

SENTINEL VISTA

FINAL PROPOSAL



THE UNIVERSITY
OF ARIZONA



BANK OF AMERICA



UNIVERSITY OF ARIZONA: SENTINEL SUNS
BANK OF AMERICA LOW INCOME HOUSING CHALLENGE 2024

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An architectural rendering of a modern building named 'Sentinel Vista'. The building has a light-colored, vertically-slatted facade and several rectangular windows. In the foreground, a paved courtyard features a long, low wooden bench where two people are sitting. The courtyard is landscaped with various plants, including tall grasses, cacti, and a large tree on the left. The sky is a soft, hazy yellow.

SENTINEL VISTA

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY



PROJECT SUMMARY

Sentinel Vista is a proposed medium density, transit-oriented community located near Downtown Tucson that will provide essential affordable housing for low-income Tucsonan families, with a portion of units dedicated to those at risk of experiencing homelessness.

The development will include **81 apartment units with 1-3 bedrooms and 5,800 SF of amenities and services space** across 2.96 acres in Menlo Park, a historic and bustling mixed-use neighborhood. Its adjacency to Tucson's streetcar route provides an ideal location with critical access to a wide transportation network, many job opportunities, key amenities, and ample outdoor recreation.

The **City of Tucson has prioritized this site for development in order to address the local housing deficit** and has implemented numerous code-related and financial incentives in order to encourage affordable housing development.

Sentinel Vista's design is inspired by the styles of historic Tucson, arranged around a central courtyard that provides essential community connection and a natural cooling effect. Additionally, the development will take advantage of state and national funding sources to implement strategies that provide heat resilience, keeping residents safe, comfortable, and healthy, even in the extreme summer heat.

Overall, Sentinel Vista will provide an ideal location for low-income Tucsonan families to thrive, connected to both a strong social network and the greater city.

PROJECT INFORMATION

Address: 859 W Cushing St, Tucson, AZ 85745

Owner: City of Tucson

Municipality: City of Tucson

Lot Size: 128,969 sf /2.96 acres

Total Units: 81

1-Bedroom Units: 20 (595 sf each)

2-Bedroom Units: 32 (875 sf each)

3-Bedroom Units: 29 (1,190 sf each)

Residential Units Gross Area: 74,410 sf

Residential and Community Services Area: 5,800 sf

Total Building Gross Area: 80,210 sf

Building Footprint: 26,550 sf

Residential Parking: 87 Spots

Frontage Parking: 22 Spots

EXECUTIVE SUMMARY

MARKET

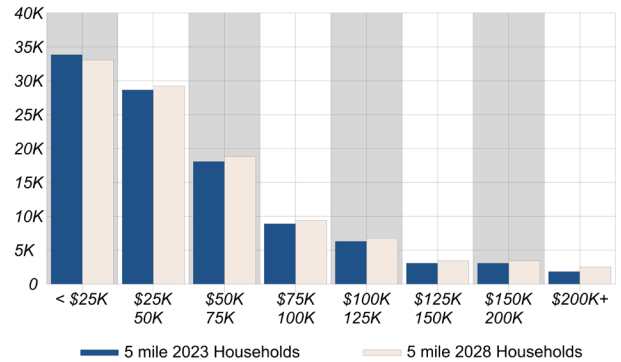
Located in the southeast corner of Arizona, the Tucson Metropolitan Statistical Area (MSA) has a population of just over 1,000,000 spread out across 9,200 square miles. It sits close to the United States - Mexico border, and is home to the University of Arizona, the Davis-Monthan Air Force Base, the Tohono O’odham Nation, and the Pascua Yaqui Tribe. The **Median Household Income is around \$64,000** and the **poverty rate is nearly 15%**, which is higher than both the state and federal rates.

Existing affordable housing in Tucson includes ~1,500 public housing units, ~4,800 Section 8 voucher holders, and ~5,000 LIHTC units. The LIHTC units are distributed among 73 projects, with an average project size of 69 units. These projects target families, the elderly, and special populations such as people experiencing homelessness. These limited units are in high demand, and the wait list for public housing is currently closed.

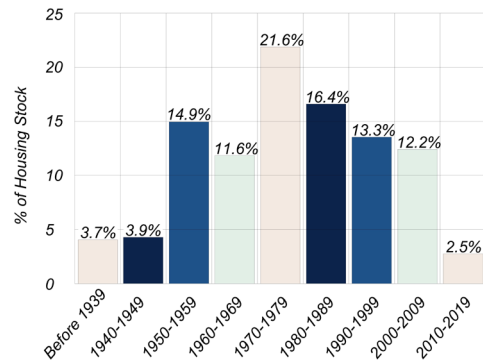
Tucson is facing a significant housing shortage that has grown by 1.9% over the past decade. This has led to a **surge in housing prices**, skyrocketing at a rate over 6 times higher than the median household income. With a **median rent exceeding \$1,200**, it is beyond the means of the average household. When households allocate more than 30% of their gross income to rent, they are considered “rent-burdened”, hindering individuals and families from meeting their basic needs and attaining financial stability.

Sentinel Vista aims to achieve maximum socio-economic impact by addressing the need for affordable housing in Tucson through its location and key amenities. **Sentinel Vista offers a range of 1-3 bedroom units with flexibility in program** as well as tailoring to family housing with diverse financial **backgrounds earning between 20-60% of the Area Median income.** Additionally, the allocation of units specifically for those at risk of experiencing homelessness, including new families. Overall, Sentinel Vista’s comprehensive approach to addressing the housing affordability crisis in Tucson positions it as a catalyst for positive socio-economic change in the community.

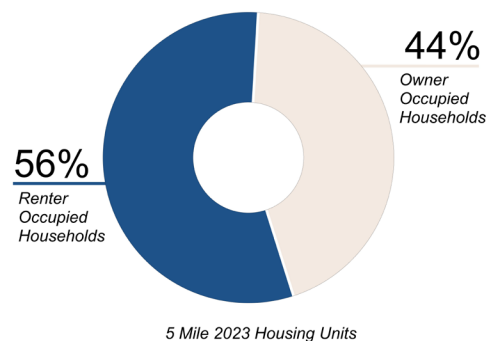
HOUSEHOLD INCOME



PERCENT OF TOTAL HOUSING STOCK BUILT BY DECADE IN TUCSON



HOUSING OCCUPANCY



EXECUTIVE SUMMARY

SITE

Sitting a half mile from Downtown Tucson and within the vibrant mixed-use Mercado District, **the proposed site is a 2.96-acre, undeveloped plot of land owned by the City of Tucson.** The location of the site sits at the crosshairs of both a historical area, being within the oldest continuously occupied area in North America, as well as within an ever-growing cultural, commercial, and residential area.

The site's history is immensely valuable to its newer development. The site sits at the base of Sentinel Peak, a nearly 3,000-foot high mountain, and from which the city got its original name in O'odham as Cuk Son, meaning "[at the] base of the black [hill]." Over time the site has evolved from an original Tohono O'odham village that lay on the fringes of the Santa Cruz River Basin to the San Augustine Mission. In the late 19th century, after the mission fell into disrepair, the site turned into a brickyard, and finally, into the Nearmont landfill.

In the late 2000s, as the city looked to expand its downtown, the Nearmont landfill was capped. As the city looked to attract further investment, the landfill was fully remediated in 2018 and the entirety of the waste that had been capped was removed and the site was filled in.

The site is also incredibly well-connected to public and sustainable transportation options. Opposite the site, **to the Northeast, the local streetcar line connects the site to Downtown Tucson, the 4th Avenue Cultural and Commercial District, the University of Arizona, and Banner University Medical Center.** The Santa Cruz River Basin runs parallel to the site on the east. The Loop, a world-renowned, 131-mile multi-use path runs along the Santa Cruz and connects the city through its various washes.

Being in ASHRAE Zone 2B, a hot/dry climate zone, Tucson undergoes 30-degree temperature swings through the winter and summer seasons and experiences over 150 days at or above 90 degrees throughout the year. Tucson also has unique monsoon summer seasons that bring intense rain and about half the precipitation the region gets each year.

ENTITLEMENTS

The development encompasses city-owned parcels originally subject to two sets of zoning regulations: the Heavy Industrial Zone (I-1) and Downtown Infill Incentive District (IID) overlay zone on the east side, and the Medium-Density Residence Zone (R-2) on the west. While I-1 permits various industrial and commercial uses, IID encourages sustainable urban infill development, favoring affordable housing. The west side, under R-2 zoning, allows multifamily development up to 2 stories high with a density cap of 15 units/acre.

A Planned Area Development (PAD) is essential for consolidating city-owned parcels and conjoining rights-of-way into a single district. The Sentinel Vista PAD, modeled after the adjacent Mercado District PAD, aims for medium-density residential development, respecting the scale of the adjacent single-family neighborhood.

Approval for the PAD is likely due to its alignment with city plans prioritizing low-income housing and the Rio Nuevo Redevelopment Plan's emphasis on medium to high density residential use for this exact site.

STANDARD	SENTINEL VISTA PAD
Maximum Density	No Maximum
Maximum Lot Coverage	No Maximum
Maximum Height	35'
Perimeter Yards	Residential: 1.5 Height Nonresidential: None
Parking	1/Residential Unit 1:400 Nonresidential

Proposed Development Standards for the Sentinel Vista Planned Area Development.

Design requirements include compliance with Rio Nuevo Area and Downtown Infill Incentive District guidelines on the east side, promoting pedestrian-friendly environments and mindful building design.

EXECUTIVE SUMMARY

DESIGN CONCEPT

Sentinel Vista, an innovative housing development, showcases a thoughtful blend of **affordability, community engagement, resilience, and independence**. Strategically located in Tucson, the project leverages wood-framed structures, in adherence to local construction norms, ensuring cost-effectiveness without compromising quality. By limiting building height to three stories, the design sidesteps elevator requirements, further enhancing affordability while prioritizing safety measures.

Emphasizing community integration, the project boasts an inviting entrance plaza and native gardens, channeling residents towards a vibrant courtyard oasis. This communal space not only fosters interaction among residents but also acts as a sanctuary for families. Strategically positioned gateways ensure regulated circulation throughout the site, seamlessly connecting it to surrounding amenities and commercial spaces.

Sentinel Vista's design principles **prioritize unit orientation, ensuring optimal daylight and ventilation while addressing Tucson's hot climate**. The central courtyard serves as a focal point, promoting social cohesion and offering a tranquil retreat within the urban landscape. Additionally, a mixed-use buffer zone delineates public and private spaces, facilitating community interaction while maintaining privacy.

The project's step-down design harmonizes with the surrounding neighborhood, blending seamlessly with single-family residences. By stacking residential units over residential service spaces and varying building heights, Sentinel Vista optimizes views, sunlight exposure, and overall aesthetics. In essence, Sentinel Vista embodies a holistic approach to affordable housing, enriching the fabric of the community while prioritizing the well-being of its residents.

RESIDENT SERVICES

Sentinel Vista aims to provide affordable housing in Tucson for families of diverse financial backgrounds, mitigating the risk of homelessness due to rising rental rates, which have surged by over 40% since 2017. **With 43% of low-income households comprising families and thousands on waiting lists for housing assistance**, the project targets this demographic, offering 1-3-bedroom units to accommodate various family sizes, including those with disabilities by ensuring approximately one-third of its units are accessible.

Sentinel Vista offers several amenities to its residents including gated access, laundry facilities, exercise room, community and business centers, free Wi-Fi, off-street parking, gated bike racks, and outdoor spaces including a playground. Recognizing the importance of building community within the residence and emphasizing sustainability, Sentinel Vista also includes a Community Garden in partnership with The Primavera Foundation. The project includes a **tenant services program that provide residents with information and make referrals** to local organizations and resources, along with services catering to individuals with disabilities **through partnerships with local organizations** like the Catholic Community Services of Southern Arizona.

Furthermore, Sentinel Vista extends its services beyond residents, **offering workforce skills programs, financial education workshops, and mental health counseling accessible to the wider low-income community in Tucson.** By fostering a supportive environment and addressing essential needs, Sentinel Vista aims to enhance the overall welfare and stability of its residents and the broader community.

EXECUTIVE SUMMARY

FINANCIAL STRUCTURE

Developed collaboratively by Sentinel Suns and the City of Tucson government, this project embodies a bold commitment to social equity and community empowerment while ensuring financial feasibility. With a total of 81 units, Sentinel Vista offers a diverse range of housing options tailored to the needs of low-and moderate-income families, particularly those at the 20% AMI level. **The residential structure roughly costs \$402 per square foot, and \$368,671 per unit.** Through strategic financing arrangements, **including \$21,810,396 in Low-Income Housing Tax Credits (LIHTC), a conventional construction loan of \$21,810,396 from Bank of America, grants totaling \$604,140, and permanent financing amounting to \$4,261,670,** the project secures the necessary funding for success. To bridge any remaining gaps, **loans of \$2,000,000 from the Arizona Housing Trust Fund and \$1,200,000 from the Arizona Community Foundation are obtained.**

At the core of Sentinel Vista's mission is the fundamental belief that everyone deserves access to safe, quality housing. By incorporating provisions for Section 8 housing and targeting various Area Median Incomes (AMI), the project strives to create a vibrant, inclusive community where residents can thrive. Additionally, the project's adherence to energy efficiency principles allows for conservative utility allowances, further contributing to its financial feasibility and sustainability goals.

Sentinel Vista adopts conservative operating assumptions to ensure a realistic pro forma. **Vacancy rates are set at 5%, annual rent increases of 2% and expenses rising by 3% annually are projected.** The project maintains positive cash flow and meets Debt Service Coverage Ratio (DSCR) requirements, ensuring financial viability while providing affordable housing in Tucson.

These measures ensures the availability of affordable housing while upholding financial sustainability, anticipated to yield better-than-modeled financial performance through effective resource allocation and cost-saving measures.

CAPITAL STACK

Sources	CONSTRUCTION	PERMANENT
Senior Debt	\$21,810,396	\$5,461,670
ILP Equity Contributions	\$3,229,875	\$21,532,500
City of Tucson HOME Grant	\$500,000	\$500,000
Arizona State Housing Trust Fund	\$2,000,000	\$2,000,000
Solar ITC Proceeds	\$264,045	\$264,045
Tucson Electric Power (TEP) Solar Contribution	\$0	\$104,140
Deferred Discretionary Developer Fee	\$1,600,000	\$0
Other Deferrals	\$458,039	\$0
TOTAL Sources	\$29,862,355	\$29,862,355

Uses	CONSTRUCTION	PERMANENT
Total Land Costs	\$1	\$1
Total Hard Costs	\$22,553,000	\$22,553,000
Total Other Soft Costs	\$7,309,354	\$7,309,354
TOTAL Uses	\$29,862,355	\$29,862,355
Surplus < Shortage >	\$0	\$0

DEVELOPMENT TIMELINE

The development timeline for the Sentinel Vista project spans from **2024 to 2026**. Beginning with community engagement, design development, and construction documents in early 2024, the project progresses through entitlements and permits. The financing closes on May 1, 2024, paving the way for construction to commence. By September 1, 2025, construction is expected to conclude, aligning with the project's placed-in-service deadline of December 31, 2025. Leasing begins upon completion, leading to initial stabilization of the property by January 1, 2026. Conversion is targeted for April 1, 2026. The timeline incorporates **cushions of 8 months** between initial stabilization and construction loan maturity, and 5 months between conversion and construction loan maturity, ensuring risk management throughout the project.

SENTINEL VISTA

MAIN REPORT



MARKET

TUCSON, ARIZONA

Located in the southeast corner of Arizona, the Tucson Metropolitan Statistical Area (MSA) has a population of just over 1,000,000 spread out across 9,200 square miles. It sits close to the United States - Mexico border, and is home to the University of Arizona, the Davis-Monthan Air Force Base, the Tohono O'odham Nation, and the Pascua Yaqui Tribe.

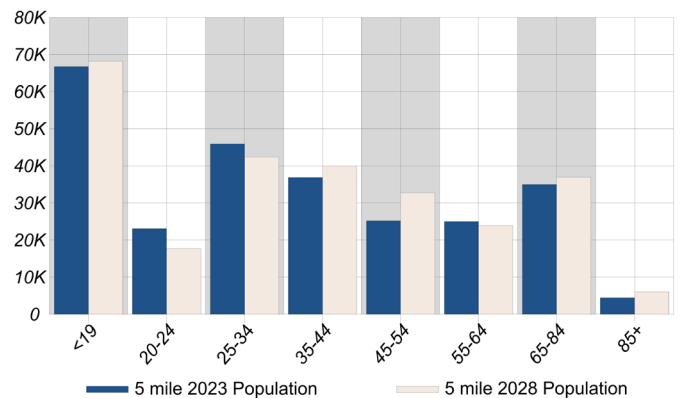
The Tucson multi-family market vacancy rate falls around 5.8%. The **Median Household Income is around \$64,000** and the **poverty rate is nearly 15%**, which is higher than both the state and federal rates. In light of these demographic and economic factors, the pressing housing affordability crisis poses a formidable challenge to the well-being and stability of Tucson's diverse population.

1,043,433
TUCSON MSA POPULATION (2023)

\$64,323
TUCSON MEDIAN HOUSEHOLD INCOME (2023)

14.9%
TUCSON POVERTY RATE (2022)

POPULATION BY AGE



LOCAL RESOURCES & PROXIMITIES

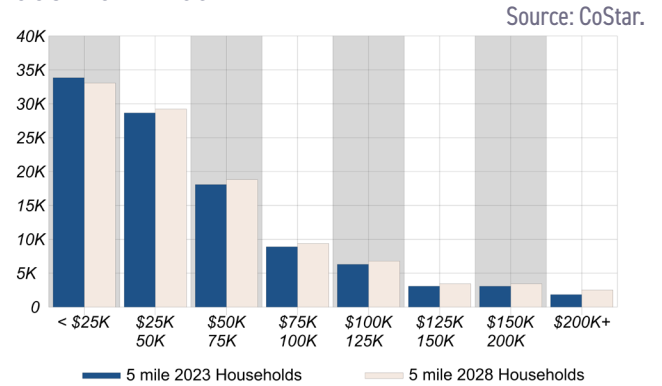


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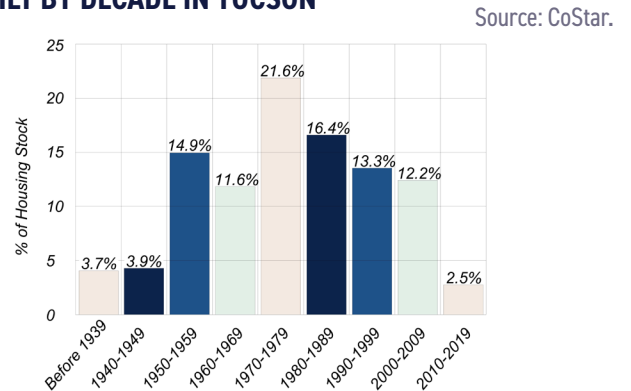
THE DEMAND FOR AFFORDABLE HOUSING

Many Tucsonans struggle to afford housing. A major contributor to this issue is the local housing shortage, which has significantly increased since the 2008 global financial crisis. According to a housing market study co-conducted by the University of Arizona and Pima County, the number of households in the greater Tucson area has grown **1.9% more than the number of housing units in the past decade**. This housing shortage has prompted housing prices to increase at a rate over six times higher than the median household income. Median rent is over \$1,200, which is not affordable for Tucson's median household income. As a result, around **67,000 Tucson households making less than 80% of the Area Median Income (AMI) are housing cost-burdened**. The Tucson population continues to grow, and a recent HUD Comprehensive Market Analysis predicted that there would be **demand for 2,125 new rental units** between 2022-2025 in addition to those under construction at the time. Many of these must be affordable for low-income Tucsonans in order to make a positive impact on the community.

HOUSEHOLD INCOME



PERCENT OF TOTAL HOUSING STOCK BUILT BY DECADE IN TUCSON



COMPARING COST OF LIVING

LIVING EXPENSES	SAN FRANCISCO	NEW YORK CITY	TUCSON
Eggs (dozen)	\$8.00	\$5.37	\$4.35
Milk (gallon)	\$5.99	\$5.35	\$3.82
Bread (loaf)	\$4.40	\$4.25	\$3.49
Rice (11lb)	\$2.62	\$2.62	\$3.49
Gas	\$4.69	\$3.09	\$2.52
Utilities (typ)	\$286/month	\$199/month	\$216/month
Housing (Median Rent for Apartments)	\$3,267/month	\$3,419/month	\$1,200/month

MARKET

PROJECT SUBMARKET

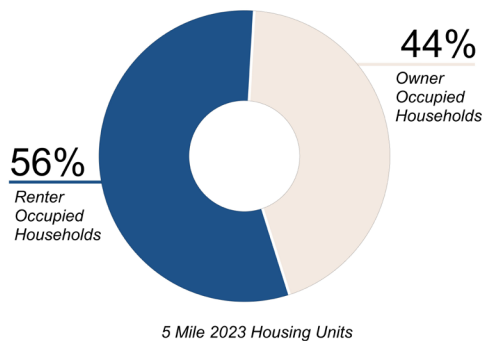
Sentinel Vista features 1, 2, and 3-bedroom rental units allocated for families making between 20-60% AMI. The AMI distribution is set in accordance with the UArizona/Pima county housing market study, which estimates that around 45,000 Tucson households fall within that range and are housing cost-burdened. The 18 units set at 20% AMI are explicitly intended for low-income Tucsonan families who may be at risk of experiencing homelessness.

Developing affordable housing for households at this AMI distribution in such an ideal location could have significant socio-economic impact. The unit types are set in accordance with a HUD database of all LIHTC projects in Tucson, which indicates that 1 and 2-bedroom units have been the standard for local affordable housing projects for many years. The addition of 3-bedroom units will make Sentinel Vista more appealing to families, and makes the development more competitive for Arizona LIHTC.

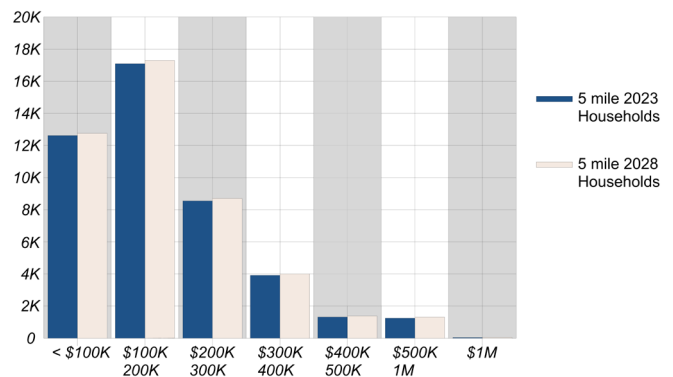
AFFORDABLE HOUSING STOCK

Existing affordable housing in Tucson includes ~1,500 public housing units, ~4,800 Section 8 voucher holders, and ~5,000 LIHTC units. The LIHTC units are distributed among 73 projects, with an average project size of 69 units. Among these projects, 47 target families, 16 target the elderly, and 10 target special populations such as people experiencing homelessness. These limited units are in high demand, and the wait list for public housing is currently closed. Existing affordable housing in Tucson serves a vital role in providing shelter for thousands of individuals and families, but with limited availability and high demand, there's a pressing need for further investment in affordable housing initiatives tailored specifically for families.

HOUSING OCCUPANCY



HOME VALUES



AMI DISTRIBUTION

AMI	PERCENT
20% AMI	39.5% of units
40% AMI	22.2% of units
60% AMI	37.0% of units
AVERAGE AMI	31.1% AMI

UNIT TYPE DISTRIBUTION

UNIT TYPE	AMOUNT OF UNITS
1 Bedroom Units	20
2 Bedroom Units	32
3 Bedroom Units	29
TOTAL UNITS	81

MARKET

SENTINEL VISTA'S STRATEGIC LOCATION

The proposed site for Sentinel Vista is strategically placed near downtown Tucson in order to address the pressing need for affordable housing in the area. **Developing Sentinel Vista is essential for the surrounding area as there is a significant housing shortage for low income families.** The proposed site in the Menlo Park neighborhood offers convenient access to essential services, amenities, job opportunities, and recreational areas. Additionally, the site is located next to Tucson's streetcar route making it very convenient for residents to have full accessibility to the city of Tucson. Easy access to the popular and convenient streetcar makes the site for Sentinel Vista even more appropriate for the proposed site.

HOUSING AFFORDABILITY STRATEGY FOR TUCSON

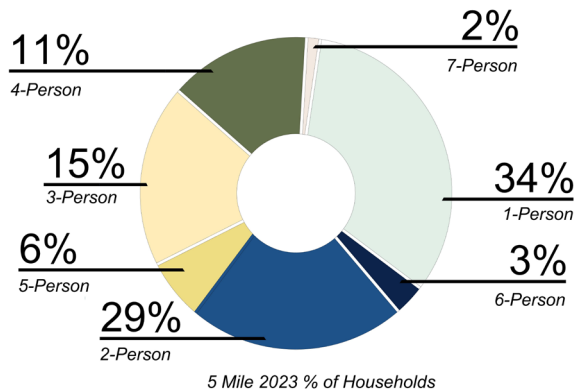
In 2021, the City of Tucson adopted the Housing Affordability Strategy for Tucson (HAST), a comprehensive plan to make housing affordable for all Tucsonans. This document prioritizes developments just like Sentinel Vista through zoning updates and financial incentives, and identifies the project site as ideal for affordable housing development. Based on the priorities of HAST, Sentinel Vista is designed as a mixed-use, transit-oriented development.

The City of Tucson is also prioritizing projects such as these as they want to address the housing deficit in a unique and holistic fashion. Finally, **having a development like Sentinel Vista that prioritizes community helps and boosts the communal aspect in the surrounding local community.**

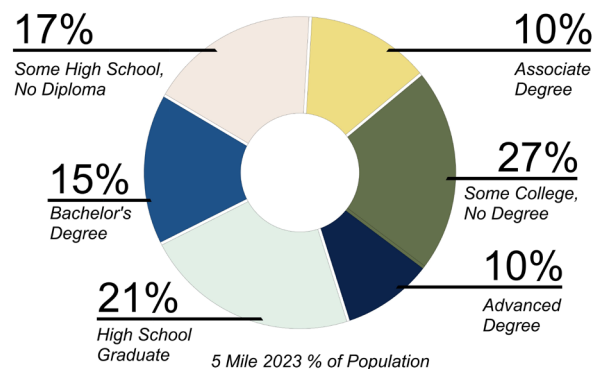
MAXIMUM SOCIO-ECONOMIC IMPACT

Sentinel Vista aims to achieve maximum socio-economic impact by strategically addressing the pressing need for affordable housing in Tucson. Through its location near Downtown Tucson and adjacency to key amenities and transportation networks, the **development provides low-income residents with access to job opportunities, essential services, and recreational facilities.** By offering a range of 1-3 bedroom units at affordable rates tailored to households earning between 20-60% of the Area Median Income (AMI), Sentinel Vista ensures inclusivity and accessibility for a diverse range of residents. Additionally, the allocation of 18 units specifically for those at risk of experiencing homelessness, demonstrates a commitment to supporting vulnerable populations and promoting social equity. Overall, Sentinel Vista's comprehensive approach to addressing the housing affordability crisis in Tucson positions it as a catalyst for positive socio-economic change in the community.

HOUSEHOLD SIZE



EDUCATIONAL ATTAINMENT



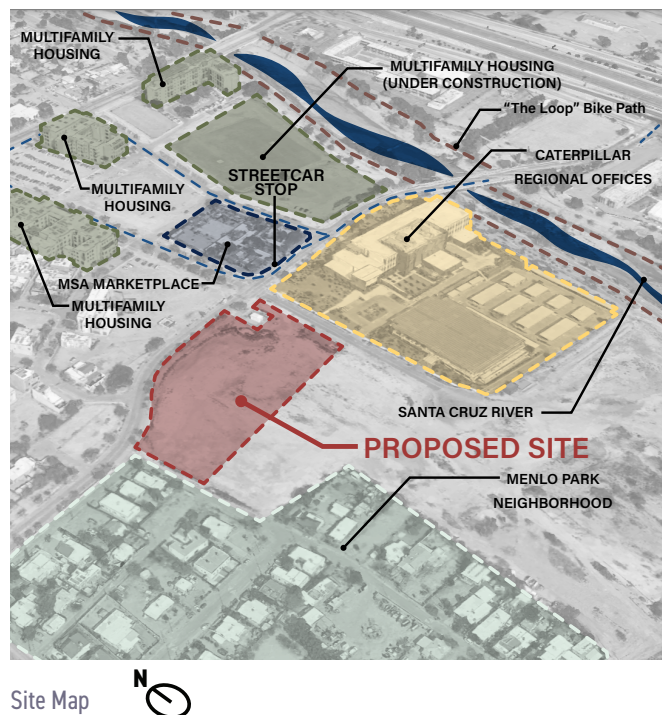
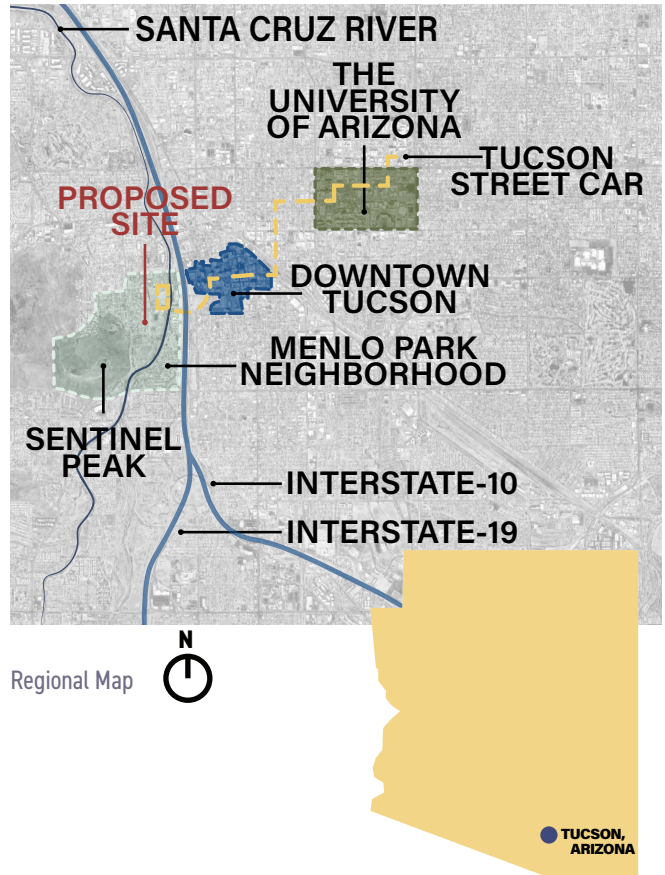
SITE

HISTORICAL CONTEXT

The proposed site is **currently owned by the City of Tucson with 2.96 acres ready for development. The currently undeveloped and unoccupied site would be leased by the city for \$1.** The site also sits at the base of Sentinel Peak, a nearly 3,000-foot high mountain, and from which the city got its original name in O'odham as Cuk Son, meaning "[at the] base of the black [hill]." This area, at the base of the peak, is considered the oldest continuously occupied site in North America. Over time the site has evolved from an original Tohono O'odham village that lay on the fringes of the Santa Cruz River Basin to the San Augustine Mission when Jesuit Missionaries made their way up the river from Baja California. In the late 19th century, after the mission fell into disrepair, the site turned into a brickyard, and finally, into a landfill. In the late 2000s, as the city looked to expand its downtown, the landfill was capped and abated. North of the site sits the Mercado District which started master planning in the early 200's and is still under development.

SITE CONTEXT

This site has an ideal location within a growing cultural pocket of Tucson. It sits on the southeast edge of Menlo Park, a historic barrio-style neighborhood of single-family homes that is listed on the National Register of Historic Places, and directly south of the Mercado District, which is filled with local shops, markets, and is a growing multifamily housing market. The site sits adjacent to the Regional Caterpillar Headquarters which employs 700 people and to the north of the former San Augustine Mission. The lot in which the former San Augustin Mission sat is in a state of transition. The City of Tucson is working with the Tohono O'odham Nation to turn over nearly 11 acres of land for the Nation to develop on their own terms. **Just north of the site is a local streetcar stop that connects Downtown Tucson, the 4th Avenue Cultural District, and the University of Arizona.** About 200 yards to the east of the site a world-renowned bicycle path, The Loop, connects the city through the Santa Cruz River that flows just east of the site and is supplemented by multi-use and protected bike lines that run throughout the city.



SITE

CLIMATE & DENSITY

Being in ASHRAE Zone 2B, a hot/dry climate zone, Tucson undergoes very large temperature swings throughout the year and experiences **over 150 days at or above 90 degrees throughout the year**. Throughout Tucson's growth, the city, and its residents have suffered from a lack of heat mitigation throughout the urban core. In the summer season, the region gets most of its rainfall through monsoon rain events. According to the National Weather Service, Tucson gets **11.3 inches of rain per year** in which the months of July-September get around 2 inches per month respectively while in the winter months, December-February, there is an average rainfall of about .9 inches. Tucson is defined by its **dry soil that is often unable to absorb water quickly, which can lead to dangerous flooding**. As such, Tucson infrastructure often includes flood mitigation such as green infrastructure.

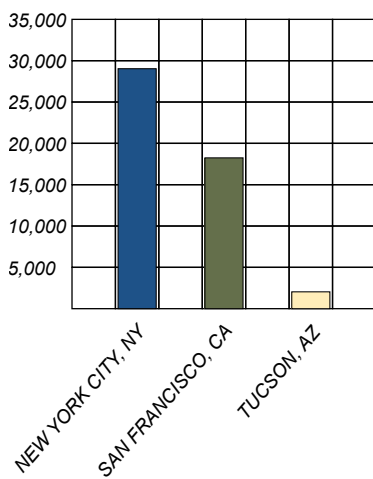
Unlike many other metro areas, Tucson is incredibly spread out, filling out over 227 square miles with only 538,000 residents. Compared to a city like Los Angeles, Tucson has 2,370 residents per square mile while Los Angeles has 7,667 residents per square mile.

LANDFILL REMEDIATION

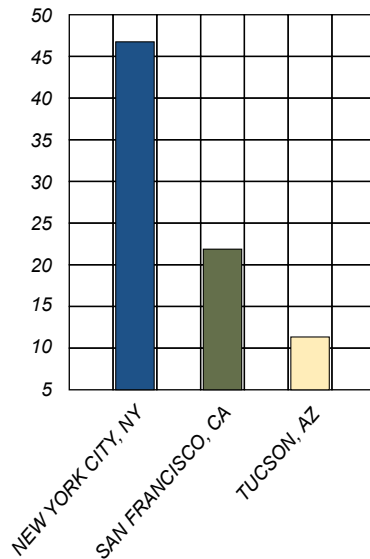
As the city looked to expand the Mercado District in the early 2000's **the Nearmont Landfill, the previous use of the site, was capped and monitored for pollutants**. The city employed a novel aerobic degradation method to accelerate the natural decomposition process which stabilized the waste for what would have become city parks under the masterplan.

Later, in 2018, as the city looked to bring the Caterpillar Regional Offices to the east of the site, the entirety of the Nearmont landfill was remediated. The city removed the waste from both the Caterpillar Offices site as well as the landfill, allowing for compacted soil to be infilled, remediated, and ready for future development. In the late 2010's the city located and assessed the site and determined the plot of land as a future site for low-income housing. Sentinel Vista aims to fill the needs of housing on the site.

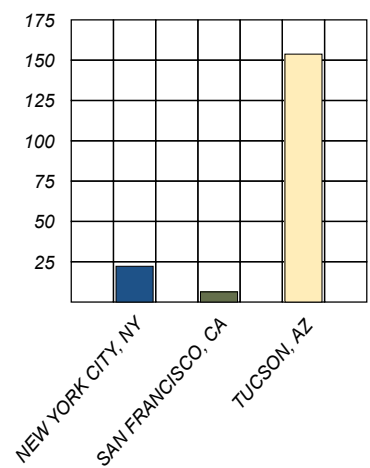
POPULATION & DENSITY



AVERAGE YEARLY PRECIPITATION



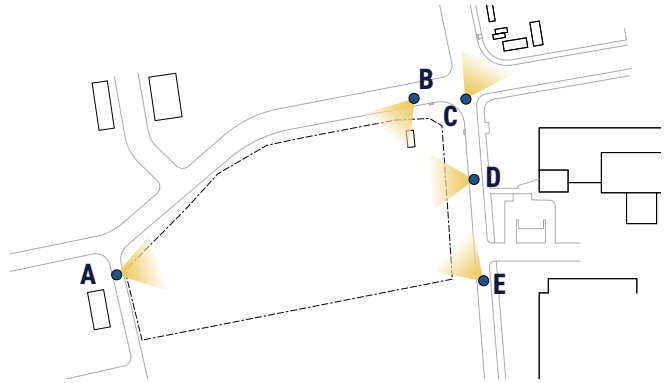
AVERAGE DAYS OF 90+ DEGREES



SITE

SITE PHOTOS

The surrounding context of the site, including Downtown Tucson, The Mercado District, streetcar stop, Menlo Park, and Sentinel Peak provide vital information in decisions made regarding views, massing and circulation.



A: East view into the site



B: Southwest view into the site



C: Northeast view looking at the MSA marketplace

SITE

SITE PHOTOS



D: West view into the site



E: Northwest view into the site

ENTITLEMENTS

CURRENT ZONING DESIGNATIONS

The proposed project site covers part of a collection of city-owned parcels, governed by two sets of zoning regulations. In general, the related requirements for these two zones encourage the development of the site into medium-density affordable housing with the architectural characteristics of historic Tucson that steps down in height to match the scale of the adjacent single-family neighborhood.

The east side of the site is located in both the Heavy Industrial Zone (I-1) and the Downtown Infill Incentive District (IID) overlay zone. Zone I-1 permits many industrial and commercial uses with no restrictions on building height or lot coverage. The IID overlay zone is intended to encourage sustainable urban infill development in the downtown area, particularly of affordable housing, and overrides zone I-1 to allow multifamily development and reduce parking requirements.

The west side of the site is located in the Medium-Density Residence Zone (R-2). Zone R-2 permits multifamily development and miscellaneous residential uses, capping building heights at ~2 stories and maximum density at 15 units/acre.



Existing site zoning conditions.



Proposed site zoning conditions.

ZONING SUMMARY

DEVELOPMENT STANDARD	R-2 / FLD	IID / I-1	SENTINEL VISTA PAD
Maximum Lot Coverage	75%	No Maximum	No Maximum
Maximum Height	25'	75'	35'
Perimeter Yards	10' or 0.75 Height	Residential: 1.5 Height Nonresidential: None	Residential: 0.75 Height Nonresidential: None
Parking	1.5/1BR; 2.0/2BR; 2.25/3BR 1:300 GFA	1/unit 1:400 GFA	1/unit 1:400 GFA
Design Requirements	None	Rio Nuevo Area	Rio Nuevo Area

Current and proposed development standards for the Sentinel Vista project site. Sources: City of Tucson Unified Development Code and Menlo Park Mercado District Planned Area Development.

ENTITLEMENTS

PROPOSED VARIANCES

A comprehensive project master plan requires the formation of a Planned Area Development (PAD), which enables the absorption of all city-owned parcels and the conjoining rights-of-way into a single district, for current and future development. This process involves the submission of a site plan and written proposal, proven compliance with existing city and neighborhood plans, and public hearings, all of which inform approval by the Mayor and Council. **The city will waive all fees typically associated with this process,** as indicated in the letter of support from the local Housing Development Manager (see Appendix).

The Sentinel Vista PAD will feature development standards similar to those of the Mercado District PAD (PAD-10), which sits directly north across Cushing St. These standards are reasonable because both sites have similar conditions, with an original mix of residential (R-2) and industrial/commercial zoning within the Infill Incentive District. The goal of these standards is to allow for medium-density residential development that respects the character and scale of the adjacent single-family neighborhood.

The PAD is highly likely to be approved for a few reasons.

1. In the Housing and Affordability Strategy for Tucson (HAST), which was approved by the Mayor and Council, this site is one of four explicitly prioritized for low-income housing due to its ideal location and ownership by the city.
2. In the Rio Nuevo Revopement Plan, which pertains to the area around the Santa Cruz Riverpark, this site is designated for medium to high density residential use, with a preference for apartments or condominium units. This plan also prioritizes low-income housing units.
3. It features similar characteristics and development standards to the Mercado District PAD across the street.
4. Sentinel Suns Development is committed to honoring the character and scale of the adjacent neighborhood. Community outreach will be prioritized throughout the design process to meaningfully incorporate the desires of the surrounding neighborhood.

Additionally, in order to avoid required compliance with setbacks internal to the PAD, a request for a Design Development Option (DDO) will be filed. This is reviewed by the city Planning and Development Services Director (PDSD) alone, and is highly likely to be approved, as a DDO is intended to allow efficient land uses exactly like those proposed that do not impact adjacent uses.

ENTITLEMENTS

DESIGN REQUIREMENTS

Due to underlying zoning conditions, only the east half of the site is subject to specific design requirements. Out of respect for the historic character of the site, however, the entire Sentinel Vista development is designed to meet these standards.

The first set of design requirements applies because Sentinel Vista sits within **Rio Nuevo Area**, and regulates facade design and site use to promote shaded, pedestrian-friendly environments. **Safety is paramount, focusing on streetscape and minimizing accidents.** The second is the Downtown Area Infill Incentive District, which emphasizes mindful building design and land use, addressing noise, odor, and other concerns. It allows diverse land uses while ensuring harmony within the urban fabric and minimal impact on communities.

Although there are not codified design requirements for the west side of the site in Menlo Park, **neighborhood approval will be essential for a successful project**, both for forming a PAD and for continued integration with the community. Considering Menlo Park's status as a National Historic District, the architectural design of the entire project incorporates similar massing and design styles to those common in the neighborhood, and community input will be sought throughout the design process.



The trees allow a buffer to mitigate noise and view of parking allowing a thoughtful way of landscape to shield tenants of exterior activity.



The vegetation can act as a shading agent that provides comfort for pedestrians and also provide a buffer between the road and sidewalk creating active safety.



The sidewalk has pedestrian oriented street design where pedestrians can sit and admire the scenery whilst providing protection.



The sidewalk provides safety to pedestrians by placing safety poles around acting as a barrier to reduce any pedestrian and motor vehicle accidents.

DESIGN CONCEPT

PROJECT NARRATIVE

Drawing inspiration from the way early desert inhabitants situated themselves near rivers, Sentinel Vista is designed to emulate a vibrant waterway that initiates at Plaza Del Sol to the northeast. Here, colors spring alive each afternoon and evening. This flow continues through the site, channeling into a central courtyard oasis surrounded by radiating buildings that house all 81 units along with resident and community services. This architectural stream culminates in a community park that acts as a delta, transitioning from the density of the mid-rise structures to the single-family residences of the Menlo Park Neighborhood.

The strategic massing of the buildings enhances the natural progression from the bustling MSA Marketplace to the neighborhood, ensuring a fluid connection. Within this

framework, the central courtyard emerges as a pivotal hub of activity for both residents and visitors, offering an oasis that fosters a sense of freedom and community. The design maximizes safety but also strengthens the bonds between individual residents and the collective community by incorporating an “eyes-on-the-street” security approach, where the circulation through all three floors features a single-loaded corridor overlooking the courtyard.

Much like the original rivers that gave life to civilizations in the Southwest, Sentinel Vista aims to be a blueprint for heat-resilience and socially sustainable low-income housing for Tucson and the Southwest where independence is fostered, affordable living can be attained, and community springs alive.



Site Plan

DESIGN CONCEPT

BUILDING TYPOLOGY

Sentinel Vista comprises a collection of wood-framed (IBC construction type VB) buildings that vary in height from one to three stories, **stepping down on the west side of the site towards the single-family residences.** This is the most cost-effective choice for medium-density, low-rise affordable housing, since wood-frame construction is the dominant construction type in Tucson, and is typically the most cost-effective option. The three-story height limit also renders Sentinel Vista more affordable, as it eliminates the elevator requirement, as long as a few fire safety measures are considered.

Reflecting the vibrant commercial spaces of the MSA marketplace across the street and multifamily housing to the northeast of the site, the northern building that contains the Amenities and Services is pushed out to buffer the road using the PAD zoning regulations and create a higher-density feel. Smaller gateways on the east, west, and south sides of the site provide regulated circulation throughout the project and connections to the parking lot, community park, and Caterpillar Offices.



Bird's Eye View of Site



DESIGN GOALS

Affordability, Community, Resilience, and Independence are the four primary goals that have informed Sentinel Vista's design. These goals are addressed through the following design decisions: **"Step-Down" Design, Central Courtyard, Mixed-Use Buffer Zone, Site Access, and Passive Strategies.** Together, these strategies work to enrich the the community while prioritizing cost effectiveness, well-being, and safety for the residents of Sentinel Vista.

STEP-DOWN DESIGN

The east side of the site features three-story buildings, with residential units stacked over the commercial space within the northeast building. To the west side of the site, the buildings follow a pattern that steps down to two stories, and then further down to one story, to better interface with the adjacent single-family neighborhood. Additionally, this aids in optimizing views, enhancing sunlight exposure, and adding definition to the overall design and concept.

DESIGN CONCEPT

DESIGN COMPLIANCE



North Elevation | Cushing Street Elevation

From the North edge, Sentinel Vista works to interface with both the higher density Mercado District and the lower density of the Menlo Park District. To achieve this, the services building, partnered with the residential units on the third floor pull closely to West Cushing Street. The amenities and services building are highlighted through an **inviting**

storefront that creates transparency and a welcoming feel to the community partnerships and services which work with both residents and nonresidents of the community. The massing the steps down towards the west edge of the project to assuage fears of high-density infill infiltrating the neighborhood feel.



Cushing Street Approach

DESIGN CONCEPT

SITE DESIGN, CIRCULATION, & AMENITIES

The site is strategically designed to allow for a seamless transition from the busy Mercado district to the quaint single-family homes of the Menlo Park Neighborhood. This major flow of circulation from the North-East to The South-West became the central circulation corridor throughout the residential courtyard as well as the foundation for site amenities. Smaller entrance gateways to the North, East, and South complement the major circulation path and divide up the courtyard area.

The main entrance to the site, **Plaza Del Sol**, is both functional as a larger gathering area and sculptural. To break up the main entrance gateway a large circulation tower with lattice rising up the front is headed by a stained-glass sun motif that shines into the courtyard with colorful hues in the afternoons and evenings.

Situated behind the resident and community service core is the **community garden**. To be used by both residents of Sentinel Vista and community members utilizing the community services provided, the community garden cultivates connections as well as supplementing nutrition with fresh fruits and vegetables.

To the south of the entrance, a **small amphitheater** and **seating area** also welcome residents to the central courtyard and can become a lively place for meetings, hangouts, and community performances.

A **children's play area** is situated in the core of the courtyard to allow parents to keep an eye on their children from the individual units.

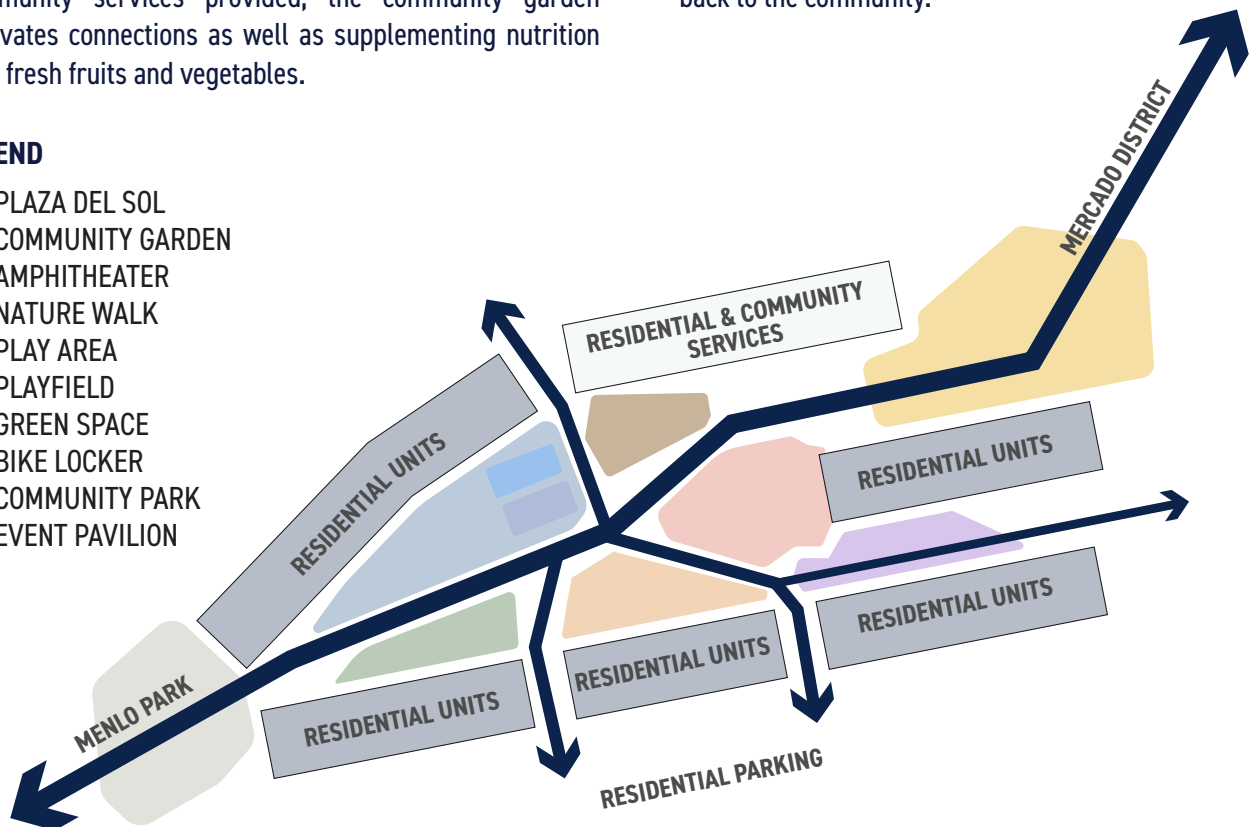
A central **bike locker** and **outdoor event pavilion** are located east of a **playfield** allowing for community gatherings, celebrations, and outdoor activities throughout the year.

Located in the east corridor of residential units, an intimate **nature walk** creates a densely shaded area for small gatherings or reflection.

Buffering Sentinel Vista, a **community park** transitions the project from the single-story units at the west back into the Menlo Park neighborhood and gives dedicated green space back to the community.

LEGEND

- PLAZA DEL SOL
- COMMUNITY GARDEN
- AMPHITHEATER
- NATURE WALK
- PLAY AREA
- PLAYFIELD
- GREEN SPACE
- BIKE LOCKER
- COMMUNITY PARK
- EVENT PAVILION



DESIGN CONCEPT



Central Courtyard

DESIGN CONCEPT

WATER MITIGATION & RETENTION

Receiving most of its 11.3 inches of rain in the summer monsoon season, Tucson's water mitigation strategy has followed relatively one rule: move all surface runoff into washes and culverts. Tucson is also defined by its dry soil that is often unable to absorb water quickly, which can lead to dangerous flooding.

As such, Tucson infrastructure often includes flood mitigation such as green infrastructure (bioswales and basin retention areas). **Sentinel Vista aims to become a blueprint to both effectively move runoff and retain it in a sustainable manner.**



Water Mitigation and Retention Strategies

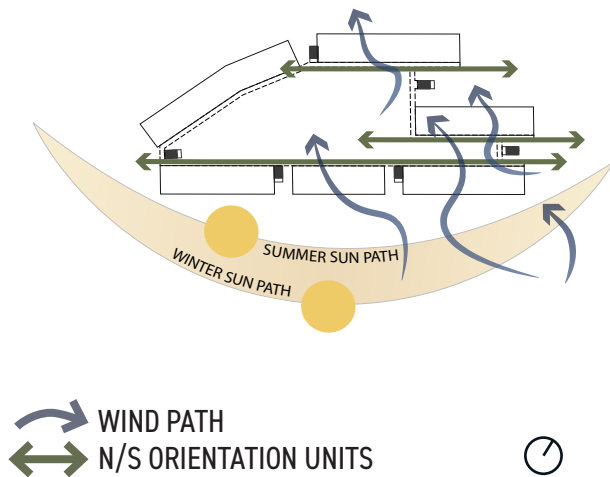
Strategically placed bioswales, or retention areas, filled with native vegetation effectively capture rain runoff from building roofs, the parking lot, and the larger paved plazas so that water can infiltrate back into the ground as well as passively water the vegetation on site throughout the year.

Doing so, not only reduced the chances of flooding, but also collects water which encourages the growth of native plants. These retention areas also **contribute to heat resilience in the Southwest** by mitigating the Urban Heat Island Effect through green infrastructure.

DESIGN CONCEPT

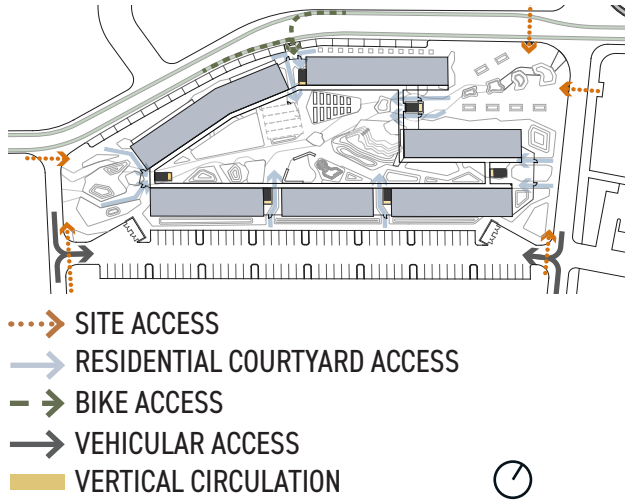
PASSIVE STRATEGIES

Within each building, the units are arrayed on an east-to-west axis along a single-loaded corridor, assuring that each unit faces both north and south. **This optimizes daylight and natural ventilation for Tucson's hot climate**, creating a more comfortable interior environment throughout the



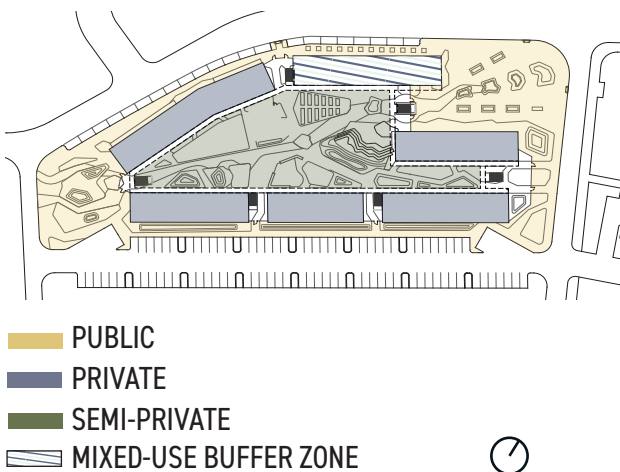
SITE ACCESS

With the Mercado District to the Northeast and the Menlo Park Neighborhood to the West, the site balances pedestrian, bike, and vehicular traffic with large plazas greeting pedestrians, a central access point for bikes, and parking on the South edge of the site.



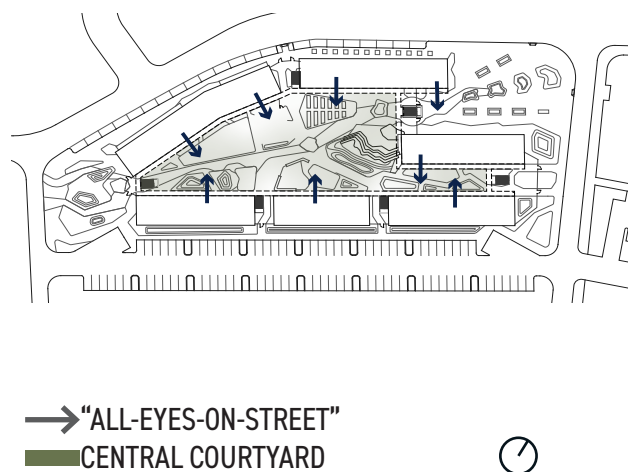
MIXED-USE BUFFER ZONE

Amenities and community services are located on the northeast side of the site near the streetcar stop, acting as a buffer between residential units and the adjacent commercial area.



CENTRAL COURTYARD

Sentinel Vista fosters a sense of community by organizing residential buildings around a private, **central courtyard to create an "all-eyes-on-street" concept**. It also serves as a tranquil area where residents are able to gather, relax, and engage with nature and one another.



DESIGN CONCEPT



Residential Circulation

MATERIALITY

Stucco offers low-maintenance, cost-effective exterior finishing that is also **durable and weather-resistant**. Additionally, it blocks outdoor noise, offering a peaceful indoor environment. With customizable colors and textures, it enhances the building's aesthetic appeal.

Corten steel, favored for exterior panels, combines aesthetics, durability, and efficiency. **Its warm terracotta hue complements diverse architectural styles and demands minimal maintenance.** Versatile and customizable, it suits various design preferences.

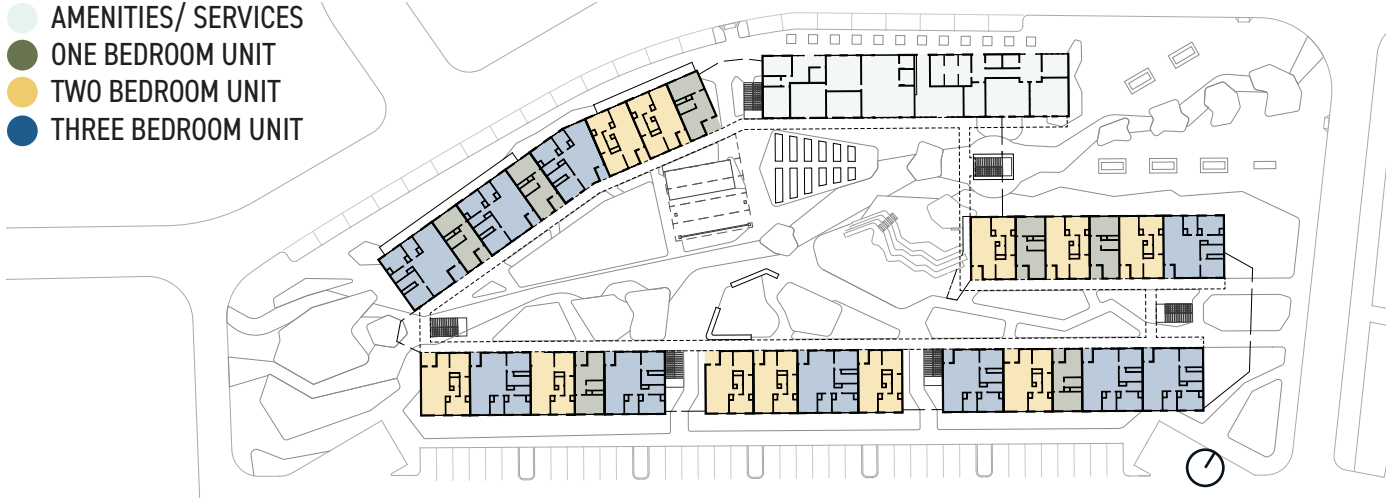
Alloy steel is used both for window overhangs and exterior screens, as pictured above. This material is durable and requires little maintenance, and its olive green hue adds natural elegance to outdoor spaces. **The window overhangs shade the windows during hot summer months, but are sized to allow sunlight in during the winter, improving energy efficiency and reducing glare.**

DESIGN CONCEPT

LEVEL 1 FLOOR PLAN

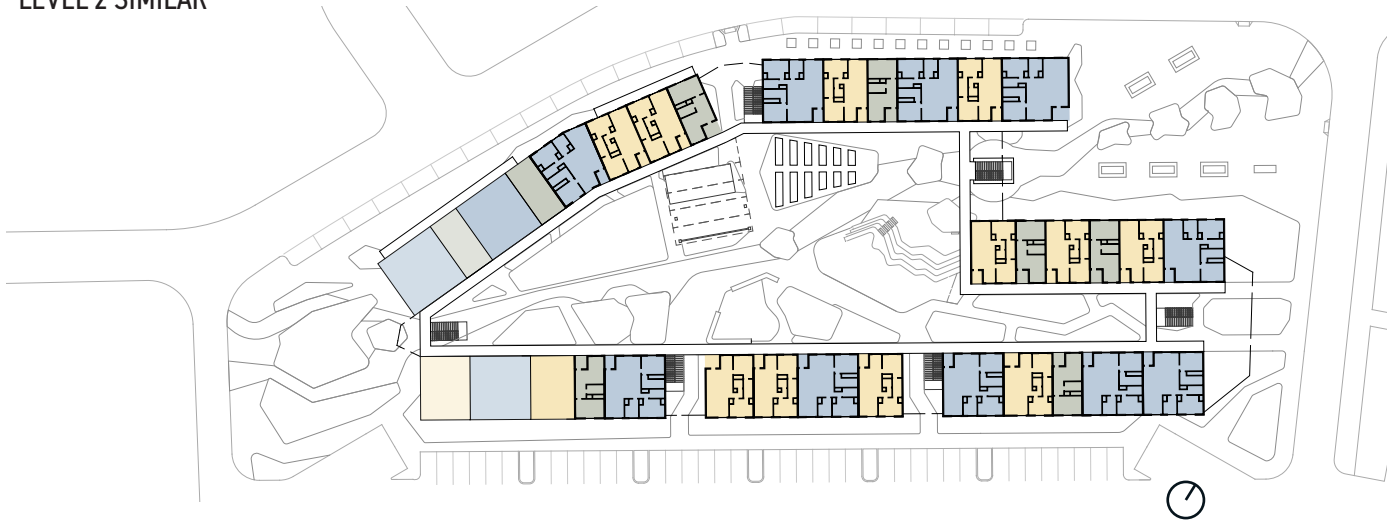
LEGEND

- AMENITIES/ SERVICES
- ONE BEDROOM UNIT
- TWO BEDROOM UNIT
- THREE BEDROOM UNIT



LEVEL 3 FLOOR PLAN*

*LEVEL 2 SIMILAR



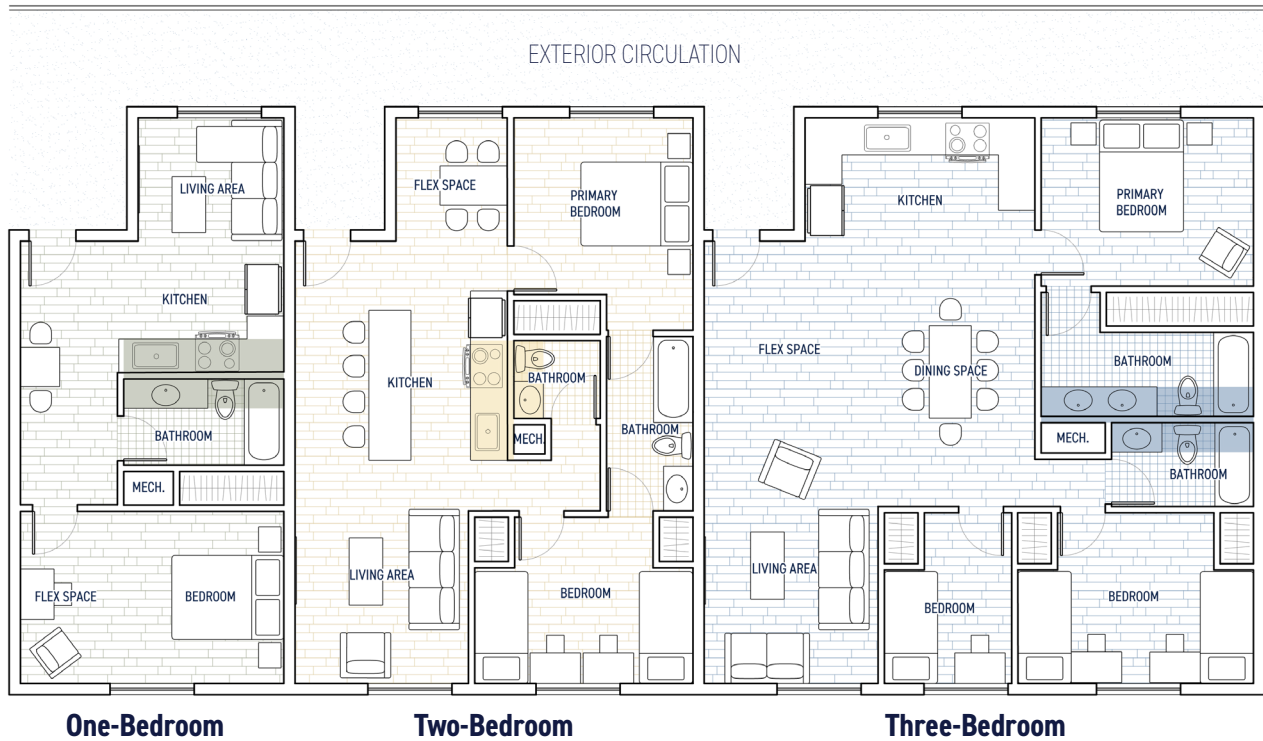
UNIT TYPE AND AREA

UNIT TYPE	AMOUNT OF UNITS	GROSS SQUARE FOOTAGE
1 Bedroom Units	20	595 SF
2 Bedroom Units	32	875 SF
3 Bedroom Units	29	1,190 SF
TOTAL	81	74,410 SF

RESIDENTIAL AND SERVICES

AREA TYPE	GROSS SQUARE FOOTAGE
Residential Unit	74,410 GSF
Amenities and Services	5,800 GSF
Building Footprint	26,550 SF
Parking Spaces	87 Residential ; 22 Frontage

DESIGN CONCEPT

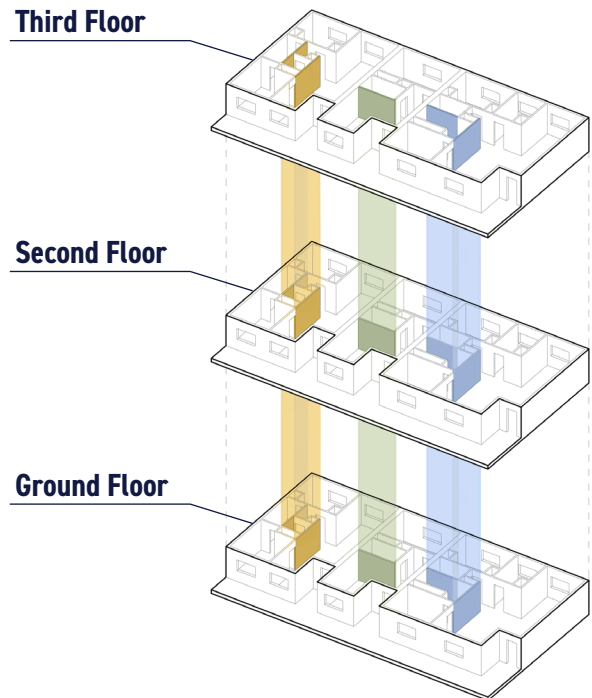


UNIT LAYOUTS

The residential units are oriented to the N/S axis, with strategically placed openings allowing **natural daylight into the majority of the living area**. Openings are absent from the West facade where the harsh afternoon sun can overheat the space. Every unit is designed to allow for **cross ventilation through the main living area**.

To maximize affordability, a “wet-core” is emphasized in each unit space consolidating **all plumbing and ventilation into one moment that stacks on all floors**. Circulation-only spaces are kept to a minimum further emphasizing cost-reduction strategies.

Unit entrances are offset from the exterior circulation, allowing residents a moment of privacy in front of their apartments. “Flex spaces” are defined to allow residents control over their personal spaces, allowing for a variety of options such as formal dining room, home-office, or separate play spaces.

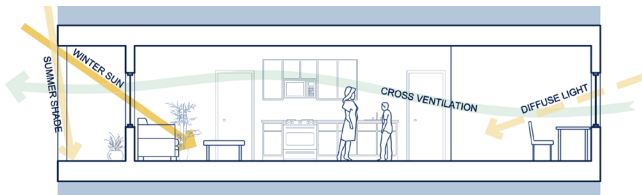


Plumbing and Ventilation Stack

DESIGN CONCEPT

UNIT ORIENTATION

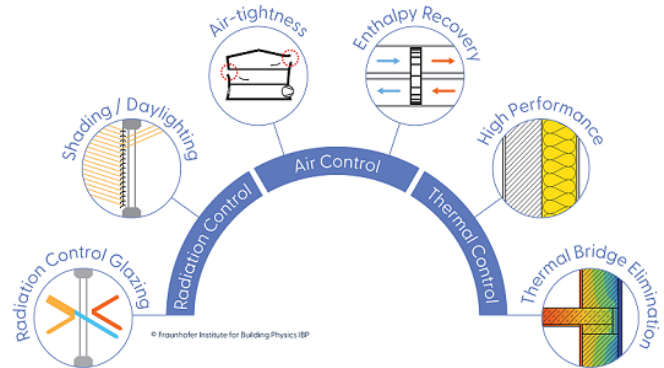
Because the units are arrayed on an axis from east to west, every unit has an ideal solar orientation. South-facing windows are shaded in summer and provide sunlight in winter, while north-facing windows provide diffuse daylight throughout the year. Without any windows facing the harsh afternoon sun, residents will be able to enjoy a better visual connection to the outdoors, which is beneficial for mental health, and will be much **more comfortable during 100°F+ summer days**. This unit orientation also maximizes the potential for cross ventilation, which is highly desired during Tucson's temperate spring and fall seasons.



DESIGNING FOR HEAT RESILIENCE

Sentinel Vista implements carefully selected strategies that provide critical heat resilience to residents. This is essential for providing quality housing because of Arizona's extreme desert climate, where hundreds of heat-related deaths occur each year. Since families can be particularly vulnerable to extreme heat, Sentinel Vista aims to provide a safe haven that remains comfortable, even during a power outage.

In order to achieve heat resilience, Sentinel Vista is designed in accordance with Passive Building Principles. Administered by the non-profit organization PHIUS, **Passive Building Principles provide a cost-effective pathway to creating these benefits at minimal upfront cost**, focused primarily on the building envelope and mechanical systems. These design principles have been included in hundreds of multifamily affordable housing projects in recent years, with profound effects on resident quality of life. They are implemented in the design of Sentinel Vista in the following ways:



Passive Building principles. Source: [PHIUS](#).

- Right-sized insulation
- Thermal bridge elimination
- Airtightness
- Balanced Ventilation with Heat & Moisture Recovery
- High-Performance Glazing
- Shading and Daylighting

Sentinel Vista has started the process of PHIUS Certification under the guidance of Sentinel Sun's in-house PHIUS Certified Consultant; this process involves detailed building energy modeling and third-party post-construction performance evaluation to ensure that the development provides the desired level of heat resilience. Beyond resilience, PHIUS Certification provides numerous other benefits both to residents and the developer, including:

- Year-round thermal comfort
- Respite from street noise
- Superior indoor air quality
- Constant supply of fresh air
- Reduced exposure to pollutants
- Significantly reduced electricity costs
- Competitiveness in Arizona's Qualified Allocation Plan

See the Financing Structure section for more information on the upfront cost and long-term payoff, and see the PHIUS website for more information on project certification and Passive House Principles.

DESIGN CONCEPT

UNIVERSAL DESIGN



EQUITABLE USE

All amenities and services spaces and more than a third of the residential units are accessible.



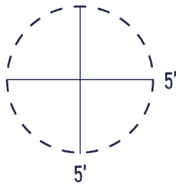
SIMPLE AND INTUITIVE USE

Large circulation towers are clearly identified indicating a separation between public and private spaces.



PERCEPTIBLE INFORMATION

Pathways are textured for ease of recognition for all including those who may be visually-impaired.



SIZE AND SPACE FOR APPROACH

Spaces are appropriately sized for function and inclusive of ADA clearances.



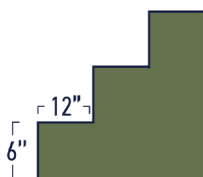
FLEXIBILITY IN USE

Both residential spaces and outdoor communal space allow for flexible use of the space, depending on the need.



TOLERANCE FOR ERROR

Gates, railings, and screens add additional level of protection of all users as well as indications of unsafe heights.



LOW-PHYSICAL EFFORT

Non-sloped pathways and low-rise stairs add a level of comfort and ease of use to the project.

RESIDENT SERVICES

TARGET POPULATION

Sentinel Vista aims to **support families of different financial statuses in Tucson** by providing affordable housing for low-income families and lowering the risk that vulnerable families become homeless. Rental rates in Tucson have increased over 40% since 2017 and have reached a record high in 2024. Many families in Tucson are cost-burdened due to the lack of affordable housing and rising rents. 43% of all low-income households are families and “in 2023, there were more than 15,000 families on the waiting list for Section 8 housing in Tucson” (Source: Southern Arizona Land Trust). Providing affordable housing, especially near public transit, can help families access jobs easily and save money for other critical needs such as food, health and education.

43%
of all Low-income Households
in Tucson are **Families**

< 15,000
Families in Tucson on the
Section 8 Housing Wait List

Sentinel Vista acknowledges that families, defined by the Census Bureau as a “household with two or more related persons,” come in many different shapes and sizes and aims to react to that. About 55% of those households in Tucson have children, some of which are single-parent households. Children are a population greatly affected by this housing crisis as **one in three children that live in the city limits live in poverty** and almost **two in three children from low-income families in Tucson live in homes that cost more than 30% of the family’s monthly income.**

Therefore, it is important to include two and three bedroom units to accommodate this population. One bedroom units are included to accommodate remaining families without children. According to the Gap Analysis of Affordable Housing prepared for the Family Housing Resources, the proportion of affordable units focused on “households with disabled persons is lower than their proportion in the general lower income household population” proving the need for accessible affordable housing units. As such, **more than a 1/3 of the units in Sentinel Vista, divided evenly among all unit sizes, are accessible** according to the Uniform Federal Accessibility Standards (UFAS).

One-Bedroom Unit



Couple



Single-Parent

Two-Bedroom Unit



Single-Parent



Family with 1-2 Children

Three-Bedroom Unit



Large Family with 3+ Dependents

RESIDENT SERVICES

RESIDENT AMENITIES

Through an assessment of various affordable housing in Tucson, such as Catalina House, Alamo Apartments, WIT House, Winstel Terrace Apartments, and various Compass Affordable Housing Apartments, **Sentinel Vista aims to provide comparable resident amenities to its residents.**

These amenities include:

- Gated Access
- On-Site Laundry Facilities (In-unit laundry is available in all ground-floor accessible units.)
- Exercise Room
- Community Room
- Off-Street parking
- Gated Bike Racks
- Computer and Business Centers
- Free WiFi
- Outdoor Spaces

Playground

Sentinel Vista's large central courtyard includes a playground space within the gated parameters of the development to allow a space for children to enjoy while parents utilize the resident and community facilities within reach of the eye.

Community Garden

Community gardens have been found in various affordable housing projects in Tucson, illustrating their effectiveness in **strengthening community bonds and increasing the quality of life for residents.** Community gardens also teach residents about using desert-friendly landscaping and conserving water which reflects Sentinel Vista's commitment to creating a sustainable environment. Alvord Court Apartments owned by CAH reports that their residents work alongside each other during growing season to plant, nurture, and harvest "fruits, vegetables, and herbs that are organic, fresh and available to all tenants" (Source: Compass Affordable Housing). The Primavera Foundation, which is a local organization that attempts to "build a future in which all people are assured basic human rights, a livable income, and safe, affordable housing," also emphasizes community gardens as an integral part of affordable housing (Source: The Primavera Foundation).

Sentinel Vista aims to partner with Primavera to continue establishing a network of community gardens that help to **preserve green space, boost exercise, increase access to organic and healthy food, and strengthen connections among neighbors.**

Tenant Services Program

In addition to the on-site property management team, Sentinel Vista offers a Tenant Services Program designed to support access to services in the community, including on-site and off-site services with multiple project partners. Similar to those offered in various affordable housing in Tucson, **the tenant services team helps provide tenants with information and make referrals to local organizations and resources that can help with counseling, job-search assistance, financial education and other services that can increase housing stability.** They can also follow-up with residents to make sure that the services are effective to each household. In addition, the team can help organize on-site community events and workshops in partnership with our project partners. Sentinel Vista aims to not only provide affordable housing for our residents but to encourage financial growth and help our residents maintain housing stability in the future.

Services for Residents with Disabilities

To emphasize our commitment to providing viable affordable housing to family households with persons with disabilities, Sentinel Vista aims to partner with the Catholic Community Services of Southern Arizona (CCS), which is a major contributor to low-income services in the community. Some of the services provided by the CCS aid blind and/or deaf residents. In addition, CCS services include the Gila Aging Services which "helps seniors and adults with disabilities remain safely in their homes and avoid institutionalization as long as possible" by **providing services such as dementia care, housekeeping, home delivered meals, etc, creating a thriving environment at home for our residents** (Source: Catholic Community Services of Southern Arizona).

RESIDENT SERVICES

COMMUNITY SERVICES

Sentinel Vista's community services are located on-site but are accessible to the nearby community and other low-income families in Tucson.

RESIDENTIAL

- LEASING OFFICE
- COMMUNITY SPACE
- GYM
- BUSINESS CENTER
- LAUNDRY

PUBLIC

- COUNSELING
- CLASSROOMS
- WORKFORCE
- MEETING ROOMS



Community Spaces

Community spaces including meeting rooms, classrooms, and workforce spaces are available for use by our Tenant Services Team and our project partners. The **space can be utilized to run workshops, classrooms, private counseling, and any other needs as required by the community.** These workshops and courses can help prevent our residents and other low-income families from experiencing housing instability in the future.

Workforce Skills and Search Programs

Sentinel Vista aims to extend its partnership with Primavera to include the Primavera Works program to our residents and community. This program provides workforce skills, temporary jobs, rights restoration, and "assistance with other barriers that may preclude full-time employment" (Source: The Primavera Foundation).

Financial Education Programs

Further emphasizing our goal to strengthen economic growth of low-income families in Tucson, **Sentinel Vista proposes a partnership with one or more various local organizations that specialize in financial education programs for low-income households.** The Primavera Foundation offers financial empowerment and asset building services that include creating savings plans, credit restoration services and homeownership assistance.

The CCS Pio Decimo Center offers educational services for families by providing quality financial services such as tax preparation and asset/savings building, which are often unavailable to low-income individuals. (Source: Catholic Community Services of Southern Arizona). Lastly, the Family Housing Resources in Tucson provides a Financial Pathways Program which is a free all-encompassing program designed for low to moderate income families.

Mental Health Counseling

Those with lower incomes in a community are more likely to suffer from depression, anxiety and other mental health issues while also being less likely to have services provided.

Housing instability, including eviction, overcrowding and displacement, is also known to be a major source of trauma of many low-income families. Sentinel Vista aims to partner with La Frontera AZ, to provide mental health care to residents and lower-income community members. "La Frontera Center is the largest nonprofit community behavioral health care organization in southern Arizona," primarily serving residents in Tucson that are "economically disadvantaged and culturally diverse" (Source: La Frontera AZ). Their practice intends to serve their patients regardless of financial status and ability to pay. Providing such services within the development and community **can help increase the overall quality of life and welfare of our residents.**

COMMUNITY ENGAGEMENT

SUMMARIZED EFFORTS TO DATE

Sentinel Suns is deeply committed to the efficacy of community engagement in project success. As such, our team has actively reached out to a range of partners, including local governments and numerous nonprofit organizations, to garner their support, services, and explore potential additional funding opportunities.

City of Tucson Housing and Community Development

Sentinel Suns has been in contact with Sarah Meggison, an adjunct faculty member at the UofA who primarily works at the City of Tucson's Housing and Community Development as a Housing Development Manager for support as well as guidance regarding our proposed PAD and the landfill abatement. Per our conversations, the city has agreed to provide GAP finding and possibly waive PAD review fees.

City of Tucson Ward 1

Sentinel Suns hopes to continue engaging with local government and receive feedback and support from the local community. As such, we have reached out to Ward 1 of the City of Tucson, where our project site lies.

Market Feasibility Specialist Julia Smith

To confirm the project's feasibility we have reached out to Pointer Consulting analyst, Julia Smith, a subcontractor for Novagradec, to draw upon her expertise and gather feedback on how to enhance the viability of this project. Julia has 18 years of experience in affordable rental housing projects nationwide and is quite familiar with pro forma development schemes, especially regarding a project's location, unit mix, target population, design, unit sizes, amenities, etc.

Family Housing Resources

Sentinel Suns has reached out in hopes to partner with Family Housing Resources in Tucson, a non-profit organization that aims to provide assistance to low-income families in Tucson. We are optimistic that our partnership can provide Sentinel Vista residents with financial assistance through grants and through financial workshop programs that the FHR hold.

The Primavera Foundation

Sentinel Suns aims to form a partnership with the Primavera Foundation, a local Tucson organization that emphasizes creating "pathways out of poverty through housing, workforce development, homeownership and financial education, and community building." (Source: The Primavera Foundation). We hope to receive support in regards to creating our community garden as well as the support in providing our residents with their services, including rental assistance and financial education programs.

Catholic Community Services for Southern Arizona

The CCS is a major organization in Southern Arizona that provides services to the residents of Tucson with the goal of upholding the dignity of every human being. Our team has reached out to the organization with the goal of providing space and access to their services including: basic services for food and clothing, services for the blind and/or deaf, services for seniors and adults with disabilities, counseling to adults, children, and families, financial education programs, and multiple children programs.

La Frontera AZ

Sentinel Vista aims to partner with La Frontera AZ, "the largest nonprofit community behavioral health care organization in southern Arizona," to provide mental health care to residents and other lower-income family households that may lack access to quality mental health services (Source: La Frontera AZ).

Menlo Park Neighborhood Residents

A survey conducted in 2021 with the residents regarding the development of affordable housing in the neighborhood indicates support of the development if the following are met: multi-modal transportation, medium density design, maintain cultural character of the neighborhood, green infrastructure, use of solar electricity, and community features that attract a family demographic. Sentinel Vista is a development that meets all these requirements and is therefore expected to have support from the neighborhood and its residents.

FINANCING STRUCTURE

SOURCING

The project will be financed through **9% LIHTC equity**, construction, and permanent loans from Bank of America, proceeds from the sale of solar **Investment Tax Credits (ITC)**, **Community Impact Loan** from the Arizona Community Foundation (AFC), a solar energy grant from **Tucson Electric Power (TEP)**, and **gap financing** via the **state of Arizona Housing Trust Fund**. A breakdown is provided below.

CONSTRUCTION SOURCING

The construction financing strategy was **carefully crafted to minimize reliance on high-interest loans while maximizing the utilization of grants and equity proceeds**, showcasing our commitment to prudent financial management and sustainability. We aimed to minimize the size of the construction loan by strategically leveraging various sources of funding. At closing, we anticipate a substantial injection of capital, including approximately \$3,229,875, which represents **15% of the LIHTC equity proceeds**. This injection significantly reduces the burden of the construction loan and underscores the project's commitment to fiscal responsibility. **Additionally, we have secured a \$500,000 grant from the City of Tucson HOME Grant program**, further bolstering our financial foundation, and demonstrating the support of the local government in our LIHTC project.

The City of Tucson's partnership with our project is emblematic of its commitment to long-term affordable housing solutions. **This collaboration marks a departure from traditional approaches to Public-Private Partnerships (PPPs)** for LIHTC developments. Notably, this is the second project of its kind emerging from a PPP LIHTC collaboration with the city of Tucson. The city's innovative strategy includes **granting our team a 99-year ground lease at a nominal fee of \$1 per year** for the proposed parcel of land. This unconventional arrangement not only reduces upfront costs for our development team but also aligns with the city's goal of fostering sustainable, affordable housing solutions. Furthermore, the city's willingness to waive permit and impact fees further enhances the financial feasibility of our project.

By leveraging this partnership, **we've achieved a higher return upfront for our development team** while ensuring the long-term affordability of the housing units in a city grappling with rapidly escalating housing costs.

In parallel, a conventional **construction loan of \$21,810,396** through Bank of America will be obtained. The terms include a **28-month term, interest only, a 5.31% SOFR** base rate, with a 2.50% spread, and a 1.00% cushion, resulting in a **combined interest rate of 8.81%**. To meet interest obligations, a minimum interest reserve of \$2,690,094 is required. However, \$2,790,094 was budgeted, establishing a **\$100,000 surplus/cushion for added financial security**.

Bank of America has also expressed interest in purchasing the **Solar Energy Investment Tax Credits (ITCs)** associated with our project. This is a relatively new concept, utilizing the tools congress gave developers in the **Inflation Reduction Act (IRA)** to commit to building more sustainable communities. **With a total ITC value of \$303,500**, Bank of America has agreed to acquire these credits at a rate equivalent to the **Low-Income Housing Tax Credit (LIHTC) rate of \$0.87 on the dollar**. This transaction results in an infusion of **\$264,045 in equity into the project**.

Additionally, we will receive a **\$2,000,000 gap-financing loan from the Arizona Housing Trust Fund** during the construction phase. This loan will transition into a permanent loan upon project conversion, offering unique and favorable terms, including 50% of the surplus cash flow in lieu of an annual debt service payment. **In total, \$15,000,000 is available for new 9% LIHTC properties** in the 2024 fiscal year. We feel confident that our 9% LIHTC project will obtain these funds.

Overall, this comprehensive construction sourcing approach ensures sufficient funding while showcasing the commitment to the successful completion of the project from both the Sentinel Suns and the City of Tucson government.

FINANCING STRUCTURE

PERMANENT SOURCES

For permanent financing, the **remaining \$18,302,625 will be secured through equity financing** from the sale of LIHTC. However, this leaves a gap in permanent financing required to cover the repayment of the construction loan. To address this, we have reached an agreement with **Bank of America for a permanent loan of \$4,261,670. The loan carries a 7.08% interest rate, with a 35-year amortization and 18-year term.** Additionally, we have secured a **\$1,200,000 Community Impact Loan** through the Arizona Community Foundation (AFC). The terms for this loan include a 3.40% interest rate, a 30-year amortization, and a 30-year term.

These actions will settle the construction loan and establish new annual debt service payments. Importantly, the

cumulative **Debt-Service Coverage Ratio (DSCR) for the Bank of America loan stands at 1.39, while the DSCR for the Community Impact Loan is 1.17.** Lastly, we are confident that we can secure a **\$104,140 grant from the local utility provider** to help offset the cost of solar. Tucson Electric Power (TEP) has engaged in similar grants for the betterment of the community for years, specifically relating to affordable housing in the Tucson metropolitan area. In recognition of this contribution, Sentinel Vista will feature a designated TEP-named study room for tenant use. This not only helps further our efforts in creating a more sustainable property but importantly, enhancing the financial feasibility of the project.

CAPITAL STACK

SOURCES	CONSTRUCTION	PERMANENT
Senior Debt	\$21,810,396	\$5,461,670
ILP Equity Contributions	\$3,229,875	\$21,532,500
City of Tucson HOME Grant	\$500,000	\$500,000
Arizona State Housing Trust Fund	\$2,000,000	\$2,000,000
Solar ITC Proceeds	\$264,045	\$264,045
Tucson Electric Power (TEP) Solar Contribution	\$0	\$104,140
Deferred Discretionary Developer Fee	\$1,600,000	\$0
Other Deferrals	\$458,039	\$0
TOTAL Sources	\$29,862,355	\$29,862,355

USES	CONSTRUCTION	PERMANENT
Total Land Costs	\$1	\$1
Total Hard Costs	\$22,553,000	\$22,553,000
Total Other Soft Costs	\$7,309,354	\$7,309,354
TOTAL Uses	\$29,862,355	\$29,862,355
Surplus < Shortage >	\$0	\$0

FINANCING STRUCTURE

DEVELOPMENT COST

The detailed breakdown of the budget of uses is listed below as well as more specific line-by-line detail in the pro forma. The development cost are compiled based on the following assumptions: Architecture & Engineering: \$8,481 per unit totaling \$687,000 for architects and engineers. **Also, a development fee will not impact the construction uses.** The developer fee of \$1,975,000 will have \$400,000 dispersed to the developer upfront, \$1,079,000 deferred until conversion and another \$500,000 at the 8609 phase to ensure the low-income housing tax credit's integrity.

The site calls for a residential structure of 81 units, and roughly costing **\$402 per square foot, and \$368,671 per unit**, including prevailing costs and PHIUS accreditation. It should be noted that this aligns with the upper echelon of recently completed LIHTC in the city of Tucson at the end of the Quarter 1 of 2024, according to the local Tucson Chapter of the National Association of Realtors. This study presented facts such as the cost per unit for affordable housing in Tucson roughly **costing between \$330,000 and \$380,000 per unit.**

LIST OF USES	TOTAL AMOUNT
Land Cost	\$1
TOTAL Land Cost	\$1
Off Site Improvements	\$125,000
On Site Improvements	\$125,000
TOTAL Site Work:	\$250,000
Construction Residential	\$20,631,000
Construction Contingency	\$607,000
Construction Contingency	\$1,065,000
TOTAL Construction Cost:	\$22,303,000
Insurance	\$150,000
Legal	\$40,000
Architecture & Engineering	\$687,000
Permits & Fees	\$453,500
Soft Cost Contingency	\$100,000
TOTAL Soft Cost	\$1,430,500
Construction Loan/Interest Fees	\$377,104
Permanent Loan/Fees	\$104,617
Bank of America Interest Reserve	\$2,790,094
TOTAL Financing Cost	\$3,271,815
	(50,000 deferred)
Fees	\$45,000
Furnishings	\$175,000
TOTAL Org Costs , Start Up	\$220,000
Operating Reserves	\$408,039
Total Reserves	\$408,039
	(\$408,039 deferred)
Developer Fee	\$1,975,000
Total Project Cost	\$29,862,355
Net Construction Budget	\$27,804,316
Uses Deferred	\$2,058,039
Cost/SF	\$401.32
Cost per Unit	\$368,671

FINANCING STRUCTURE

COST OF PHIUS CERTIFICATION

As discussed in the Design Concept and elsewhere in the Financing Structure, Sentinel Suns Development is utilizing PHIUS Certification as a cost-effective path to heat resilience, with the additional benefit of reduced utility allowances. Since approximately **200 multifamily buildings in the US have already achieved PHIUS certification**, there is ample data upon which to base assumptions about the incremental cost of this decision compared to a code-minimum building. The incremental cost incorporated into the financial plan (for site work, construction, and soft costs) is 2.5%, based on the following information.

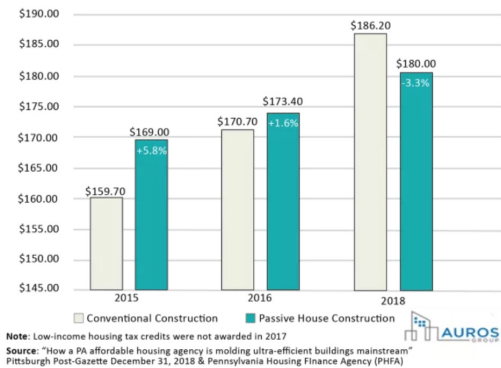
The table below demonstrates that the incremental cost of PHIUS-certified, affordable, **multifamily projects in recent years ranges between 1 and 4%, with an average of 2.5%**. The average is selected for project financing for two reasons.

PROJECT	UNITS	YR	INCREMENTAL \$
Old Colony Phase 3C	55	2021	2.8%
North Commons	53	2022	4.3%
Depot/Hanson Village	48	2023	4.1%
Finch Cambridge	98	2020	1.4%
Harbor Village	30	2022	1.8%
Mattapan Station	135	2020	2.0%
Kinzie at Bartlett Station	52	2023	1.0%
Average Incremental Cost			2.5%

Incremental construction costs of similar PHIUS-certified affordable housing projects within the past 5 years. Source: PHIUS.

First, existing studies on the incremental cost of affordable multifamily PHIUS projects focus on Massachusetts, which has a much colder climate than Tucson, AZ. This means that Sentinel Vista will have a lower incremental cost, since less insulation and less expensive windows are required to achieve the same level of performance.

Second, Sentinel Suns Development will hire a project architect with experience in this project type, as this has been shown to substantially decrease the incremental cost. The graph below depicts a case study in Pittsburgh, demonstrating how the typical cost of a PHIUS Certified multifamily building dropped compared to code-minimum construction as local architects gained more experience over the course of three years.



Change in PHIUS multifamily, affordable housing costs per square foot with architect experience. Graphic created by PHIUS.

While one might expect heat resilient, energy-efficient buildings to come with a higher cost premium than this, what sets PHIUS apart from other building certifications is its attention to providing project-specific requirements that take into account its climate and construction type in order to recommend only the most cost-effective options.

In Tucson's climate, the biggest incremental costs are: slightly higher insulation levels than required by code, efforts to reduce thermal bridging, air sealing, much better ventilation, and higher levels of construction verification.

The cost of implementing these strategies is also partially offset by significantly reducing the required capacity of the heating and cooling system.

FINANCING STRUCTURE

AFFORDABILITY

Sentinel Vista distinguishes itself from other LIHTC properties through a deliberate strategy of **distributing its 80 LIHTC/Section 8 housing units across various Area Median Income (AMI) levels**. This intentional distribution aligns with our explicit goal of addressing the pressing need for affordable housing in the community. **Of the 81 total units, 80 are designated as affordable housing**, reflecting the project’s commitment to providing accessible housing options. These units cater to very low-income families/persons, showing dedication to serving those most in need. Additionally, one unit is reserved for the property manager, **ensuring on-site management** while maintaining the property’s affordability.

The distribution of units based on AMI is as follows: **32 units are designated for families/people at 20% AMI, all covered under Section 8 housing; 18 units are allocated for families/people at 40% AMI, and 30 units are designated for families/people at 60% AMI**. To ensure

compliance with regulations, the property is located within a census tract that allows for **40% of the total units to be covered by Section 8 place-based vouchers**, totaling 32 units out of the 81 units in the project. We anticipate securing a 20-year contract with an additional 20-year option for these vouchers.

The integration of place-based Section 8 housing, **specifically targeting 20% Area Median Income (AMI) families/persons**, represents a cornerstone of our project’s strategy. This deliberate inclusion aligns closely with the goals of both the development team and the city of Tucson, ensuring that we address the pressing need for affordable housing in our community. By offering Section 8 vouchers exclusively for 20% AMI households, we not only provide housing to those most in need but also maintain the financial feasibility of the project. Through our **partnership with the city of Tucson**, we remain steadfast in our commitment to preserving affordability throughout the project’s useful life.

LIHTC-ONLY UNIT COMPOSITION

UNIT TYPE	AMI %	# OF UNITS	SQUARE FOOTAGE	NET MONTHLY RENT	DISCOUNT TO MARKET
2 BD	40%	4	875 SF	\$ 637	51%
2 BD	60%	15	875 SF	\$ 1,002	22%
3 BD	40%	14	1,190 SF	\$ 844	58%
3 BD	60%	15	1,190 SF	\$ 1,143	34%
TOTAL:		48			

*One 1-BD manager unit, free to manager

SECTION 8 + LIHTC UNIT COMPOSITION

UNIT TYPE	AMI %	# OF UNITS	SQUARE FOOTAGE	INCREMENT PER UNIT	TOTAL ANNUAL SUBSIDY
1 BD	20%	19	595 SF	\$829	\$189,012
2 BD	20%	13	875 SF	\$1,017	\$158,652
TOTAL:		32			

FINANCING STRUCTURE

OPERATION STAGE

Sentinel Vista's operating assumptions are intentionally conservative to ensure a realistic pro forma for lenders and stakeholders. **Vacancy has been set at 5%** at both the rent subsidized units and rent restricted units to align with market conditions and competition guidelines.

Annual rent increases throughout the pro forma are **conservatively estimated at 2%**, while expenses are projected to rise by 3% annually. In accordance with the state's Quality Assurance Plan (QAP), we allocated a **replacement reserve of \$350 per unit, increasing by 3% each year**. Additionally, a **\$5,000 operating agreement** expense has been implemented as a condition of the State of Arizona Housing Trust Fund Loan, complying with the QAP requirement of operating agreement expenses ranging between \$1,000 and \$10,000.

To ensure positive cash flow and meet required Debt Service Coverage Ratio (DSCR) ratios, we have taken a conservative approach in estimating **total operating expenses at \$394,337, equivalent to \$4,868 per unit**. While operating expenses per unit, excluding real estate taxes, fall slightly below the Qualified Allocation Plan (QAP) underwriting requirement of \$4,700 to \$5,200 per unit for new construction projects. This is reasonable due to the reduced electricity costs that result from the implementation of heat resilience strategies. **The lower expenses are a direct result of these design features**, allowing for significant savings on utilities across the property. It's important to note that while on-site electricity generation is included in the pro-forma, the associated energy cost savings are not incorporated in order to create a conservative financial projection, since solar energy production is highly variable.

Additionally, **\$30,000 is designated for social services**, for the space maintenance, operating expenses but not the service provider themselves. Various independent non-profit organizations are expected to utilize the space and provide services for residents and non-residents in the community.

The Debt-Service Coverage Ratio (DSCR) exhibits a positive trajectory over the project's lifespan, ranging from **1.16 in year one to 1.44 in year forty** of the pro forma. This upward trend indicates the project's ability to generate sufficient cash flow to cover debt obligations over time, despite conservative assumptions typically required in LIHTC properties compared to market-rate properties. This alignment is logical, as the projected rise in both rents and expenses is counterbalanced by the consistent nature of the annual debt service (ADS) under the prevailing loan terms and conditions.

By thoughtfully considering both revenue streams and expenditures, there is confidence in the financial feasibility of the project throughout its development and operational stages. This ensures that **the development can effectively fulfill long-term objectives of providing affordable housing** to the people of Tucson while ensuring financial feasibility.

COMPARISON OF MATERIALS / LABOR COSTS

	SAN FRANCISCO	NEW YORK CITY	TUCSON
Average Construction Cost per Square Foot	\$300 - \$600+	\$250 - \$500+	\$100 - \$250
Average Labor Costs (per hour)	\$50 - \$100+	\$40 - \$90+	\$20 - \$50
Average Material Costs (per square foot):	\$150 - \$300+	\$120 - \$250+	\$50 - \$100
Average Total Construction Costs (per square foot, including labor and materials):	\$450 - \$900+	\$370 - \$750+	\$150 - \$350

FINANCING STRUCTURE

ORIGINAL UTILITY ALLOW.	1 BD	2 BD	3 BD
Electric Heating	\$10.00	\$11.00	\$13.00
Cooking (electric)	\$6.00	\$9.00	\$12.00
Other Electricity	\$26.00	\$36.00	\$46.00
Air Conditioning	\$21.00	\$29.00	\$37.00
Water Heating (electric)	\$14.00	\$18.00	\$22.00
Electricity Service Charge	\$19.00	\$19.00	\$19.00
Water/Sewer/Trash	\$81.00	\$94.00	\$123.00
Total Utility Allowance	\$178.00	\$219.00	\$275.00

UPDATED UTILITY ALLOW.	1 BD	2 BD	3 BD
Electric Heating	\$5.00	\$5.50	\$6.50
Cooking (electric)	\$3.00	\$4.50	\$6.00
Other Electricity	\$13.00	\$18.00	\$23.00
Air Conditioning	\$10.50	\$14.50	\$18.50
Water Heating (electric)	\$7.00	\$9.00	\$11.00
Electricity Service Charge	\$19.00	\$19.00	\$19.00
Water/Sewer/Trash	\$81.00	\$94.00	\$123.00
Total Utility Allowance	\$138.50	\$164.50	\$197.00
Net Unit Rent Increase	\$38.50	\$51.50	\$65.00

REDUCED UTILITY ALLOWANCES

According to the Arizona Department of Housing (ADOH) LIHTC Compliance Manual, Sentinel Vista is required to use utility allowances in order to determine eligible unit rents because utilities will be paid directly by residents. Sentinel Vista implements utility allowances that are significantly reduced compared to those established by the State of Arizona Public Housing Authorities (HA). Since utility allowances are deducted from the gross rent each month, these reduced utility allowances will result in a substantial **increase in net rental income, totaling over \$50,000 each year.** The ability to reduce utility allowances is established in the following way:

According to the ADOH LIHTC Compliance Manual, utility allowances must “be set according to Federal Tax Regulations 1.42-10.” This regulation establishes that a detailed energy consumption model that takes into account “unit size, building orientation, design and materials, mechanical systems, appliances, characteristics of the building location, and available historical data” can be used to determine utility costs, regardless of the utility allowances set by the HA (IRS 1.42-10 Section E). Thus, it is reasonable to assume that the HA will approve reduced utility allowances that are established through the engineering calculations used to perform a detailed energy consumption model.

DETERMINING UTILITY ALLOWANCES

The utility allowances set for Sentinel Vista's residential units incorporate the exact values set by the HA for water, sewer, and trash, along with values for electricity use that represent a 50% decrease in energy consumption. This 50% decrease is justified by Sentinel Vista's implementation of PHIUS Certification, which requires energy consumption modeling and third-party performance verification to ensure that the development uses less energy than the project-specific maximum that is set by the organization. Calculated by Sentinel Sun's in-house PHIUS Certified Consultant, the maximum source Energy Use Intensity (EUI) for this development is 46.0 kBtu/sf.yr, which is 61.06% lower than the median source EUI for multifamily buildings in the U.S. of 118.1 kBtu/sf.yr. This means that Sentinel Vista will be at least 61.06% more energy efficient than the typical multifamily building. Thus, a **50% decrease in electricity use compared to the code-minimum buildings** typically governed by the HA-determined utility allowances is deemed conservative and reasonable. Together, the net rent increase due to these reduced utility allowances will total over \$50,000 each year.

DEVELOPMENT TIMELINE

TIMELINE

	2024				2025				2026			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Community Engagement												
Construction Documents												
Entitlements/Permits												
Closing Date												
Completion Date (Construction)												
Placed In Service Date												
Leasing Start Date												
Initial Stabilization												
Conversion												
Construction Financing												
Permanent Financing												

Closing Date: 5/1/2024
Completion Date: 9/1/2025
Placed In Service Date: 12/31/2025
Leasing Start Date: 9/1/2025
Initial Stabilization: 1/1/2026
Conversion: 4/1/2026

Cushion between Initial Stabilization and Construction Loan Maturity: 8 months

Cushion between Conversion and Construction Loan Maturity: 5 months

Construction Loan Term: 25 months

First Quarter (Q1): January 1st to March 31st
 Second Quarter (Q2): April 1st to June 30th
 Third Quarter (Q3): July 1st to September 30th
 Fourth Quarter (Q4) October 1st to December 31st

DEVELOPER CAPACITY

OUR TEAM



RILEY COST

Riley is a fourth-year Bachelor of Architecture student at the University of Arizona. Growing up in Gilbert, Arizona, Riley always had a passion for community outreach and sustainable design, which has greatly guided her architectural journey. She has worked at both Adaptive Architects and the City of Mesa's engineering department to collaborate on civil projects and has hands-on experience with community outreach, local codes, budgeting and project management. She also worked on various city projects such as parks, police stations, fire stations and libraries. Interested in growing the community around her, Riley is part of the WAIS (Women in Architecture Society) at the University of Arizona.



SOUHAYLA FARAG

Souhayla Farag is a fourth-year Bachelor of Architecture international student at the University of Arizona with a minor in Real Estate Development. Growing up in Cairo, Egypt, Souhayla developed a desire, at a young age, to give back to her surrounding community, specifically through affordable housing. She is currently working in the Native People's Design Coalition at the University of Arizona, designing affordable housing in Patagonia, Arizona. Souhayla's dedication to serving her community extends beyond her architectural interests through her work with underrepresented school districts to increase college attendance, Habitat for Humanity volunteering, and as a part of the Global and CAPLA Ambassador teams.



ALYSSA FINK

Alyssa Fink is a fifth-year Bachelor of Architecture student at the University of Arizona originally from Phoenix, Arizona. Alyssa has two years of experience working in the architecture and development community, including on the groundbreaking 19-acre residential community, Culatesac Tempe. Her award winning academic design work includes a 12-unit affordable housing project in South Tucson for the Solar Decathlon. As a Certified Passive House Consultant, she is passionate about addressing equity in the availability of resilient and comfortable housing. After graduation, Alyssa is planning to pursue a Masters of Science in Architecture with an emphasis on sustainable market transformation.



LOUIS NARCISI

Louis Narcisi is a fourth-year Bachelor of Architecture student at the University of Arizona. Growing up in Chicago, Louis was particularly fascinated with how professional sport teams served the larger surrounding community. This is immediately translated in his architecture work as he emphasizes social impact in his projects. His Residences at Five Points project, serving large families experiencing poverty, was nominated for the 2022-2023 AIA Southern Arizona Design Excellence Award. Louis's care for the community extends past his work as he is in constant assistance of his studio members and serves as part of the CAPLA Ambassador Team.



CAMERON NOBLE

Cameron Noble is a fourth-year Bachelor of Architecture student at the University of Arizona with a minor in Sustainable Built Environments. Raised in the suburbs of Los Angeles, California, Cameron found a passion for community outreach working with the Los Angeles Christian Health Center and Long Beach Rescue Mission over the course of 5 years. This passion translated into his work with the Navajo Nation on a community master plan as well as a nomination for the 2022-2023 AIA Southern Arizona Design Excellence Award for a low-income housing project in South Tucson. Currently working with BWS Architects in Tucson, Arizona, Cameron has built an affinity for working on community-oriented projects.



JACOB SCHAFFER

Jacob Schaffer is a graduate student at the University of Arizona, pursuing a Master's in Real Estate Development (MRED) after earning a Bachelor of Science in Sustainable Built Environments from the University of Arizona. Originally from Highland Park, Illinois, just north of Chicago, Jacob has a profound interest in real estate finance and is committed to continually expanding his knowledge of the industry. Over the summer, he gained practical experience as an acquisitions intern at Second Avenue, a prominent Single-Family Rentals (SFR) company in downtown Chicago. Jacob is driven by a passion for learning and seeks to make a positive impact in real estate through innovation and community engagement.

DEVELOPER CAPACITY

OUR TEAM (CONT.)



SASHA TERPILOVSKAYA

Sasha Terpilovskaya is a first-generation fourth-year Bachelor of Architecture student at the University of Arizona. Belonging to a Ukrainian heritage and fluent in the Russian language, Sasha finds inspiration through her cultural roots and explores the intersection of the diverse cultural influences in architecture. Born and raised in Southwest Arizona, she understands the landscape of the desert and the harmonious blending of various cultures. She has immersed herself in projects that celebrate culture and promote sustainable design in the arid landscape. She also has experience working on renovation projects that focus on creating community engagement and safety in public spaces.

COLLABORATORS



JOSHUA GONZALEZ

Joshua Gonzalez is a first-generation fourth-year Bachelor of Architecture student at the University of Arizona. Growing up in a Hispanic family, Joshua offers a unique perspective, drawing from the richness of Hispanic culture and his experiences in Santa Rosa, California, and Yuma, Arizona. Driven by witnessing homelessness around him, Joshua is passionate about social change, focusing on designing low-income housing solutions. He strives to make a tangible impact through his work, weaving together culture, compassion, and creativity for a more inclusive future for everyone.

FACULTY MEMBERS



EDUARDO GUERRERO

Eduardo Guerrero received his professional architecture degree from the University of Chile in Santiago Chile and earned a Master of Urban Design degree from the University of California, Berkeley. Before joining the faculty at the University of Arizona, Eduardo practiced architecture and urban design in Chile and in California. Eduardo has designed and built hundreds of social housing units in the Atacama Desert region, designed prototypical houses for Habitat for Humanity, and selected properties for future housing developments. In addition, Eduardo has overseen neighborhood revitalization efforts in Santiago for the Ministry of Housing and Urban Planning.



DANIEL KUHLMANN

Daniel Kuhlmann PhD joined the College of Architecture, Planning and Landscape Architecture at the University of Arizona as an assistant professor of real estate development and planning in 2022. Before coming to Arizona, he was an assistant professor of community and regional planning at Iowa State University. He has an MA and Ph.D. in Urban Planning from Cornell University and a BA in International Relations from Carleton College. In his research, he focuses on land use issues, real estate development and the businesses of residential landlords. During his graduate studies, Daniel Kuhlmann worked with Ithaca Neighborhood Housing Services, an affordable housing development company.

DEVELOPER PARTNER



BRIAN SWANTON

Brian Swanton transitioned into the role of President & Chief Executive Officer for Gorman & Company in 2018, after serving as the Arizona Market President since 2008. During his tenure as Arizona Market President, Brian led a multi-disciplinary team that designed and constructed over 1,000 units of new housing across the State with an emphasis on permanent supportive housing for families, seniors, veterans, and chronically homeless populations in both urban and rural locations. He also redeveloped some of the first public housing units in the country using HUD's Rental Assistance Demonstration (RAD) program. Prior to joining Gorman, he held various leadership positions in the non-profit sector, where he directed the preservation and construction of over 2,300 units of housing in 29 residential communities across Arizona and successfully refinanced and/or repositioned 1,702 units of existing affordable housing.

SENTINEL VISTA

APPENDIX



APPENDIX A: LOAN TERM SHEET



April 18, 2024

Jacob Schaffer
Tucson, AZ

Re: Sentinel Vista, Tucson, AZ

Dear Mr. Schaffer:

This letter will serve as a preliminary outline of the terms under which Bank of America (the "Bank") would consider a loan request and equity investment on the above referenced project. **This letter does not represent an offer or commitment by the Bank for the proposed financing, nor does it define all the terms and conditions of a loan commitment, but is a framework upon which a loan request may be submitted. Issuance of a commitment by the Bank is subject to, among other things, the completion of the following items, and approval of the loan request under the Bank's internal approval process. The Bank may decline to approve the loan request. Upon your response to this letter and after providing any additional information which may be necessary, the Bank will proceed with the necessary due diligence to submit the loan request. The proposed terms and conditions are as follows:**

Project:	To be the new construction of an 81-unit apartment complex located at Tucson, AZ.
Borrower:	A to-be-determined special purpose entity - form and substance of Borrower must be acceptable to the Bank.
Reporting Requirements:	Annually: Borrower and Guarantors' financial statements and covenant compliance. Monthly: Property operating statements and rental summary report.
Know Your Customer:	Within five (5) business days of opening an account with Bank, Borrower shall have delivered to Bank all due diligence materials necessary and relevant to verifying Borrower's identity and background information, as deemed necessary by Bank in its sole and absolute discretion.
Other Requirements:	All of the following to be acceptable to the Bank: documentation and submissions that are standard for loans of this type including, but not limited to, appraisal, ESA, legal documentation, title/survey, proposed standard lease form, front-end cost and document reviews and acceptance of final budget (includes adequate contingency, interest carry/operating deficit reserve, etc.), review of plans/specs, condition of markets/submarkets, revenue/expenses pro-formas, financial review of Borrower, Guarantor, and general contractor, management agreement and subordination; and (as applicable), proof of tax credit award, equity investor and pay-in schedule, proof of tax-exempt status with respect to ad valorem taxes and other terms and conditions as may be required.
Confidentiality:	This term sheet is strictly confidential and may not be shared with anyone else other than the owners of Borrower.

APPENDIX A: LOAN TERM SHEET

Construction Loan

**Construction
Loan Amount:**

Information obtained by the Bank is so far insufficient to establish a loan amount. Based on our general underwriting parameters for what we believe to be similar transactions, the construction loan amount in this transaction would be the lesser of:

- 1) \$21,839,243
- 2) 73% LTC based on final Bank approved construction budget or
- 3) 59% LTV based on an appraisal in form and substance acceptable to the Bank.

**Construction
Interest Rate:**

Daily SOFR + 2.50%, floating. "SOFR" represents the Secured Overnight Financing Rate. Term Loan Interest Rate as further described below.

**Construction
Loan Term:**

28 months from the loan closing.

**Construction
Loan
Amortization:**

Interest only for 28 months

**Construction
Loan Fee:**

1.00% of the total Loan Commitment, payable at closing.

**Construction
Renewal Options:**

One six-month extension options subject to the following:

- a) No less than 30 but no more than 90 day written notice of intention to exercise the option;
- b) No event of default having occurred or potential default occurring;
- c) Performance hurdles have been met, including but not limited to, lien-free construction completion and lease up hurdles;
- d) The loan is in balance, including sufficient interest reserve;
- e) Project must demonstrate the ability to be able to convert/payoff Bank's loan within the extension period;
- f) All co-construction loans mature or are extended concurrent or past the Bank's extension date;
- g) All takeout commitments expire or are extended concurrent or past the Bank's extension date;
- h) All investor commitments include terms or are modified to be consistent with the extension of the Bank's loan;
- i) No material adverse change in the financial condition of the Project, Borrower, and Guarantor;
- j) Payment of 0.25% renewal fee based on the committed Loan amount; and
- k) Rate adjustment or fee payment, as appropriate, to cover the cost of revising the forward rate lock, if any.

APPENDIX A: LOAN TERM SHEET

Payment and Performance

Guaranty: 100% guarantee of completion, performance and repayment to be provided by Sentinel Suns Development Corporation and/or other guarantor acceptable to Bank. The guarantors shall be required to meet to-be-determined liquidity, leverage, and net-worth covenants.

For borrowers that are single-asset entities, principal(s) with general liability or guarantor(s) acceptable to the Bank must be jointly and severally liable for completion of the project and repayment of the financing, including interest and costs.

Collateral:

- 1) First Lien Deed of Trust on land and improvements constructed thereon.
- 2) UCC filing on furniture, fixtures and equipment.
- 3) Assignment of rents/leases and management/construction/architectural contracts, etc.
- 4) Assignment of interest rate hedge agreement, if any.

General Contractor: To be acceptable to Bank.

Term Loan:

Term Loan Amount: Least of 1) \$4,261,670, 2) 15% LTV based on an appraisal in form and substance acceptable to the Bank, or 3) the principal amount based on debt service payments sufficient to achieve a 1:1.15 DSCR on all must pay debt service.

Term Loan Interest Rate: Fixed rate for the life of the financing. Note rate will be fixed immediately prior to construction closing based upon then applicable market rates for like tenor and character loans. The Bank estimates that, were the Note rate fixed as of the date of this letter, the rate would be approximately 7.08%. THIS RATE IS INDICATIVE ONLY AND THE ACTUAL NOTE RATE MAY DIFFER.

The interest rate will be forward locked for a period of 28 months.

Amortization listed below will commence upon Month 28.

Forward rate lock extension for one six-month period will be available, subject to a fee of 0.25% if the Loan does not convert within the first ninety (90) days of the extension. Fee to be paid at the earliest of the conversion or expiration of the extension.

Replacement Reserves: \$350/unit/year

Operating Reserve: \$424,557 funded at or prior to conversion

Subsidy Transition Reserve: Not required

Term Loan Maturity: Eighteen (18) years from the term loan conversion and closing.

APPENDIX A: LOAN TERM SHEET

Amortization: Thirty-five (35) years

Term Loan Fees: 1.00% of the Term Loan Amount, payable at closing.

Conversion Terms:

- 1) Lien free completion.
- 2) Property has stabilized over the prior three consecutive months as evidenced by 93% or greater physical and economic occupancy for each of the three months and achievement of 1:15X DSCR for that period.
- 3) Pay-off of the construction loan.

Guaranty: Non-recourse exclusions from key principals relating to fraudulent acts, in form and substance acceptable to Bank.

Financial condition of key principals will be subject to Bank review and approval.

Equity:

Partnership: General Partner will own a 0.01% interest in the Partnership; Bank (the "Investor") will own a 99.99% interest in the Partnership.

Capital Contributions: Bank will make a total Capital Contribution of \$0.87 for each \$1.00 of Tax Credits to which it will be entitled as a limited partner for a total Capital Contribution of \$21,532,500 to be paid as follows:

Milestone	Conditions to be satisfied prior to payment	% Equity	\$ Equity
Initial Capital Contribution	(i) closing of the Partnership (ii) closing and initial funding of all construction financing for the Project (iii) receipt of commitments for all permanent financing on the Project with the interest rate fixed for at least 15 years (iv) evidence of either acquisition of, or a long-term leasehold interest in, the land and building for the Project (v) evidence the Partnership has received an allocation from the Credit Agency of 9% credits in an amount equal to the Projected Federal Credits (vi) receipt by the Investor of a tax opinion prepared by special tax counsel for the Partnership in a form which is acceptable to the Investor (vii) satisfactory completion of Investor's due diligence	15%	\$3,229,875
Conversion and Stabilization Capital Contribution	(i) the Project then has achieved at least three consecutive calendar months of a minimum of 1.15 to 1 debt service coverage on the Permanent Loans (which period must include the last day of the most recent calendar month), (ii) the Project is then at least 90% occupied (iii) all tax credit units have been leased to qualified tenants at least one time (v) permanent certificates of occupancy have been issued for each building (vi) all reserves have funded or will fund concurrent with this payment This contribution will occur no earlier than April 1, 2026.	82.7%	\$17,802,625

APPENDIX A: LOAN TERM SHEET

Final Capital Contribution (The balance of the unpaid Total Capital Contribution)	(i) the Credit Agency has issued a Form 8609 for each building (ii) a cost certification by a qualified accountant has been received in a form acceptable to Investor (iii) a copy of the recorded Extended Use Agreement has been received (iv) a copy of the compliance audit of the initial tenant files has been received (v) calculations of final adjusters have been prepared and agreed to This contribution will occur no earlier than July 1, 2026.	2.3%	\$500,000
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Solar Tax Credits. Project budget considers \$303,500 in Solar Tax credits based on \$0.87 for each \$1.00 of solar credit. Bank to have the right, but not the obligation to purchase these credits. Terms included assume Solar Credit equity is available at Completion and budget must ultimately be in balance subject to bank review and approval prior to closing.

Operating Deficit Guaranty. General Partner and guarantors will agree to loan to the Partnership any amounts required to fund operating deficits. The Operating Deficit Guaranty will terminate upon the later of 60 months after the later of (i) the expiration of the Completion and Development Deficit Guaranty, or (ii) the Project's achievement of 1.15 to 1 debt service coverage ratio on the Permanent Loans calculated over a period of 12 consecutive months. In addition, in order for the Operating Deficit Guaranty to terminate, the Project must average a 1.15 to 1 debt service coverage ratio for the last 12 months of the 60 month period or any subsequent 12 month period and the Operating Reserve must be replenished to its originally required balance.

Credit Adjuster. To the extent such final projected amount of Low-Income Housing Tax Credits varies from the Original Projected Credits, Investor's capital contribution will be adjusted by \$0.87 per federal credit on such variance in the delivery of actual credits to Original Project Credit (as reflected in cost certifications or Form 8609).

Timing Adjuster. Investor's federal credit capital contribution will be adjusted to reflect the later or earlier than projected delivery of federal credits with respect to the first year and, if applicable, the second year, of the credit period, based on a reduction in price of 65 cents for every federal credit dollar deferred, or an increase based on 65% of the price per credit established in Section 6 above for every federal credit dollar accelerated.

Distribution of Operating Cash Flow. Operating cash flow will be utilized as follows:

- (i) payment of debt service on the Permanent Loans and other operating expenses;
- (ii) additions to a funded capital replacement reserve as provided in the Partnership Agreement;
- (iii) payment of the Asset Management Fee (\$7,500 per year increasing 3% per year) to the Special Limited Partner, which fee will accrue if not paid;
- (iv) payment of the Deferred Developer Fee,

APPENDIX A: LOAN TERM SHEET

- (v) payment of the Partnership Management Fee (\$10,000 per year increasing 3% per year) to the General Partner, which fee will accrue if not paid;
- (vi) repayment of any Operating Deficit Loans made by General Partner;
- (vii) replenishment of the Operating Reserve Account;
- (viii) payment of an incentive management fee, not to exceed 80% of cash flow;
- (ix) then to the partners in accordance with the Percentage Interests.

2. **Right of First Refusal.** At the end of the 15 year tax credit compliance period, the General Partner will have a right of first refusal to purchase the Property for an amount equal to the greater of (a) fair market value of the Property, or (b) outstanding debt plus taxes payable as a result of the sale.

General Provisions:

Fees and Expenses:

Borrower will pay all reasonable costs incurred by the Bank in connection with the loans including, but not limited to, legal, environmental, front end costs and document review/inspections, physical needs assessment (for existing projects only) and appraisal. Borrower acknowledges that Bank may receive a benefit, including, without limitation, a discount, credit or other accommodation, from outside counsel based on the fees such counsel may receive on account of their relationship with Bank including, without limitation, fees paid pursuant hereto.

Material Adverse Change:

Bank of America's obligations hereunder shall terminate if, prior to closing, Bank of America determines, in its sole judgment, that there shall exist any conditions regarding the property, or the operations, business, assets, liabilities or condition (financial or otherwise, including credit rating) of Borrower or Guarantor, or there shall have occurred a material adverse change in, or there shall exist any material adverse conditions in, the market for syndicated bank credit facilities or the financial, banking, credit or debt capital markets generally, that could be expected to cause the loan to become delinquent or prevent any guarantor from performing its obligations under any guaranty or to materially and adversely affect the value or marketability of the loan or the property or Bank of America's ability to syndicate the loan or the viability of obtaining permanent financing for the Project.

Assumptions made:

The terms discussed herein are presented, based on the credit conditions in the potential transaction as known by Bank of America. Should additional facts come to light that positively or negatively impact the situation, prices or other requirements quoted here may be adjusted.

Expiration:

This term sheet will expire at 5:00 p.m. Pacific time on that date which is five (5) business days from the date hereof unless you execute this term sheet and return it to us prior to that time, which may be by facsimile transmission. Please understand that this term sheet does not represent an offer or commitment by Bank of America, or any of its affiliated entities, for the proposed new financing, nor does it define all of the terms and conditions of a loan commitment, but is a framework upon which a loan request may be submitted. Issuance of a commitment by Bank of America is subject to, among other things, the approval

APPENDIX A: LOAN TERM SHEET

- (v) payment of the Partnership Management Fee (\$10,000 per year increasing 3% per year) to the General Partner, which fee will accrue if not paid;
- (vi) repayment of any Operating Deficit Loans made by General Partner;
- (vii) replenishment of the Operating Reserve Account;
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General Provisions:

Fees and Expenses:

Borrower will pay all reasonable costs incurred by the Bank in connection with the loans including, but not limited to, legal, environmental, front end costs and document review/inspections, physical needs assessment (for existing projects only) and appraisal. Borrower acknowledges that Bank may receive a benefit, including, without limitation, a discount, credit or other accommodation, from outside counsel based on the fees such counsel may receive on account of their relationship with Bank including, without limitation, fees paid pursuant hereto.

Material Adverse Change:

Bank of America's obligations hereunder shall terminate if, prior to closing, Bank of America determines, in its sole judgment, that there shall exist any conditions regarding the property, or the operations, business, assets, liabilities or condition (financial or otherwise, including credit rating) of Borrower or Guarantor, or there shall have occurred a material adverse change in, or there shall exist any material adverse conditions in, the market for syndicated bank credit facilities or the financial, banking, credit or debt capital markets generally, that could be expected to cause the loan to become delinquent or prevent any guarantor from performing its obligations under any guaranty or to materially and adversely affect the value or marketability of the loan or the property or Bank of America's ability to syndicate the loan or the viability of obtaining permanent financing for the Project.

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Expiration:

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APPENDIX A: LOAN TERM SHEET

of your loan request under the Bank's approval process. If Bank of America issues a financing commitment in this transaction, it will in all respects supersede this letter.

The undersigned acknowledges and agrees that: (i) the transaction contemplated by this Term Sheet is an arm's length, commercial transaction between you and Bank in which Bank is acting solely as a principal and for its own interest; (ii) Bank is not acting as a municipal advisor or financial advisor to you; (iii) Bank has no fiduciary duty pursuant to Section 15B of the Securities Exchange Act of 1934 to you with respect to the transaction contemplated hereby and the discussions, undertakings and procedures leading thereto (irrespective of whether Bank has provided other services or is currently providing other services to you on other matters); (iv) the only obligations Bank has to you with respect to the transaction contemplated hereby expressly are set forth in this Term Sheet; and (v) Bank is not recommending that you take an action with respect to the transaction contemplated by this Term Sheet, and before taking any action with respect to the contemplated transaction, you should discuss the information contained herein with its own legal, accounting, tax, financial and other advisors, as it deems appropriate. If you would like a municipal advisor in this transaction that has legal fiduciary duties to you, you are free to engage a municipal advisor to serve in that capacity. This Term Sheet is provided to you pursuant to and in reliance upon the "bank exemption" provided under the municipal advisor rules of the Securities and Exchange Commission, Rule 15Ba1-1 et seq.

Please review the above terms and conditions and feel free to call me with any questions or comments you may have. If you find the above terms and conditions to be acceptable, please indicate so by signing below and returning a faxed copy to my attention by the date which is five days from the date of this letter along with a good-faith deposit of \$30,000.00. Upon receipt of the letter and the good-faith deposit, the Bank will proceed with the necessary due diligence to prepare and submit your loan request, provided, however that in any event, this term sheet will finally expire at 5:00 p.m. Pacific time on that date which is sixty (60) days from the date hereof. Your deposit is refundable, less the Bank's out of pocket expenses incurred, should the Bank decline the financing opportunity discussed herein. I look forward to hearing from you and working with you on this and other transactions.

Sincerely,

Robert A. Reinhardt
Senior Vice President
Bank of America, N.A.
Community Development Banking

Please submit a loan application as outlined above:

Name: _____
Title: _____
Date: _____

APPENDIX B: 2021 MENLO PARK SURVEY RESULTS



Westmoreland Lot Affordable Housing Project Survey Results and Summary

Introduction

The Menlo Park Neighborhood Association Survey provided the Neighborhood Association and the City of Tucson with resident feedback on an Affordable Housing project at the Westmoreland Lot property. The specific site this survey sought feedback on was for the vacant property on the east side of Westmoreland Avenue between Fresno St and St. Mary's Rd (adjacent to the west boundary of the park). The Ward 1 Office and City of Tucson Department of Housing and Community Development are invested in better understanding what the neighbors in the area would like to see incorporated into the affordable housing project. Following are the results of the survey providing input on this development.

Key Areas of Interest

- Housing affordability and availability (home ownership and rental opportunities).
- Transportation, mobility, and parking.
- Density and design.
- Character of the neighborhood (housing maintenance, beautification, neighborhood safety).
- Sustainability and green design features.
- Access to Menlo Park.
- Equity.

Overview of Respondents

The survey was distributed in both paper and digital formats and received a total of 70 responses. It was advertised through the Menlo Park Neighborhood Association, the City of Tucson's Housing and Community Development department, and the Ward 1 office using multiple email lists and the NextDoor application. Paper copies of the survey and flyers were also distributed door to door in the immediate area surrounding the Westmoreland Lot.

Of the 70 respondents:

- 63 (90%) live in the Menlo Park neighborhood, and 53 (75.7%) live within ½ mile of the property.
- 30 (42.9%) of the respondents have lived in Menlo Park for more than 10 years, and 21 of those have lived there for 20+ years.
- 60 (85.7%) of the respondents are homeowners.
- 10 (14.3%) are renting their homes.

APPENDIX B: 2021 MENLO PARK SURVEY RESULTS

Key Takeaways

The Menlo Park neighbors are generally supportive of the affordable housing project; however, some respondents expressed concern that the housing will not be well-maintained and will negatively impact home values in the surrounding area. Some of the existing challenges that Menlo Park residents identified as most critical include an increasing gap of unaffordability due to real estate re-development and concern about losing the neighborhood's rich history and cultural assets that have long defined the area.

The majority of respondents demonstrated interest in a housing development that incorporates the following critical components:

- Multi-modal transportation options to free up space for more housing and green areas
- Medium density design to benefit neighborhood businesses and promote further development
- Design features that are similar to existing Menlo Park housing to maintain the cultural character of the historic neighborhood.
- Improvements in modern efficiency, ease of maintenance and sustainability (ie. green infrastructure and use of solar electricity)
- Community features that will attract a family demographic such as increased security and park accessibility through an east boundary entrance to the development.

Overall, the respondents were supportive of intentional, thoughtful, affordable housing that incorporates principles of equity, safety, and sustainability. The process of planning for this development should be creative and inclusive to make sure residents' voices are heard and input is incorporated into the planning for this and other housing developments. According to one resident, "what is developed can be a model for future sites so that we as a neighborhood can be sustainable and push for climate justice and equity."

Attached Documents

[Westmoreland Lot Survey Results \(PDF\)](#)

[Westmoreland Lot Survey Comments Summary \(PDF\)](#)

APPENDIX C: SCORING PROJECTIONS FOR LIHTC (PER ARIZONA QAP)

STATE OF AZ SCORE CARD	MAXIMUM POINTS	NUMBER OF POINTS	NOTES
Applicant's and Principal's Experience	25	0	Low Developer Experience
Supportive Housing	30	30	Over 30% of Units are Section 8, which is a PBV
Proximity to Amenities	35	35	10pts for Grocery Store, 5pts for Pharmacy, 5pts for Medical Facility, 5pts Transit Spot, 5pts for Employment Center, 5pts for Community Center
Qualified Census Tract	10	5	Only within QCS
Community WiFi	5	5	Free WiFi Provided
Below Market Loans and Local Support	20	15	10 pts for Community Impact Loan and 5pts for City Lease
Subsequent Phase	10	0	None Planned
Senior and Family	20	20	>20% of the Units are 3+ Bedroom Units
Smoke-Free Development	5	5	It will be smoke-free
Energy Efficiency	10	5	PHIUS Compliant
Increase in Extended Use Period	20	20	Per Conditions of the 99-Year Ground Lease that project must maintain affordability
TOTAL	200	150	