

KATIE HOBBS
Governor



JOAN SERVISS
Director

STATE OF ARIZONA
DEPARTMENT OF HOUSING

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(602) 771-1000 • www.azhousing.gov

September 30, 2024

Governor Katie Hobbs
Office of the Governor
1700 W. Washington St.
Phoenix, AZ 85007

The Honorable Warren Petersen
President of the Senate
Arizona State Senate
1700 West Washington
Phoenix, AZ 85007

The Honorable Ben Toma
Speaker of the House
Arizona House of Representatives
1700 West Washington
Phoenix, AZ 85007

Attorney General Kris Mayes
Office of the Attorney General
2005 N. Central Ave.
Phoenix, AZ 85004

RE: Reporting requirements per A.R.S. § 35-728 (D) Low Income Housing Tax Credits

Dear President Petersen and Speaker Toma:

Pursuant to state law, A.R.S. § 35-728 (D), the Arizona Department of Housing is required to provide to your office a report on the Low Income Housing Tax Credit no later than September 30th. We are pleased to provide this report, which includes information on housing programs and projects funded under the FY2024 tax credit round.

Low-Income Housing Tax Credit Program

The Low-Income Housing Tax Credit (LIHTC) Program is a federal program of the U.S. Department of the Treasury/Internal Revenue Service that awards tax credits to private housing developers. The credits are

sold to investors and the proceeds are utilized to finance the new construction or acquisition/rehabilitation of rental units for low to moderate-income households.

In FY2024, the Arizona Department of Housing made significant impact in addressing the state's affordable housing needs by awarding \$227* million to 10 projects through the competitive 9% Low-Income Housing Tax Credit round for the development or rehabilitation of 625 LIHTC units for persons of low or moderate income. In addition, \$654* million was awarded through the non-competitive 4% LIHTC open application process for the development or rehabilitation of 3,614 LIHTC units for persons of low or moderate income. In total \$881* million in federal tax credits awarded, totaling 4,239 LIHTC units in FY2024 - these figures represent the scale and impact of the state's efforts to promote affordable housing development through strategic investments and partnerships.

Additionally, FY2024 Arizona State Tax Credits totaling \$39 million were awarded to four projects (2 projects in the competitive 9% LIHTC round and 2 projects in the competitive 4% state tax credit round) to assist with the development or rehabilitation of 332 LIHTC/STC units for persons of low or moderate income. These state tax credits are essential in bridging financing gaps and ensuring that these projects can move forward, providing affordable housing options to Arizona's diverse populations.

Furthermore, the Department's awards spanned seven counties and included two projects on tribal land. The Department anticipates helping 8,469 persons through the funding of these projects. Moreover, the Department estimates project development costs of \$1.7 billion dollars will be used in the housing industry as a result of the Department's activities. These investments of tax credits underscore the vital role the Federal Low Income Housing Tax Credit and State Tax Credit programs play in fostering vibrant and sustainable communities and providing safe and affordable housing for all Arizonans.

Should you have any questions regarding these reports, please feel free to contact me at (602) 771-1007.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joan Serviss', with a stylized flourish at the end.

Joan Serviss

Director, Arizona Department of Housing

Enclosures

**tax credit amounts are the 10-year investment amounts*

**ARIZONA DEPARTMENT OF HOUSING
FY2024 Low Income Housing Tax Credit Reservation Commitments**

9% Low Income Housing Tax Credits													
PROJECT NAME & ADDRESS	COUNTY	LEGISLATIVE DISTRICTS		UNITS		# OF ANTICIPATED PERSONS	FAMILY OR SENIOR	PROJECT TYPE	MULTIFAMILY OR SINGLE FAMILY	STATE TAX CREDIT AWARDED	TAX CREDIT AWARDED	10 YR AMOUNT OF TAX CREDITS	PROJECT COST
		STATE SENATE / STATE HOUSE	CONGRESSIONAL	TOTAL	LIHTC								
Garfield III 1111 N 15th Street Phoenix, AZ 85006-3609	Maricopa	5	3	60	60	60	Senior 55+	New Construction	Multifamily		\$2,500,000.00	\$25,000,000.00	\$28,338,340.00
Green Valley Apartments II McLane Road Payson, AZ 85541-0000	Gila	7	2	40	39	90	Family	New Construction	Multifamily	\$943,050.00	\$1,886,100.00	\$18,861,000.00	\$21,771,156.00
Rincon Manor Northeast Corner of S 12th Ave & W Medina Rd Tucson, AZ 85756-6548	Pima	20	7	84	84	84	Senior 55+	New Construction	Multifamily		\$2,500,000.00	\$25,000,000.00	\$26,863,175.00
Sidney P Osborn Two SWC N 18th Street & E Adams St Phoenix, AZ 85034-1287	Maricopa	11	3	109	76	245	Family	New Construction	Multifamily		\$2,500,000.00	\$25,000,000.00	\$45,397,953.00
Sugar Hill on Stone 1910 N Stone Ave Tucson, AZ 85705-5643	Pima	20	7	66	66	149	Family	New Construction	Multifamily		\$2,500,000.00	\$25,000,000.00	\$24,681,446.00
Sycamore Vista Phase II 355 N Homestead Parkway Camp Verde, AZ 86322-0000	Yavapai	1	2	80	60	180	Family	New Construction	Multifamily	\$1,000,000.00	\$2,000,000.00	\$20,000,000.00	\$32,198,645.00
TOKA Homes VI Scattered Sites Topawa, AZ 85634 Pisinemo, AZ 85639 Tohono O'odham Reservation	Pima	4	3	30	30	68	Family	Tribal/New Construction	Single Family		\$2,500,000.00	\$25,000,000.00	\$22,670,287.00
Vistara II 1787 S Riley Ave Yuma, AZ 85365-0000	Yuma	23	7	76	76	171	Family	New Construction	Multifamily		\$2,500,000.00	\$25,000,000.00	\$23,545,735.00
Yavapai-Apache Homes IX N of E Cherry Creek Rd & Old Hwy 279 Camp Verde, AZ 86322-8412	Yavapai	1	2	38	38	86	Family	Tribal/New Construction	Single Family		\$2,500,000.00	\$25,000,000.00	\$21,942,081.00
Casa Del Pueblo Senior Apartments 4975 S Liberty Ave Tucson, AZ 85706-1391	Pima	20	7	96	96	96	Senior 62+	Rehabilitation	Multifamily		\$1,323,928.00	\$13,239,280.00	\$13,412,787.00
				679	625	1,228				\$1,943,050.00	\$22,710,028.00	\$227,100,280.00	\$260,821,605.00

4% Low Income Housing Tax Credits													
PROJECT NAME & ADDRESS	COUNTY	LEGISLATIVE DISTRICTS		UNITS		# OF ANTICIPATED PERSONS	FAMILY OR SENIOR	PROJECT TYPE	MULTIFAMILY OR SINGLE FAMILY	STATE TAX CREDIT AWARDED	TAX CREDIT AWARDED	10 YR AMOUNT OF TAX CREDITS	PROJECT COST
		STATE SENATE / STATE HOUSE	CONGRESSIONAL	TOTAL	LIHTC								
Glendale Senior Apartments 4902 West Glenn Drive Glendale, AZ 85301	Maricopa	27	7	148	148	148	Senior 62+	New Construction	Multifamily	\$ -	\$ 2,810,259.00	\$ 28,102,590.00	\$ 61,851,996.00
La Esperanza Terrace (Bret Tarver Terrace) 3101 W McDowell Road Phoenix, AZ 85009	Maricopa	30	7	96	96	216	Family	New Construction	Multifamily	\$ -	\$ 1,562,975.00	\$ 15,629,750.00	\$ 36,023,968.00
Alto Apartments 16720 N Porter Road Maricopa, AZ 85138	Pinal	16	2	200	200	450	Family	New Construction	Multifamily	\$ -	\$ 3,843,935.00	\$ 38,439,350.00	\$ 81,862,594.00

4% Low Income Housing Tax Credits													
PROJECT NAME & ADDRESS	COUNTY	LEGISLATIVE DISTRICTS		UNITS		# OF ANTICIPATED PERSONS	FAMILY OR SENIOR	PROJECT TYPE	MULTIFAMILY OR SINGLE FAMILY	STATE TAX CREDIT AWARDED	TAX CREDIT AWARDED	10 YR AMOUNT OF TAX CREDITS	PROJECT COST
		STATE SENATE / STATE HOUSE	CONGRESSIONAL	TOTAL	LIHTC								
Overland Flats Apartments 44170 Reinsman Boulevard Maricopa, AZ 85138	Pinal	16	2	200	200	450	Family	New Construction	Multifamily	\$ -	\$ 3,054,860.00	\$ 30,548,600.00	\$ 65,751,334.00
Waterman Senior Apartments 43990 Reinsman Boulevard Maricopa, AZ 85138	Pinal	16	2	200	200	200	Senior 55+	New Construction	Multifamily	\$ -	\$ 2,624,087.00	\$ 26,240,870.00	\$ 56,963,604.00
Dahlia Village (12th Street Apartments) 3616 & 3624 S 12th Street Phoenix, AZ 85040	Maricopa	27	7	126	126	284	Family	New Construction	Multifamily	\$ -	\$ 2,044,357.00	\$ 20,443,570.00	\$ 45,235,772.00
Sleepy Hollow Estates 615 W Alturas Street Tucson, AZ 85705	Pima	3	2	44	44	99	Family	New Construction	Multifamily	\$ -	\$ 980,343.00	\$ 9,803,430.00	\$ 21,714,026.00
Residences at Falcon Park 1201 NE 35th Avenue Phoenix, AZ 85009	Maricopa	30	7	192	192	432	Family	New Construction	Multifamily	\$ -	\$ 2,179,137.00	\$ 21,791,370.00	\$ 44,627,122.00
67 Flats 6504 North 67th Ave Glendale, AZ 85301	Maricopa	24	9	384	384	864	Family	New Construction	Multifamily	\$ -	\$ 7,342,175.00	\$ 73,421,750.00	\$ 155,124,666.00
Juniper Square 6548 North 67th Avenue Glendale, AZ 85303	Maricopa	24	9	221	221	221	Senior 55+	New Construction	Multifamily	\$ -	\$ 4,871,583.00	\$ 48,715,830.00	\$ 100,510,158.00
Cottonwood Ranch Apartments 1161 E O'Neil Dr Casa Grande, AZ 85122	Pima	8	1	300	300	675	Family	New Construction	Multifamily	\$ -	\$ 6,657,279.00	\$ 66,572,790.00	\$ 139,426,054.00
Sierra on 66 2292 S Alvan Clark Blvd Flagstaff, AZ 86001	Coconino	7	2	221	221	497	Family	New Construction	Multifamily	\$ -	\$ 4,227,457.00	\$ 42,274,570.00	\$ 93,713,957.00
Hacienda del Rio 4121 West McDowell Road Phoenix, AZ 85009	Maricopa	26	3	146	146	329	Family	Rehabilitation	Multifamily	\$ -	\$ 2,238,726.00	\$ 22,387,260.00	\$ 53,229,367.00
La Victoria Commons 2320 E. Apache Boulevard Tempe, AZ 85281	Maricopa	9	4	52	52	117	Family	New Construction	Multifamily	\$ -	\$ 695,920.00	\$ 6,959,200.00	\$ 14,381,775.00
Villas on McQueen 35 N McQueen Road Chandler, AZ 85225	Maricopa	13	5	157	157	353	Family	Acquisition/ Demolition/ New Construction	Multifamily	\$ 1,000,000.00	\$ 2,000,000.00	\$ 20,000,000.00	\$ 57,178,189.00
Arterra SWC Cotton Lane & Waddell Road Surprise, AZ 85374	Maricopa	25	9	388	388	873	Family	New Construction	Multifamily	\$ -	\$ 8,587,480.00	\$ 85,874,800.00	\$ 163,173,904.00
Orchard Springs SWC Cotton Lane & Waddell Road Surprise, AZ 85374	Maricopa	25	9	211	211	221	Senior 55+	New Construction	Multifamily	\$ -	\$ 4,338,307.00	\$ 43,383,070.00	\$ 93,623,942.00
Ironwood Ranch Apartments 39695 W Lococo Street Maricopa, AZ 85138	Pinal	16	2	252	252	567	Family	New Construction	Multifamily	\$ -	\$ 5,340,232.00	\$ 53,402,320.00	\$ 110,608,579.00
Horizon on Villa 500 N 20th Street Phoenix, AZ 85006	Maricopa	5	3	109	76	245	Family	Acquisition/ Demolition/ New Construction	Multifamily	\$ 1,000,000.00	TBD	TBD	\$ 55,311,584.00
				3647	3614	7,241				\$2,000,000.00	\$65,399,112.00	\$653,991,120.00	\$1,450,312,591.00