

# HOME COMING 2024

BRIAN MICKELSEN HOUSING HERO AWARD

## DEVELOPER PARTNER OF THE YEAR

### ATLANTIC DEVELOPMENT & INVESTMENTS, INC.

Since its establishment in 1978 by President and CEO, Mark Breen, Atlantic Development & Investments, Inc. has been providing innovative solutions to complex housing challenges. Since 2010, Mark Breen's daughter, and now business partner, Jessica Breen Raymond, has joined him in his efforts to develop high quality, affordable communities that stand the test of time. Since entering Arizona in the early 1990s, the father-daughter team at 'Atlantic' has developed more than 3,500 Low-Income Housing Tax Credit (LIHTC) units in the state.

**3,500**  
LOW-INCOME HOUSING  
TAX CREDIT UNITS



All Atlantic developments are intentionally designed with a commitment to create family communities for children at various ages. Features such as splash pads, and on-site health navigators and economic empowerment programs are incorporated into project designs through innovative collaboration with nonprofit partners. Atlantic is the first private developer in Arizona to voluntarily integrate on-site Head Start into a family LIHTC development's Community Service Facility at Avalon Villas in Phoenix. This integration of Head Start with affordable housing is part of Atlantic's vision to create developments that revitalize communities and transform lives.

Atlantic's partnership approach is also evident in their newest development, The Reserve at Thunderbird in Phoenix. This new 108-home affordable apartment community has a computer lab, playground, BBQ picnic areas, plus on-site healthcare, job placement, and other support services. The community also serves 74 families affected by homelessness, domestic violence, human trafficking or living with an SMI.

In June 2024, Atlantic was recognized for its commitment to sustainable building practices with a \$9.12 million HUD Green Resilient Retrofit Program (GRRP) Award for Urban League Manor, a Section-8 Project Based LIHTC project in Phoenix. This award is the only GRRP award to be made in Arizona and the largest to be awarded in HUD's Region 9. Through this program, Atlantic is taking sustainable design further with the Urban League Manor project, aiming for Net Zero certification. This involves fully electrifying the property, replacing gas appliances with efficient electric ones, and installing a 390kWp solar photovoltaic (PV) system in an effort to massively reduce grid dependence. Plans are to build a hybrid rooftop and carport solar to generate nearly 700kWh of electricity in year 1 (equivalent to planting nearly 322,876 trees over the total system life). An added benefit of the PV system will be substantially increased shading and reflectivity across the property's hardscape, decreasing temperatures. Additional upgrades will reduce water use by 40-50%. This transformation will turn an aging landmark into a sustainable model for the future, proving that affordable, sustainable, and energy-efficient housing is achievable with vision, leadership, and the right partnerships.

Since 2010, every Atlantic LIHTC development in Arizona has installed solar to offset the common area usage of the property; a testament to their commitment to reduce their carbon footprint as a company and future proof for the next generation.