

Housing Opportunities on School District Land



Panel

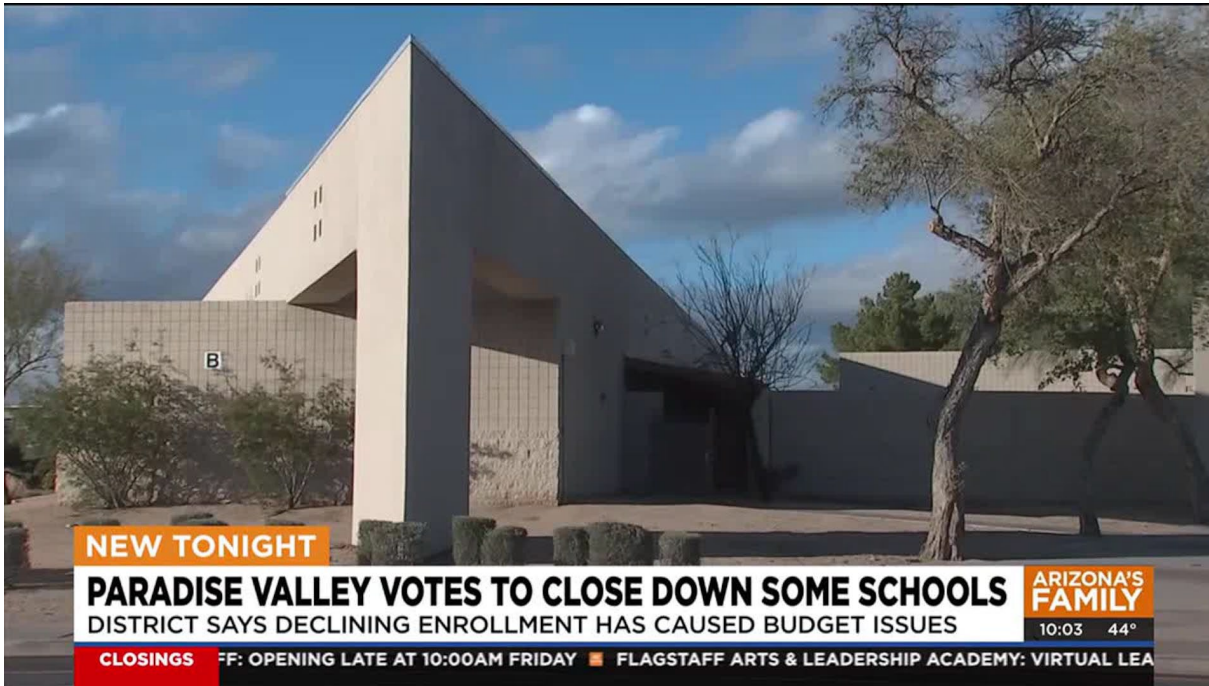
- Cindy Stotler
- Brandy Hotchkiss
- John Scholl

Moderator:

Carson Folk, Rental Programs Manager,
ADOH



Urban Issues



- School Districts have excess land
- Staff & families can't afford to live near schools
- Cities need affordable and workforce housing

State Law for Urban School Districts

- A.R.S. §15-342(7) says a School District is authorized to sell or lease school property:
 - to the state, a county, a city, another school district, or a tribal government agency required;
 - for a public purpose; and
 - if the sale or lease of the property will not affect the normal operations of a school within the school district.

4 Party Transaction



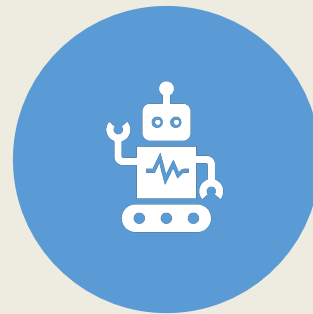
School District – seller



City of Phoenix –
purchaser, apply public
purpose



Phoenix IDA –
landowner, lessor



Developer - lessee



A “Win” for all Parties

- School districts get funding and reduced maintenance costs
- City gets affordable housing
- Developer gets land at FMV
- Residents get new, quality housing opportunity

La Esperanza

3101W McDowell Road Phoenix, Arizona



Initial Project

La Esperanza, Isaac School District

La Esperanza
3101W McDowell Road Phoenix, Arizona



Perlman
Architects of Arizona



La Esperanza
3101W McDowell Road Phoenix, Arizona



Alhambra School District

NEW AT 5

ARIZONA'S
FAMILY

SCHOOL DISTRICT SELLING PROPERTY TO BUILD HOUSING


PROJECT FUNDS SCHOOLS & CREATES AFFORDABLE HOUSING IN PHOENIX


ARIZONA'S
FAMILY

5:16 83°

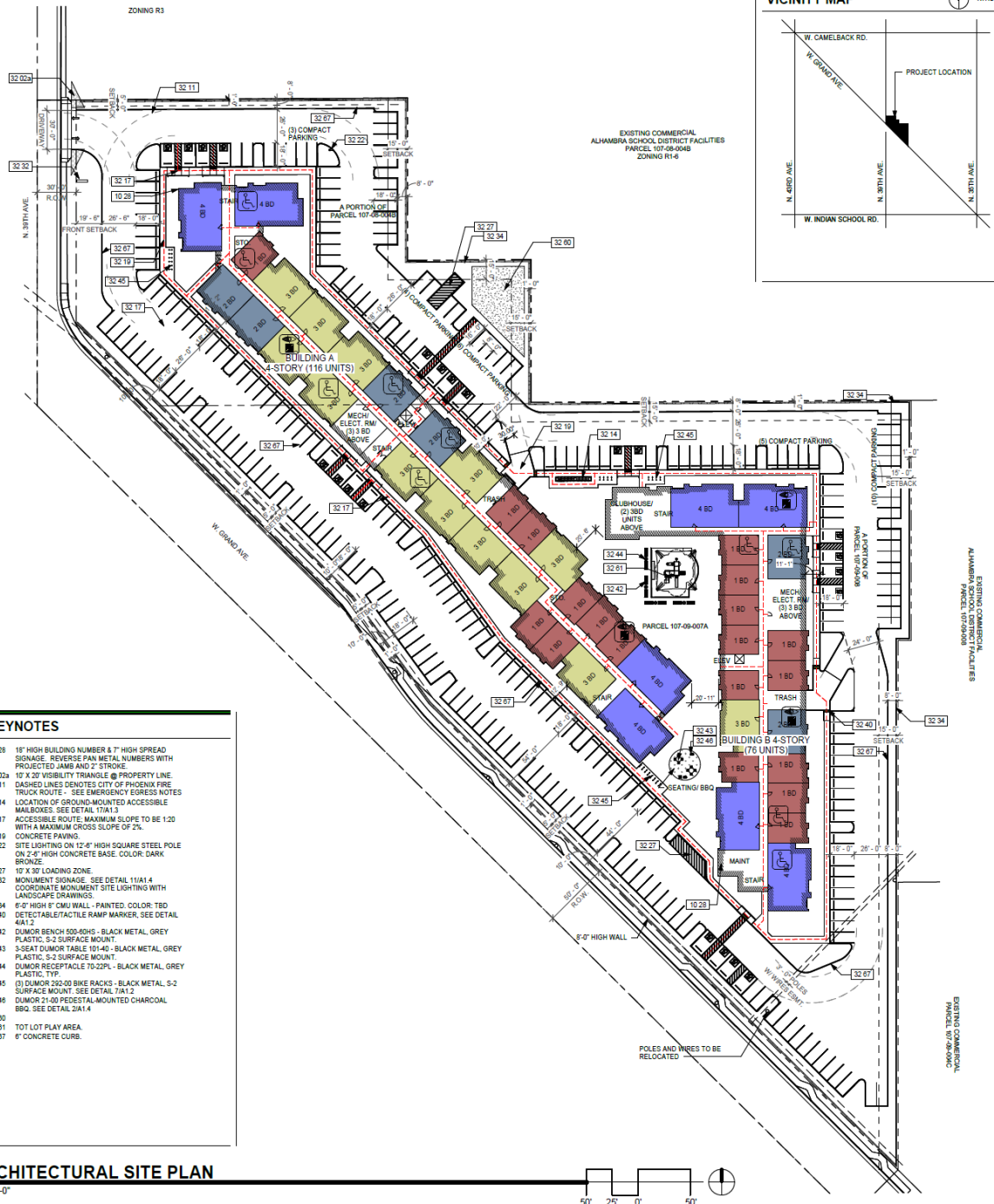
FORECAST

CAVE CREEK

FRI  82°/58°

SAT  80°/62°

SUN  88°/64°



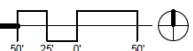
KEYNOTES

- 10 28 18" HIGH BUILDING NUMBER & 7" HIGH SPREAD SIGNAGE. REVERSE PAN METAL NUMBERS WITH PROJECTED JAMB AND Z STROKE.
- 32 024 17' X 30' VISIBILITY TRIANGLE @ PROPERTY LINE.
- 32 111 DASHED LINES DENOTES CITY OF PHOENIX FIRE TRUCK ROUTE - SEE EMERGENCY EGRESS NOTES
- 32 14 LOCATION OF GROUND-MOUNTED ACCESSIBLE MAILBOXES. SEE DETAIL 17A1.1
- 32 17 ACCESSIBLE ROUTE. MAXIMUM SLOPE TO BE 1:20 WITH A MAXIMUM CROSS SLOPE OF 2%.
- 32 19 CONCRETE PAVING.
- 32 22 SITE LIGHTING ON 12" HIGH SQUARE STEEL POLE ON 2' 6" HIGH CONCRETE BASE. COLOR: DARK BRONZE.
- 32 27 10' X 30' LOADING ZONE.
- 32 32 MONUMENT SIGNAGE. SEE DETAIL 11A1.4 COORDINATE MONUMENT SITE LIGHTING WITH LANDSCAPE DRAWINGS.
- 32 34 6'-0" HIGH 8" CMU WALL. PAINTED. COLOR: 1B0
- 32 40 DETECTABLE TACTILE RAMP MARKER. SEE DETAIL 4A1.2
- 32 42 DUMOR BENCH 500-60HS - BLACK METAL. GREY PLASTIC. S-2 SURFACE MOUNT.
- 32 43 3-SEAT DUMOR TABLE 101-40 - BLACK METAL. GREY PLASTIC. S-2 SURFACE MOUNT.
- 32 44 DUMOR RECEPTACLE 70-22PL - BLACK METAL. GREY PLASTIC. TYP.
- 32 45 (3) DUMOR 252-00 BIKE RACKS - BLACK METAL. S-2 SURFACE MOUNT. SEE DETAIL 7A1.2
- 32 46 DUMOR 21-00 PEDESTAL-MOUNTED CHARCOAL BBQ. SEE DETAIL 2A1.4
- 32 80 TOT LOT PLAY AREA.
- 32 87 6" CONCRETE CURB.

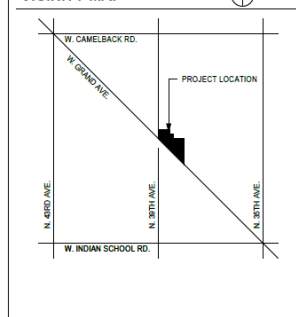
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1 ARCHITECTURAL SITE PLAN

1" = 40'-0"



VICINITY MAP N.T.S.



EXISTING COMMERCIAL ALHAMBRA SCHOOL DISTRICT FACILITIES PARCEL 107-09-0048 ZONING R1-8

EXISTING COMMERCIAL ALHAMBRA SCHOOL DISTRICT FACILITIES PARCEL 107-09-0074

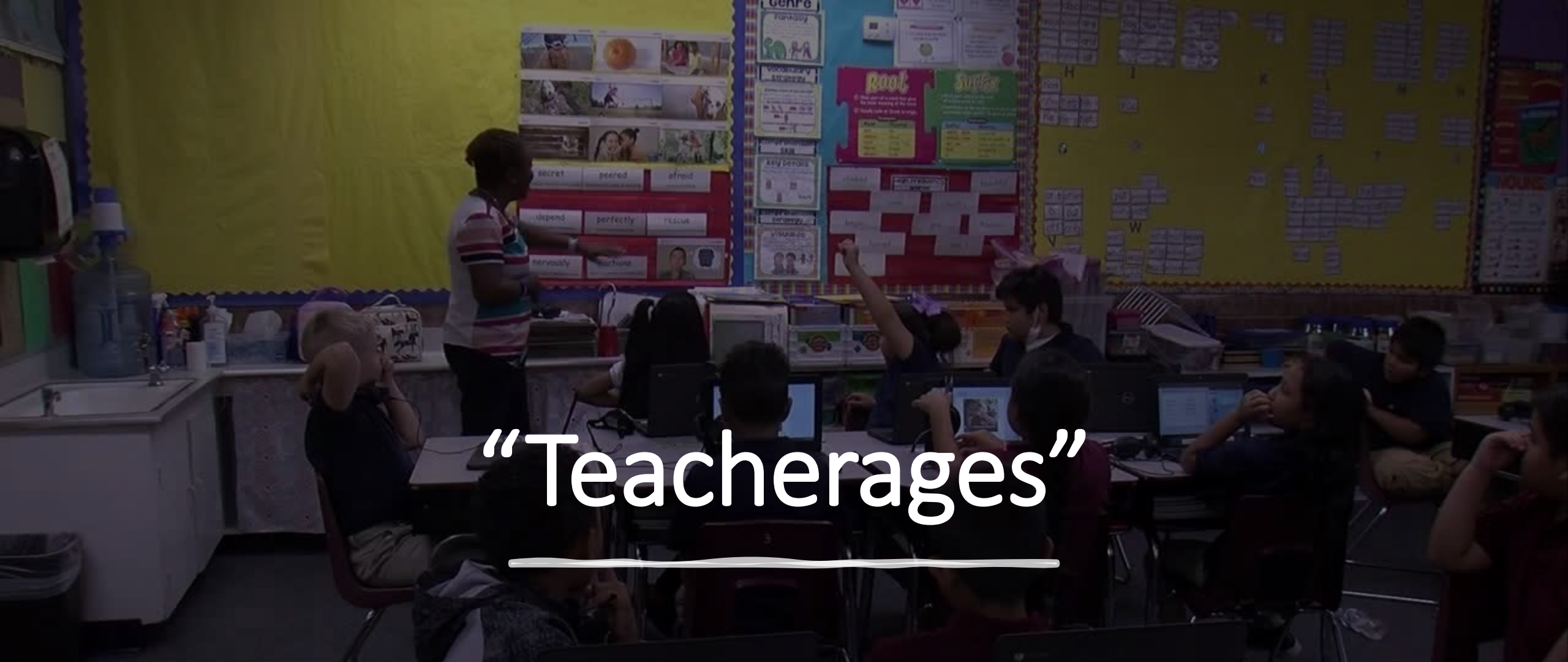
EXISTING COMMERCIAL PARCEL 107-09-0042

POLES AND WIRES TO BE RELOCATED

Development Experience

- Forming the Deal
- School Board
- Funding
- Takeaways





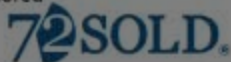
“Teacherages”

ABC15 ARIZONA | AT 6:30

TEACHER SHORTAGE IN RURAL ARIZONA


6:46 | abc 15 ARIZONA | 104°

Sponsored by:



TOP STORIES

NKEYPOX WAS FIRST REPORTED IN THE U.S., THE VIRUS HAS MADE ITS WAY ONTO THE N

An aerial photograph showing a large construction site for a school. The ground is mostly dirt with numerous tire tracks from heavy machinery. In the background, there is a green sports field, a playground, and a school building. A white water truck and two yellow bulldozers are visible on the dirt area. The sky is clear and blue, and mountains are visible in the far distance.

Del Rio Elementary School
Chino Valley Unified School District



Grand
Opening
September
2023



Development Experience

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Q&A