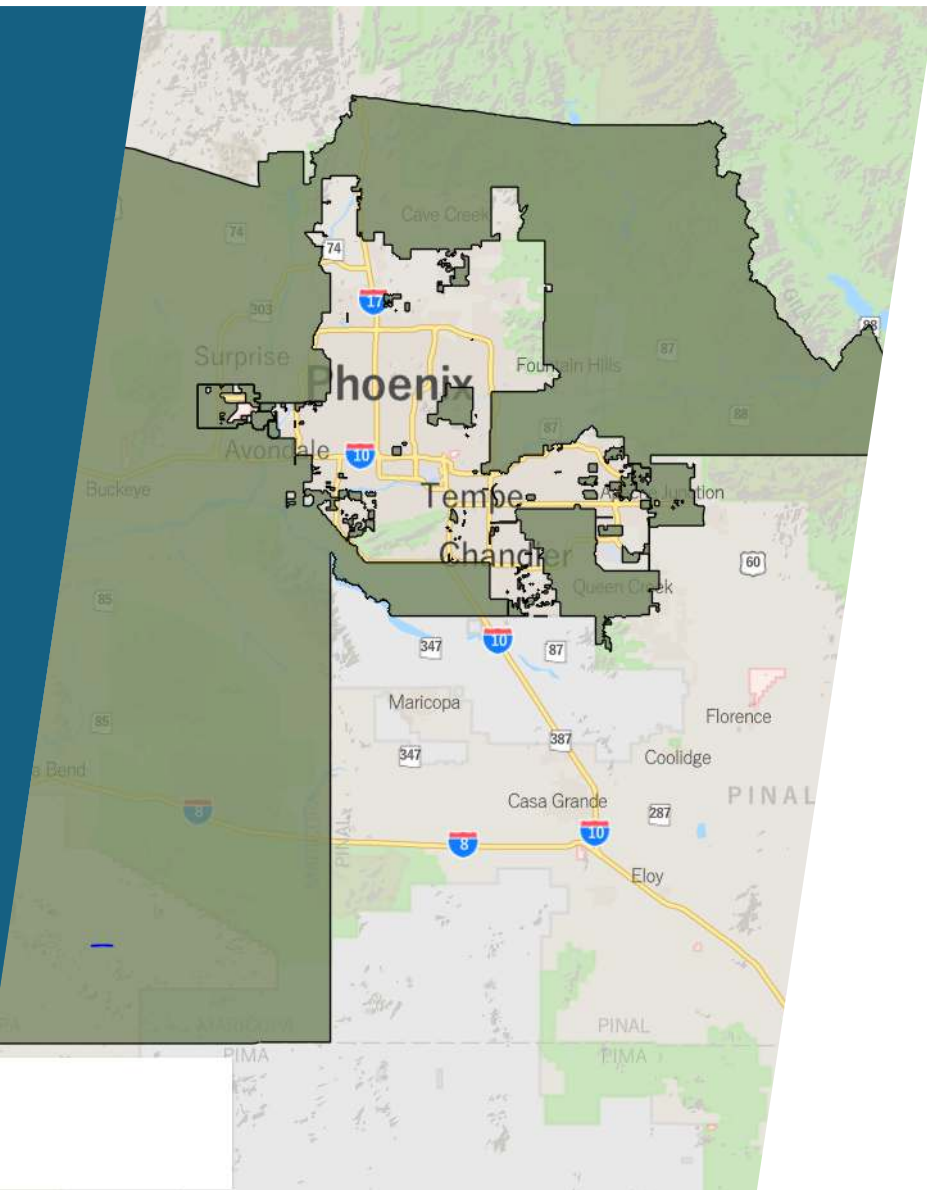




# Baden Homes & Hollar Apartments Redevelopment

9201-9203 W. Roosevelt,  
9202-9204 W. Baden St. and  
1003 N. 93rd Ave. in Tolleson, AZ

Presented to: Tolleson City Council on February 24, 2026



# Developer

- ▶ **Housing Authority of Maricopa County**
- ▶ **Public Housing Agency (PHA) serving Maricopa County**
- ▶ **HUD Designation:** High Performer PHA
- ▶ **Housing Options:** Housing Choice Vouchers and Multi-family Housing Development and Management
- ▶ **Voucher Programs:** Administers over 1,800 Vouchers throughout Maricopa County
- ▶ **Multi-Family Housing Stock (Managed):** 869 units
- ▶ **Development Success:** Since 2016, HAMC has developed 801 LIHTC units through LIHTC and co-partnerships
- ▶ **Current Pre-Development:** 120-unit property in Avondale, AZ is being improved

# Helping Families for 80 Years and Counting

Maricopa County agency strives to provide affordable housing for veterans and low-income families



The Housing Authority of Maricopa County (HAMC) aims to improve the quality of life for families and strengthen communities by developing and sustaining affordable housing programs.

Maricopa County serves the greater Phoenix, Scottsdale and Mesa metropolitan areas, and HAMC has jurisdiction in most of the county. The housing authority owns and manages over 700 units and administers 1,850 vouchers through the Housing Choice Voucher program, including Section 8, Veterans Affairs Supportive Housing (VASH), emergency housing vouchers and more.

As it celebrates its 80th year in service, HAMC is embarking on several housing initiatives, including new family and senior apartments and a large-scale RAD redevelopment effort.

## REVIVING AN OLD PORTFOLIO

Like most housing authorities, HAMC is working to combat the dearth of affordable housing available to low- and moderate-income residents across the county.

"The biggest challenge is the availability of affordable housing," says HAMC Executive Director, Gerald Minott. "Affordable housing is a national issue, and finding or providing or constructing affordable housing is the problem. We partner with our local cities, our municipalities and with different for-profit agencies for financing to develop, reconstruct and refurbish affordable housing."

One community that HAMC currently has under construction is the Norton Circle Apartments. The 47-year-old apartment buildings located in Avondale, Arizona, used to be public housing. Now, HAMC is redeveloping the 46-unit property into a 100-unit, high-quality affordable community available to residents earning up to 60 percent AMI.

Norton Circle Apartments received 9 percent low-income housing tax credits (LIHTC) from the Arizona Department of Housing, totaling \$1,929,000. The development will include a separate community building that will provide space for comprehensive on-site services. Norton Circle Apartments is located in a quiet neighborhood near an elementary school, high school, grocery store, bus stop, post office and parks. The community is expected to open in January 2024.

Additionally, HAMC is the first housing authority in Arizona to convert all of its public housing through the RAD program to either a project-based voucher or a project-based rental assistance contract with HUD. According to Minott, conversions of this nature come with additional financing needs that are required to rehabilitate properties.

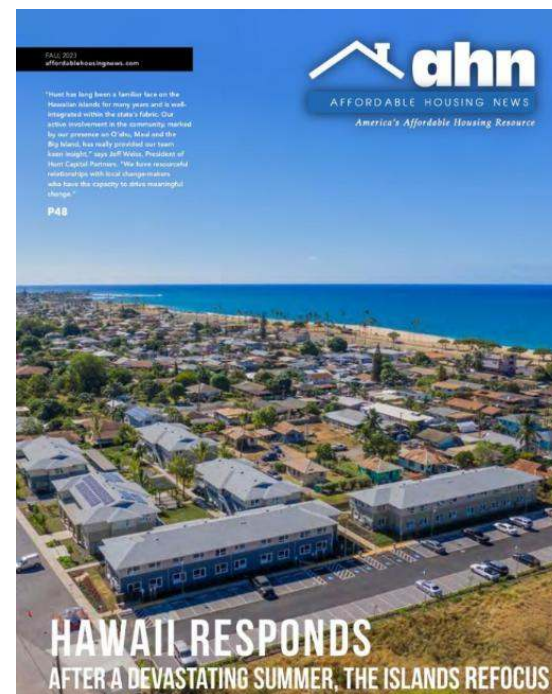


  
Housing Authority of  
Maricopa County

Executive Director: Gerald Minott | Location: Phoenix, Arizona

Housing Authority of Maricopa County's Development accomplishments featured in the Affordable Housing News Fall 2023 issue (page 34-35)

## Affordable Housing News, Fall 2023 issue





## Development Portfolio



Madison Heights I and II in Avondale, AZ (143 units)



The River at Eastline Village in Tempe, AZ (56 units)



Heritage at Surprise in Surprise, AZ (100 units)

# Norton Circle Redevelopment

## Before:

- 46 units, dilapidated units on 5.7 acres, with no on-site leasing office or space for community events



## After:

- 100 units, energy efficient property with Community building & playground
- The total project cost is approx. \$34 million.
- 100% Lease up in 3 months



# Heritage Senior Apartments

- ▶ 99-unit, senior-only property developed in the Original Town Site area of Surprise, AZ
- ▶ Received the largest HUD Section 202 funding award (\$9.1 million) from HUD in 2021
- ▶ Received a 9% Low Income Housing Tax Credit (LIHTC) Award from ADOH in 2022
- ▶ Located adjacent to the City's new (under construction) Senior and Community Center



# Proposed Development

## Baden and Hollar Apartments

- ▶ Baden (20 units) and Hollar (25 units) are two former Public Housing properties in Tolleson
- ▶ Complete demolition and new construction of approx. 100 high-quality affordable housing units
- ▶ Will be affordable to families earning up to 60% of AMI;
- ▶ 1-, 2- and 3- bedroom units with in-unit amenities like ceiling fans, washer and dryer, etc.
- ▶ Supportive services will be offered to the residents on site will be financed primarily with Low Income Housing Tax Credit (LIHTC)



# Design Concept

- Approx. 100 units
- Separate clubhouse with amenities
- Play area and tot lot
- Two- and three-story buildings



**TODD+**  
**ASSOCIATES**

602-952-8285 / TODDASSOC.COM  
26-0014-00



**Apts. - SWC Roosevelt St. & 92nd Ave.**

101000, ARIZONA  
LIHTC SUBMITTAL  
February 18, 2026



CONCEPTUAL SITE PLAN #

Preliminary Not For Construction

# Project Timeline

|   | Project Milestones                           | Date                        |
|---|----------------------------------------------|-----------------------------|
| 1 | Commitment of funds by City Council          | February 2026               |
| 2 | Application to ADOH for 9% LIHTC             | April 1, 2026               |
| 3 | LIHTC Awards announcement                    | June 2, 2026                |
| 4 | Solicitation and selection of LIHTC Investor | August 2026                 |
| 5 | Due Diligence and Permitting process         | August 2026 - February 2027 |
| 6 | Project Closing and start of construction    | March 2027                  |
| 8 | Construction Completion                      | September 2027              |
| 9 | Stabilized Occupancy                         | December 2027               |

## Request from the City

- ▶ 9% LIHTC is competitive and therefore, the project needs to score as high as possible in the scoring criteria administered by ADOH
- ▶ Per the scoring criteria:
  - ▶ Local government contribution of at least \$500,000 at below market rate gets additional points
  - ▶ Development Fee waivers of at least \$100,000 receive additional points

Thank you!



# Baden Homes & Hollar Apartments Redevelopment

9201-9203 W. Roosevelt,  
9202-9204 W. Baden St. and  
1003 N. 93rd Ave. in Tolleson, AZ

Presented to: Tolleson City Council on February 24, 2026