



Pre-Forum Activities: Wednesday, August 23

Open to Forum Registrants and the Public

1:00 PM Milagro on Oracle Groundbreaking Ceremony

2445 N. Oracle Road in Tucson (look for No-Tel Motel sign)
Street parking in neighborhood

In 2022, The City of Tucson Department of Housing and Community Development created the nonprofit El Pueblo Housing Development. EPHD's first project is the Milagro on Oracle LIHTC project. Milagro on Oracle, a 1.81-acre site, will serve older adults in the Thrive in the '05 Choice Neighborhood area. It includes the adaptive reuse of 15 apartments in single-story buildings currently or formerly used as motor courts, and 48 units in a newly built, four-story elevator building, creating 63 total units. The project will also include 19 supportive housing units. El Pueblo Housing Development is the developer overseeing the project with the support of financial consultant Sabino Community Development Resources and Gorman General Contracting. The project will use \$2.1 million in tax credits over 10 years from the federal 9% LIHTC program.

2:00 PM - 4:00 PM Self-Guided Site Visits

The CHUCK Center	construction hub at Habitat for Humanity Tucson	2811 W Curtis Rd in Tucson Parking available onsite
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The newly opened Connie Hillman Urban Construction Knowledge Center (CHUCK) serves as the Habitat for Humanity Tucson construction hub, warehouse, and training center. The CHUCK campus facilitates real-world construction experience including new technology for the manufacturing of modular wall systems designed to increase the production of affordable housing and accessory dwelling units. The facility is located on property owned by Habitat Tucson in the Flowing Wells neighborhood, and features over 15,000 square feet of work area, storage, classroom, and office space. The Workforce Center holds classes in conjunction with Pima Community College, allowing students to earn credit hours in hands-on construction projects. The CHUCK Center also provides Habitat Tucson with onsite housing for AmeriCorps Members and Caravanners, volunteers who travel to southern Arizona to help build affordable housing.

Amazon Motel	permanent supportive housing with rehab	1135 W. Miracle Mile in Tucson Parking available onsite
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In October 2022 the City of Tucson submitted a \$6 million grant request to ADOH as part of their Hotel to Housing Funding Availability to buy and rehabilitate the Amazon Motel to convert into 30 units of permanent supportive housing. Design is underway and renovations are slated to begin in January of 2024.

Wildcat Inn	transitional shelter	1701 N. Oracle Road in Tucson Parking available onsite
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Using federal COVID relief funding, the City of Tucson purchased the Wildcat Inn and converted it to a Housing First site. They began accepting residents in February 2022. The average stay is between 90 and 120 days, with an anticipated cost of \$5,927 per client for a stay of four months. On-site services include drug treatment, medical services, employment counseling, and behavioral health.

Marist on Cathedral Square	new building and rehab of historic building for senior housing	111 S. Church Ave in Tucson Street parking in neighborhood or municipal garage west and south
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The historic Marist College was rehabilitated by the Foundation for Senior Living as part of a larger 83-unit 9% LIHTC project awarded in 2017. The tallest adobe structure in Arizona was restructured and retro-fitted with 8 units on the upper levels and a community hall in the half-sunken lower level. The remaining 75 units were placed in a new, modern mid-rise tower on the same block, which was designed to integrate thoughtfully into the downtown urban fabric. Located on the Tucson Streetcar route, this project took full advantage of the Infill Incentive District zoning to reduce onsite parking and promote pedestrian connectivity, well-suited to its group of active senior residents. Cost: \$16,000,000.

La Frontera - Center of Hope Apartments	permanent supportive housing	4554 S Palo Verde Rd in Tucson
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The Center of Hope Apartments provides 100 permanent supportive housing units on the Center of Opportunity campus. The ground floor of the building is set aside for onsite supportive services including behavioral health and substance-abuse recovery.

La Frontera made a significant financial investment for pre-development costs, including a \$1,000,000 acquisition price. The project was financed with 4% tax credits from ADOH, municipal bonds issued by the Pima County IDA, ADOH Housing Trust Funds, Pima County HOME funds, AHP funds from the Federal Home Loan Bank of Chicago, SMI Housing Trust Funds issued by AHCCCS through ADOH, a funding award from Arizona Home Matters, two rounds of Project Based Vouchers administered by the City of Tucson on behalf of Pima County, and rental subsidy for 12 SMI units by HOM, Inc. Additionally, Boston Capital purchased the tax credits and BMO Harris Bank purchased the bonds and issued construction and permanent financing. Family Housing Resources, a nonprofit agency, is the bond compliance monitor and also joined the long-term ownership to resolve lending conflicts that arose due to the many layers of financing.