



Client/Developer: Native American Connections
 Architect: Perlman Architects of Arizona
 Design Architect: Pyatok Architects
 Contractor: Adolfson & Peterson Construction

Syndicator: National Equity Fund
 Financing Partners: City of Phoenix, Arizona Department of Housing, Federal Home Loan Bank, U.S. Department of Housing and Urban Development
 Partners: Arizona State University Stardust Center, Daniel Glenn

2007
 Concept Design/ Visioning
 OCT 2008
 Development Plan Approved
 SEPT 2009
 Received LIHTC Allocation
 AUG 2010
 Closed on Financing
 NOV 2011
 Construction Complete
 JAN 2012
 Converted Permanent Loan

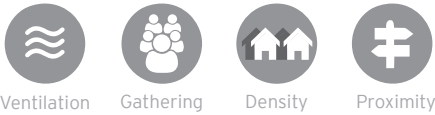


Photo: Perlman Architects of Arizona

COMMUNITY ACCESS

Devine Legacy is a mixed-income, transit-oriented development along the north-south light-rail line of central Phoenix. Developed by Native American Connections, a nonprofit corporation to serve the urban Indian population of Phoenix, it contains seven different unit types, including townhomes, lofts, and flats, with no differentiation between the 90 percent affordable and 10 percent market-rate units. The site is strategically located for residents to gain access to work and school, with a light-rail station located one-half block away and downtown less than 3 miles to the south.

CORE PROJECT EMPHASES:



LESSONS LEARNED

- Transit-oriented, high-density design makes it easier to live affordably without having to own a car.
- Cultural elements were designed to be somewhat universal, because families from many different traditions live here.
- Excellent outdoor common spaces are important with high-density living.

BEST PRACTICES

- Transit-oriented development can be a focus for the needs of urban Indians.
- Access to an outdoor community space formed a cohesive traditional atmosphere.
- LEED certification was a top priority.
- The project is directly adjacent to many health and social services to meet the needs of working families.

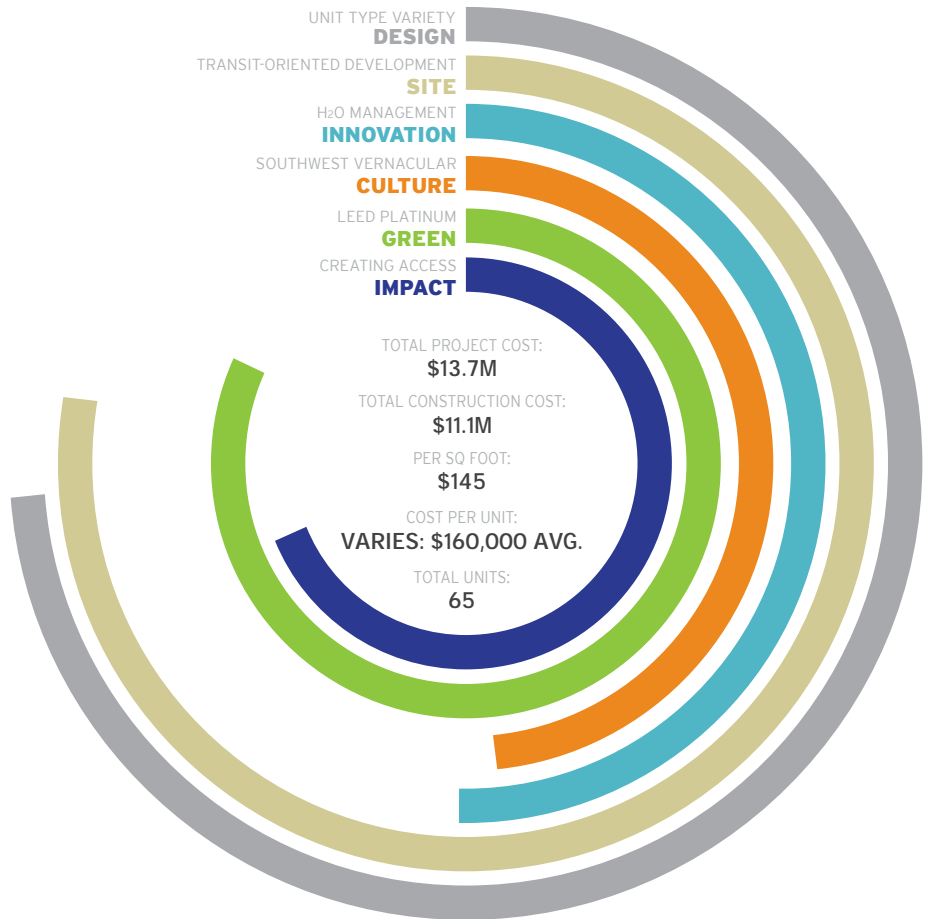


Photo: Perlman Architects of Arizona





DEVINE LEGACY

CONTEXT

This affordable housing community was the first to open along the Phoenix Metro light-rail line at the Campbell & Central Light Rail Station. Native American Connections developed the site selected for the project, which included a blighted building that had been vacant since 2006 and posed a threat to the neighborhood for loitering, vandalism, and graffiti, and which caused concerns of increased crime at other neighborhood properties. The redevelopment of the project site remedied all these issues. The project contains a wide range of housing types, including townhomes, lofts, and flats with 90 percent affordable and 10 percent market-rate units. The site is strategically located for residents to gain access to work and school, with a light-rail station located one half block away and downtown less than 3 miles to the south. The city's main public high school is located directly across the street from the development. The building just to the development's south contains the offices of the developer and the many social services, health, and cultural organizations that cater to the needs of Native Americans in Phoenix.



Photo: Perlman Architects of Arizona



Photo: Perlman Architects of Arizona

SITE

The primary site feature is the courtyard on the second level that is open to the sky. The courtyard provides a protected common space for tenants and is a contextual element of the Southwest vernacular. It has a playground for children and sitting areas for adults. Common barbecue grills are in the courtyard and at outdoor common areas on each floor. Parking, which was reduced because of access to the adjacent rail line, is provided in a parking garage at the ground floor, along with bicycle racks. A new community room on the property, which faces the street, is designed for many purposes, including a meeting space for the residents' association, tutoring, training classes, and family events.



Photo: Perlman Architects of Arizona

DESIGN

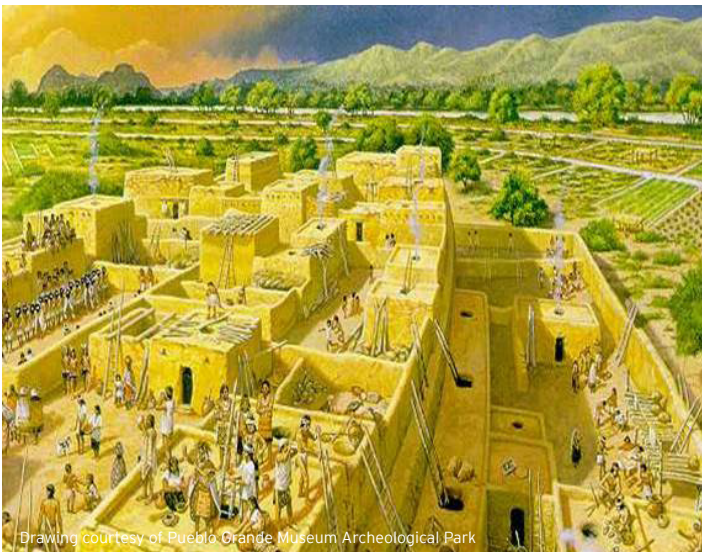
This mixed-income housing project was designed as a culturally appropriate urban Indian community. The project’s design excellence was a top priority of Native American Connections. To effectively accomplish its goals, the developer decided it was necessary to engage in the design process. Arizona State University Stardust and Pyatok Associates worked with the project team at the onset to provide design visioning and cultural insights. The result is a contemporary southwestern vernacular building that embodies the project’s highest priorities, including a high-density, transit-oriented development program, comfortable outdoor communal space, high green performance standards, and cultural design elements.

Because one size does not fit all, the development has a variety of unit types –seven total. To effectively blend market-rate units with affordable housing units, the project team realized that some market-rate amenities must be made available to everyone, such as high ceilings and an urban “loft” look for some of the units. The two-story apartments, with double-height living spaces, have vertical stack ventilation, reducing dependence on air-conditioning during the transitional seasons. The courtyard open to the east and west acts as a breezeway, bringing air through the building mass.

GREEN

The sustainable, affordable housing development is a Leadership in Energy and Environmental Design (LEED) for Homes Multifamily Platinum project, making it the most sustainable housing community in Arizona. The project team’s initial goal was to achieve LEED Silver certification. After completion of the energy modeling and consultation with the LEED for Homes provider, the team decided to try for Gold certification. As the project progressed, even Platinum certification became a possibility. The entire project team worked during the process to incorporate additional green measures.

As a result, the project achieved 26 percent energy savings and diverted 58 percent of its construction waste from the landfill. ENERGY STAR appliances were installed; all HVAC equipment is high-efficiency, and no HCFC refrigerants were used. Wall insulation is higher than required by code in the Phoenix area, and windows have U values of 0.42 and a solar heat gain coefficient of 0.32. All plumbing fixtures are low flow. The project received exemplary LEED points because of the close proximity to light rail, which allows for 373 riders per day. Such solutions allow for a significant reduction in the challenging southern Arizona climate.



CULTURE

The project was oriented toward Native American working families in Phoenix, and the design is based on the culture of the ancient Hohokam, who were one of the original people of the Phoenix Valley and lived in compact, pueblo-style, earthen, multistory structures. There are numerous health and social services provided in the Native American Connections building just next door, which is important to the families living here. The development team hosted focus groups through architectural programming sessions on unit amenities, features, and design. Eco- traditional designs such as east-facing entrance, courtyard, and gathering spaces for residents, perform to provide effective cross-ventilation and bring in eastern light. Units were designed with open kitchen and living environments for family gatherings. The project has become part of a larger Native American community center for the surrounding urban area.



DEVINE LEGACY

INNOVATION

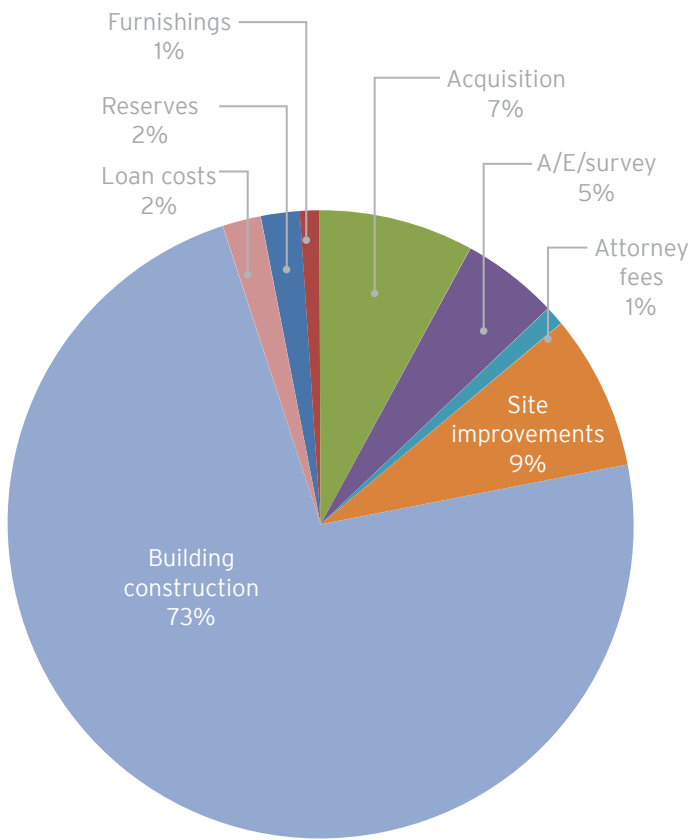
Started as a vision five years ago, Devine Legacy, located on Central, is the first mixed-income transit-oriented development (TOD) housing community to open along the Phoenix Metro light-rail line.

FINANCING

Trying to secure funding for the project in late 2009 and early 2010 was very challenging in the capital markets. A great deal of patience and time was spent with each funding source to address any concerns regarding the financial viability of the project given the economic climate of that time. After completion of the project, in 2011, Native American Connections converted its permanent financing in the fall of 2012.



Photo: PerIman Architects of Arizona



Project cost breakdown



Photo: PerIman Architects of Arizona

LESSONS LEARNED / CONCLUSION

The project takes advantage of the benefits of a very urban location to meet the transit and supportive services needs of urban Indians in Phoenix. The transit-oriented, high-density design makes it easier for working families to live affordably without having to own a car – a significant paradigm shift in a very car-oriented, western city. Through the design process and community meetings, the project team realized that any cultural design elements incorporated into the project would need to be somewhat universal, because families from many different traditions would be living in the community here. In addition, it was determined that, because of the high density of the project, excellent outdoor common space areas designed to be comfortable in all seasons were critical. The development team’s green design objectives were clear from the outset, but it was not originally anticipated that the project would obtain LEED Platinum certification, which was met because of the comprehensive approach to all site and building elements.



Photo: PerIman Architects of Arizona