credit (LIHTC) development and includes the new construction of 28 single-family homes on the Fort Apache Reservation in Hon-dah, Arizona. Commonly referred to as Apache Pine, the \$10.5 million project features six two-bedroom homes, 10 three-bedroom homes, 10 four-bedroom homes and two five-bedroom homes, as well as a playground and basketball court for members of the White Mountain Apache Tribe.



### Fort Apache Reservation Hon-dah, Arizona

WMAHA received a 2019 allocation of \$939,082 in 9% Low Income Housing Tax Credits (LIHTCs) from the Arizona Department of Housing and began construction in 2020. Three years later, many of the homes are occupied and construction is nearing completion.

WMAHA #8 was created in response to significant and undeniable demand for affordable housing among Tribal members. When WMAHA applied for LIHTCs, it maintained a waiting list of more than 1,277 households in need of homes. At the same time, WMAHA operated a portfolio of 1,366 homes at nearly 100% occupancy and many units on the Reservation are overcrowded. The only path to reducing the waiting list and minimizing overcrowded homes is through the development of new housing on the Fort Apache Reservation. Further, 100% of the WMAHA #8 units are intended for eventual tenant ownership after the 15-year tax credit compliance period. This will enable members to stay among their culture, language, and community for generations to come.

In addition to offering low rents, WMAHA collaborated with Travois Architecture to design the homes for a HERS rating of 65 or better. Including features such as low-flow water fixtures, energy-saving appliances and lighting, cross ventilation across living spaces and bedrooms and other green design concepts will help lower utility costs for families.

### 28 Single Family Rent-to-own Homes

Incorporating a mountain cottage theme, the housing at WMAHA #8 are designed to break the mold of "box housing" and provide residents with a place they're proud to call home. Features include covered front porches, wood-burning stoves, integrated carports with side entrances, rear patios, mudrooms with laundry amenities, exterior storage, full kitchens with ample cabinet and pantry storage, and multiple baths in the three-, four- and five-bedroom homes.

The successful development of WMAHA #8 goes beyond providing families with low incomes a safe and affordable place to live. Each new home represents a new opportunity for members of the White Mountain Apache Tribe to continue living in and contributing to their community. Throughout the development, design and construction of this project, WMAHA has demonstrated skill and expertise in expanding these opportunities for the Apache people.

