

ADVOCACY AND DEVELOPMENT ON TRIBAL LANDS



INTRODUCTIONS

Moderator:



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VP for Housing
Development

Panelists:



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Pascua Yaqui Tribe
Housing Dept.

Manager of
Projects &
Contracts



**Alexandra
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Tohono O'odham
Ki:Ki Association

Deputy
Director



**Matt
Grosz**

Red Stone
Equity Partners

Managing
Director



**Melanie
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ADOH

Rental Programs
Administrator

GENERAL HISTORY OF TRIBAL LIHTC DEVELOPMENT IN ARIZONA

2003:
"ONE PROJECT ON
TRIBAL LANDS"
\$600K PROJECT
MAX

2004:
"UP TO \$700K
FOR PROJECTS
LOCATED ON
TRIBAL LANDS"

2007:
"UP TO \$1.5M
FOR PROJECTS
LOCATED ON
TRIBAL LANDS"

2009:
"2 PROJECTS ON
TRIBAL LANDS"
\$1.5M PROJECT
MAX

2014:
\$1.5M FOR
PROJECTS
LOCATED ON
TRIBAL LAND

2016-2019:
\$1.75M (2016)
\$1.75M (2017)
\$2M (2018)
\$2.25M (2019)

2022-2023:
2 AWARDS
UP TO \$3M
TOTAL ON TRIBAL
LAND

2024-2025:
2 AWARDS ON
TRIBAL LAND
\$2.5M PROJECT
MAX

45+
PROJECTS

+\$445M
IN DEV.
COSTS

1,662+
UNITS



THE PASCUA YAQUI TRIBE'S HISTORY & POPULATION

ORIGINS NEAR
YAQUI RIVER
IN SONORA, MEXICO

LATE 1800'S
& EARLY 1900'S -
FORCED INTO
ARIZONA

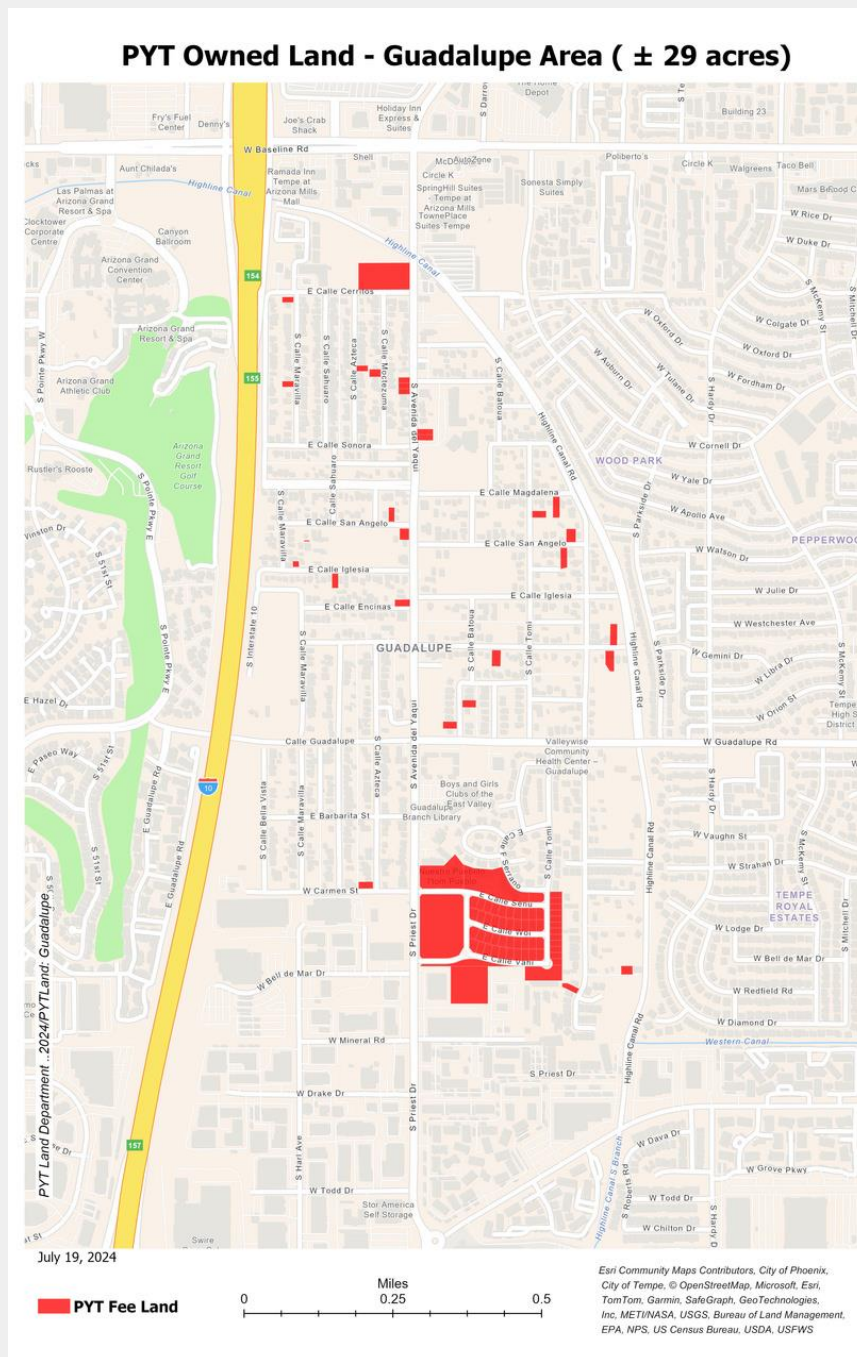
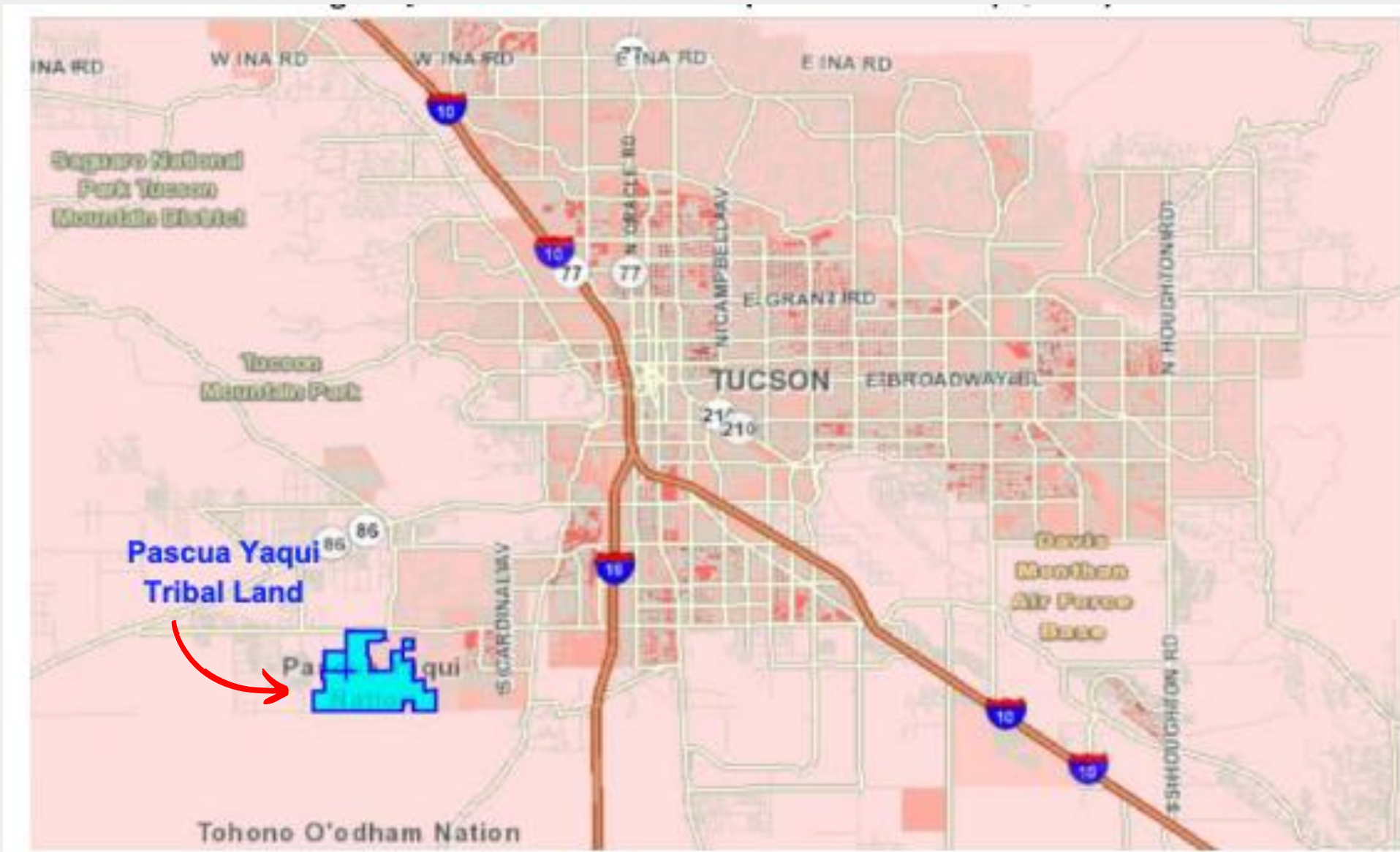
FEDERAL
RECOGNITION
IN 1978

18,440
ENROLLED
AS OF 2023





THE PASCUA YAQUI TRIBE'S LAND BASE



9,041 ACRES
(~2,287 IN TRUST)

29 ACRES (FEE)
IN GUADALUPE





PASCUA YAQUI TRIBE'S PRE-LIHTC DEVELOPMENT HISTORY

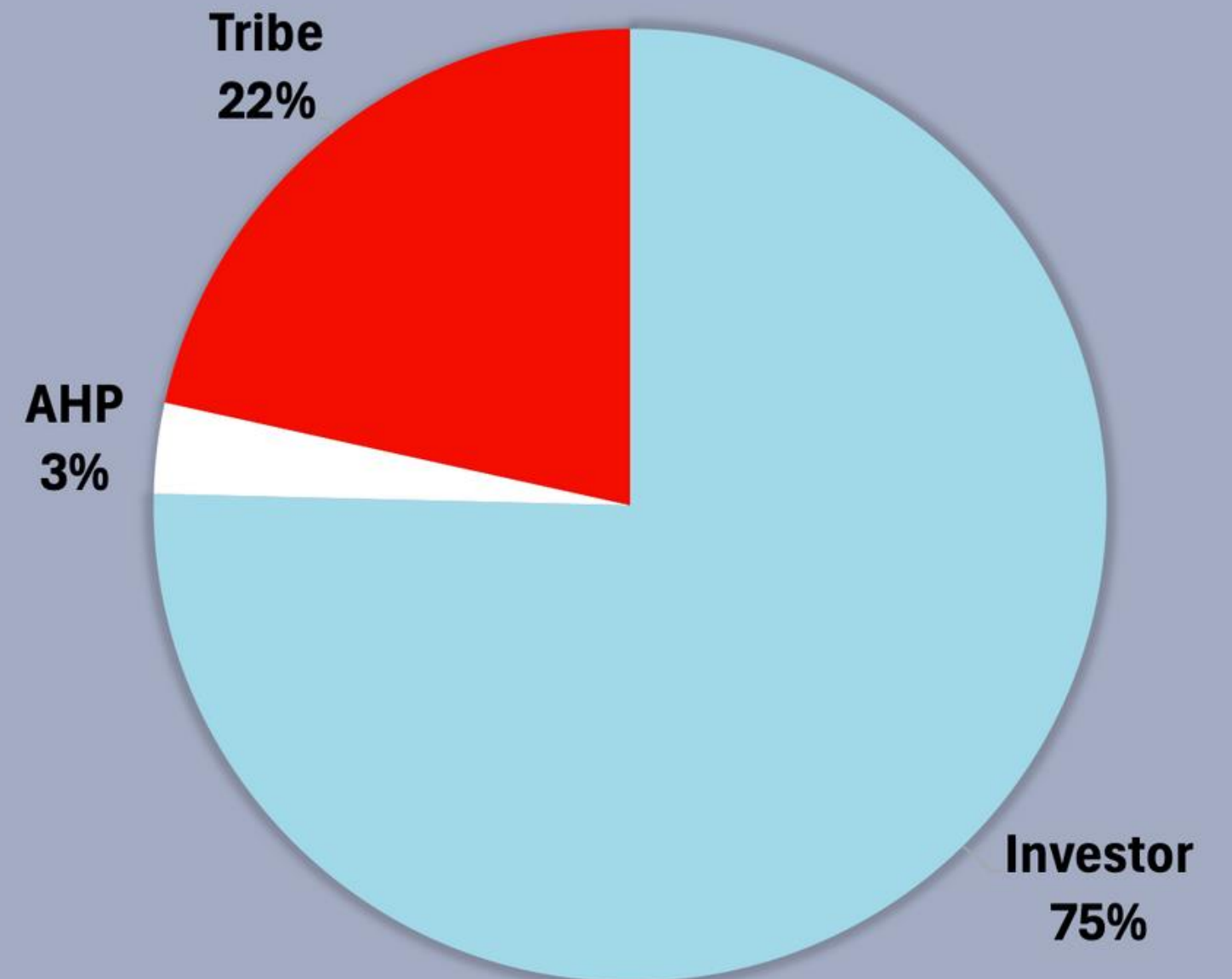




THE PASCUA YAQUI TRIBE'S LIHTC DEVELOPMENT HISTORY

2010 - 2023

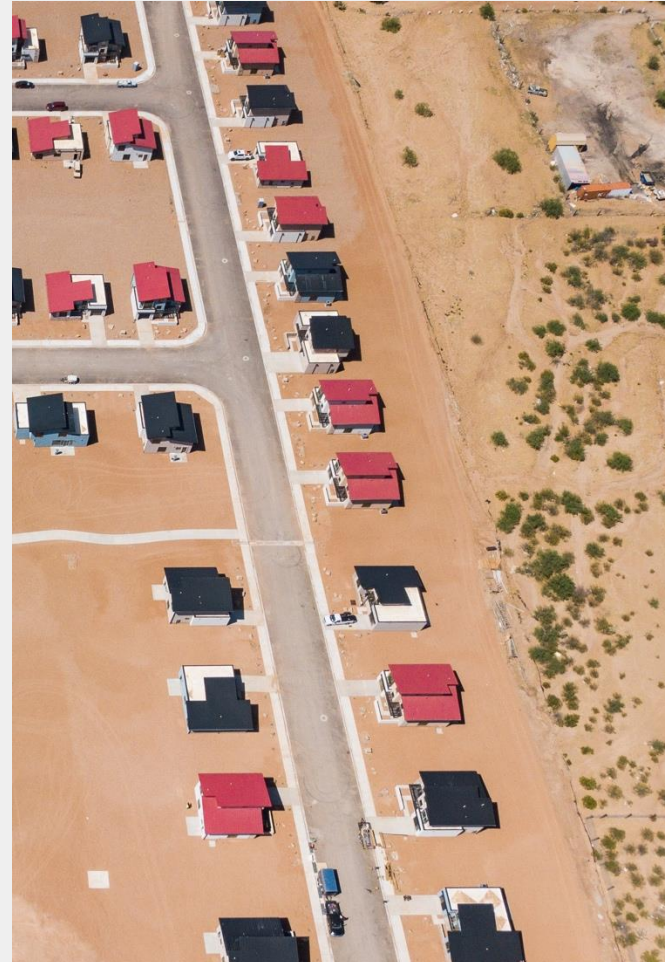
- 8 complete projects (300 units)
- 2 projects under construction (95 units)
- 1 project in Guadalupe
- 9 projects on Tucson reservation
- 305 new & 90 rehab units
- \$13M Total Development Costs
- \$98M Investor Equity
- \$4M AHP grants



Pascua Yaqui Tribe



Pascua Yaqui Tribe



Pascua Yaqui Tribe





THE TOHONO O'ODHAM NATION'S HISTORY & POPULATION

ORIGINS NEAR
SALT, GILA, &
SANTA CRUZ
RIVERS

IN 1853,
CREATION OF
US-MEXICO BORDER
DIVIDED O'ODHAM
PEOPLE

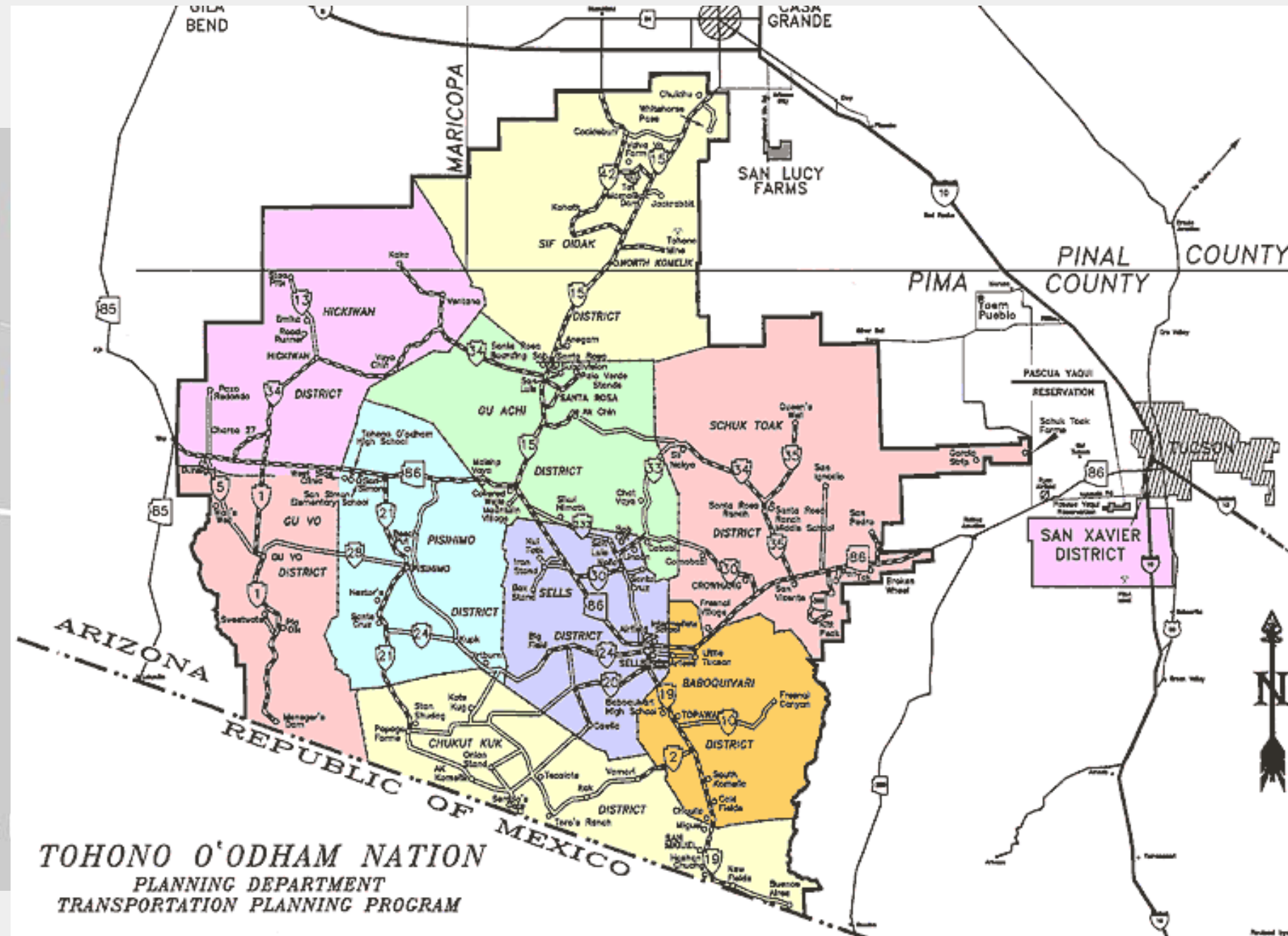
IN 1962,
TOHONO O'ODHAM KI:KI
HOUSING ASSOCIATION
("TOKA") ESTABLISHED
AS PAPAGO HOUSING
AUTHORITY

35,386+
ENROLLED
AS OF 2023





THE TOHONO O'ODHAM NATION'S LAND BASE



2.8M acres in
Maricopa, Pinal, &
Pima Counties.
11 Districts
(roughly the size of
Connecticut)
77 miles of contiguous
International border
with Mexico

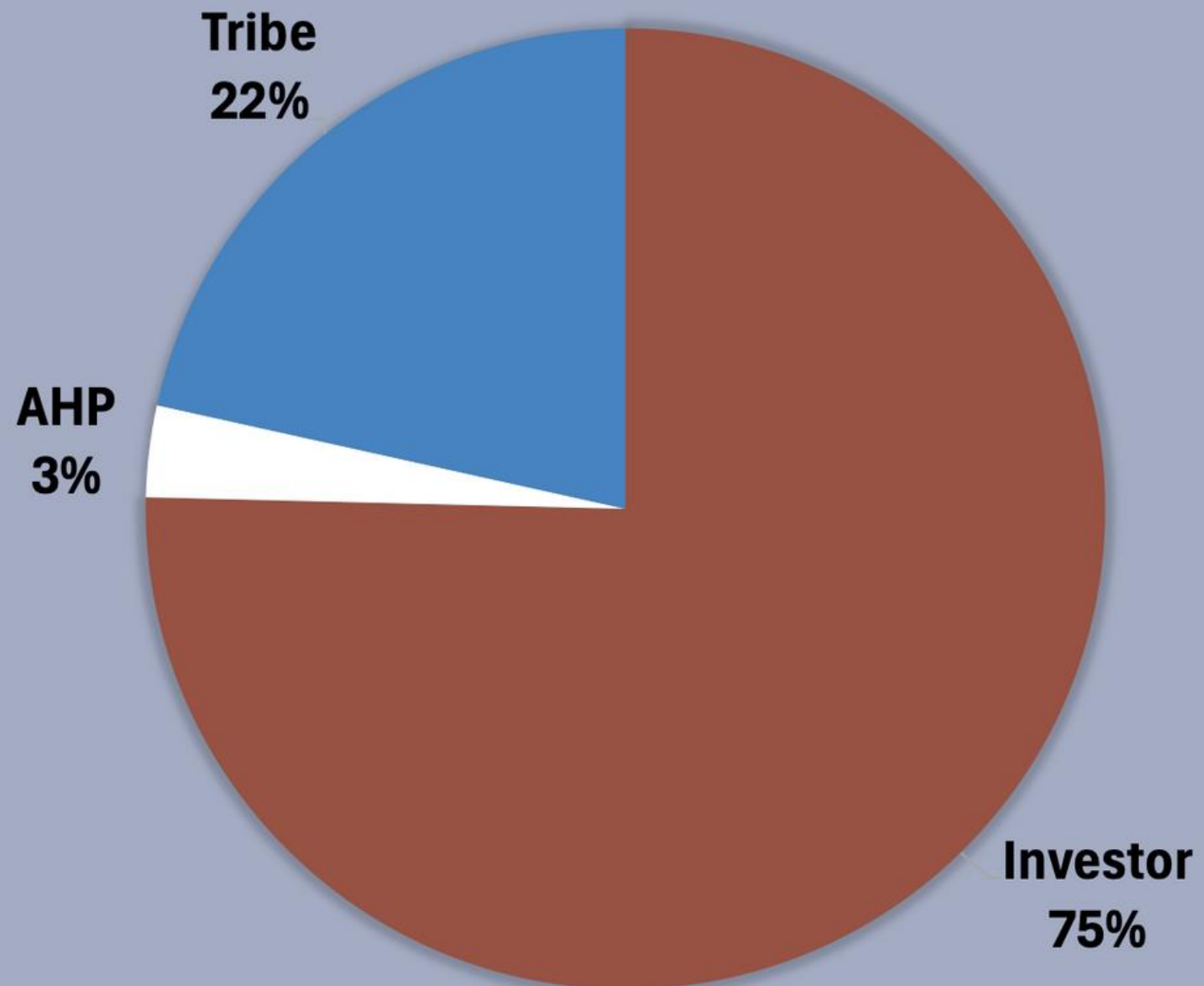


**TOHONO O'ODHAM KI:KI
ASSOCIATION'S (TOKA)
PRE-LIHTC DEVELOPMENT
HISTORY**





TOKA'S LIHTC DEVELOPMENT HISTORY



2014 - 2024

- 5 complete projects (177 units)
- 1 project awarded in 2024 round (30 units)
- 117 new & 60 rehab units
- \$56M Total Development Costs
- \$42M Investor Equity
- \$1.7M AHP grants
- Developments serving 8 of 11 districts

Tohono O'odham Ki:Ki Association

Sells District



Tohono O'odham Ki:Ki Association

San Xavier District



Tohono O'odham Ki:Ki Association

Gu Achi District

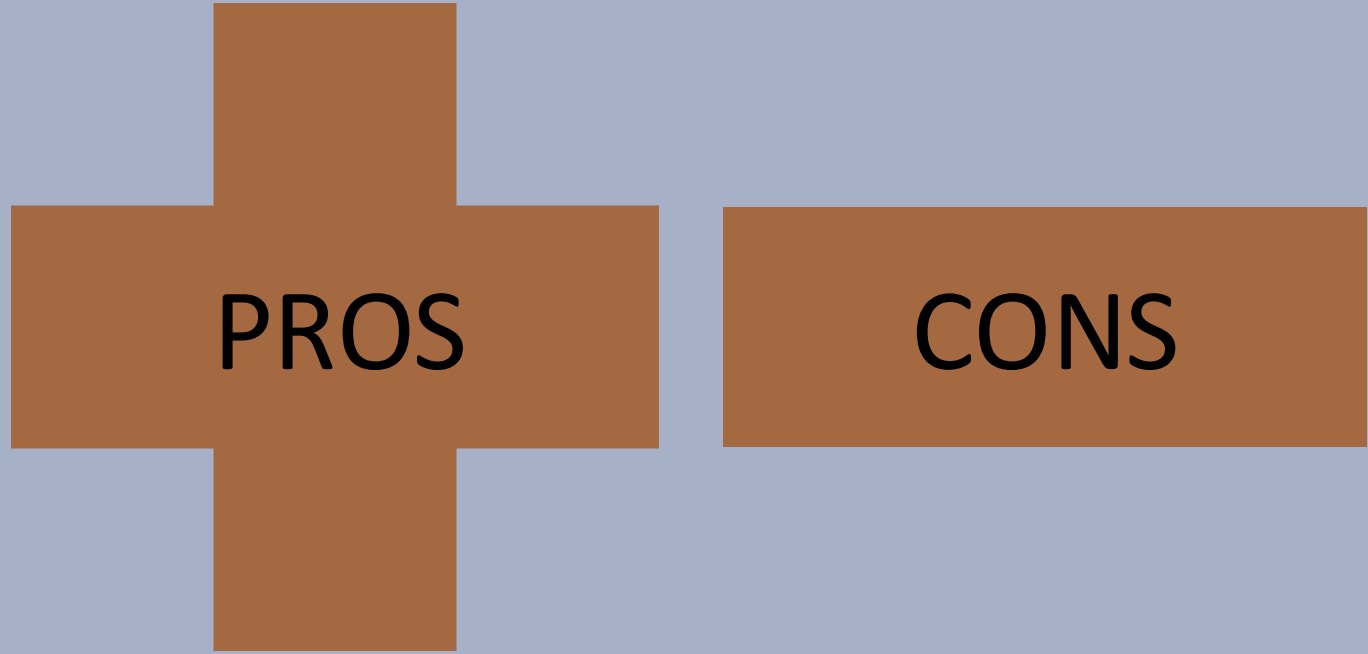


Tohono O'odham Ki:Ki Association

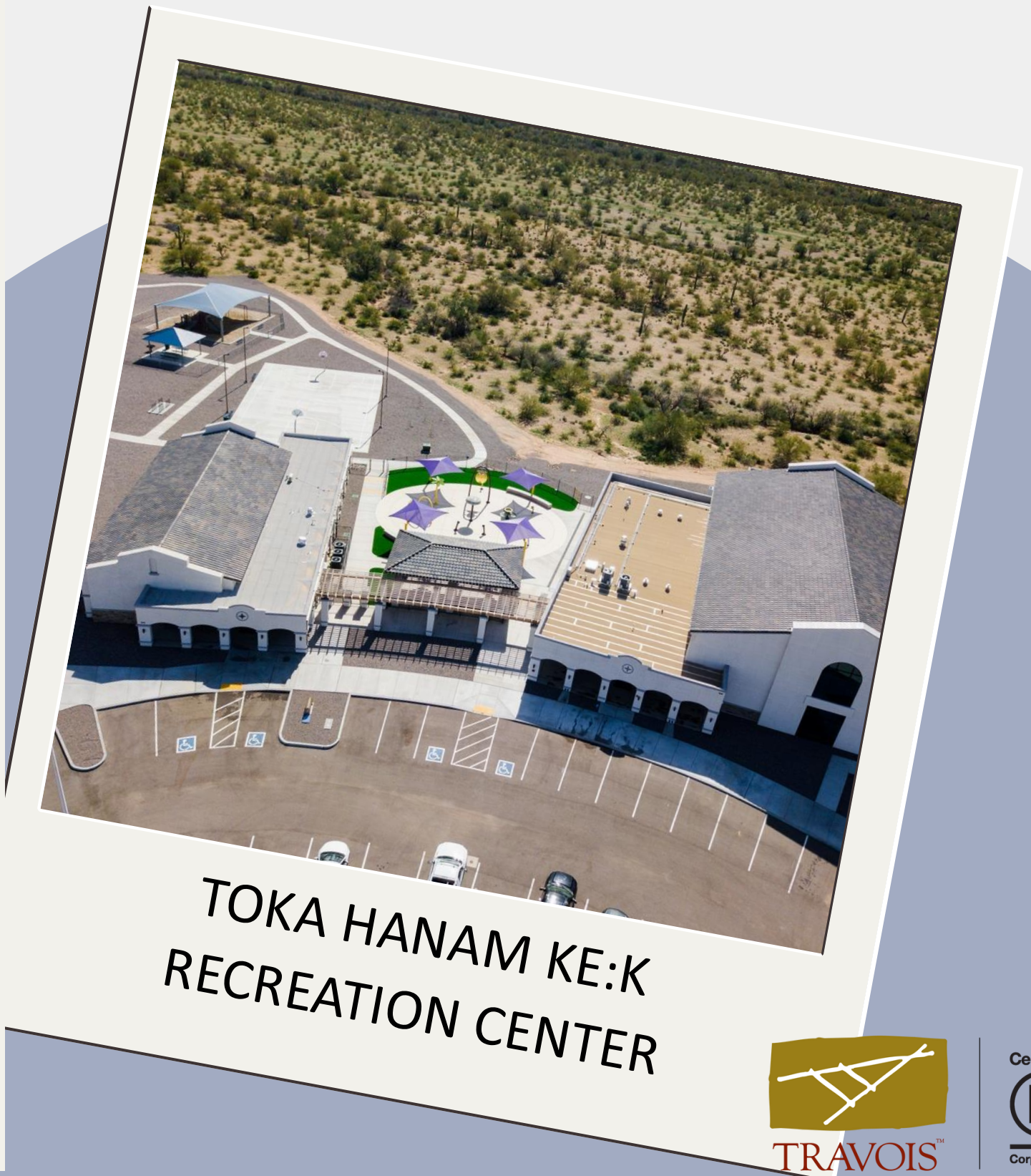
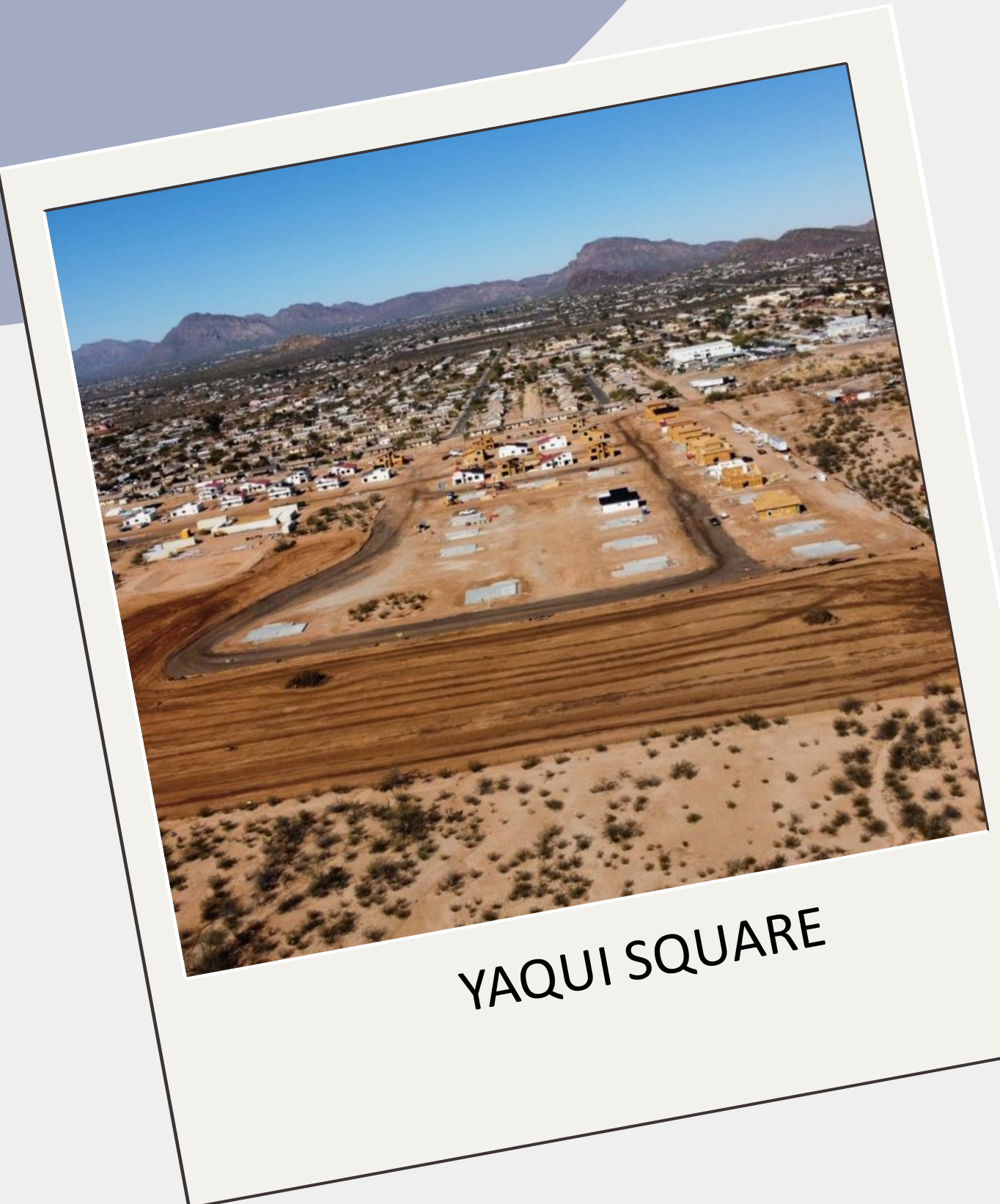
Gu Achi District



RED STONE'S PARTICIPATION IN TRIBAL LIHTC DEVELOPMENTS



COMMUNITY IMPACT



CHALLENGES OF DEVELOPING ON TRIBAL LANDS

LOCATION



INFRASTRUCTURE



FUNDING



OTHER?



OTHER ADOH FUNDING SOURCES FOR TRIBAL DEVELOPMENT



Arizona
Department
of Housing



State Tax Credits:

- layer with Federal LIHTCs
- \$4M available;
\$500k-\$1M awards
- 3 allocation rounds/year

SF Homebuyer Development:

- experienced affordable housing developers
- \$6.5M (~3 awardees)
- affordable, for-sale homes

State/Nat'l Housing Trust Funds:

- layer with Federal LIHTCs
- ~\$28M available;
\$1M-\$2M awards
- structured as Gap loan

4% LIHTCs with Bond Financing:

- non-competitive
- must have PAB allocation
- rolling application subject to available funding

OTHER ADOH FUNDING SOURCES FOR TRIBAL DEVELOPMENT



Arizona
Department
of Housing



- 4% LIHTCs with workforce housing units
- CDBG - Colonia
- CDBG - State Special Project
- Down Payment Assistance
- Housing Insecurity Flexible Funds
- Recovery Housing Program
- Extreme Weather
- Local Jurisdiction Affordable Housing Plans
- Lower Cost Housing Typology
- Military Transitional Housing Fund
- HOME-CHDO



ADVOCACY & PARTNERSHIPS WITH ARIZONA'S TRIBAL NATIONS: ADOH INITIATIVES



QUESTIONS?



TRAVOIS



Certified
Corporation