



Drexel Commons

SEC of E. Drexel Road & S. Bonney Avenue
Alvernon I-10 Pima Prospers Infill/Redevelopment Area
Unincorporated Pima County, Pima County, AZ 85706

February 5, 2025



Agenda

- Project Basics
- Total Budget and Cost/Unit
 - Location
 - Plans
 - Team
- Sustainability Approach
- Target Population
- Surrounding Neighborhood
- Opportunity Score
- Project Goals

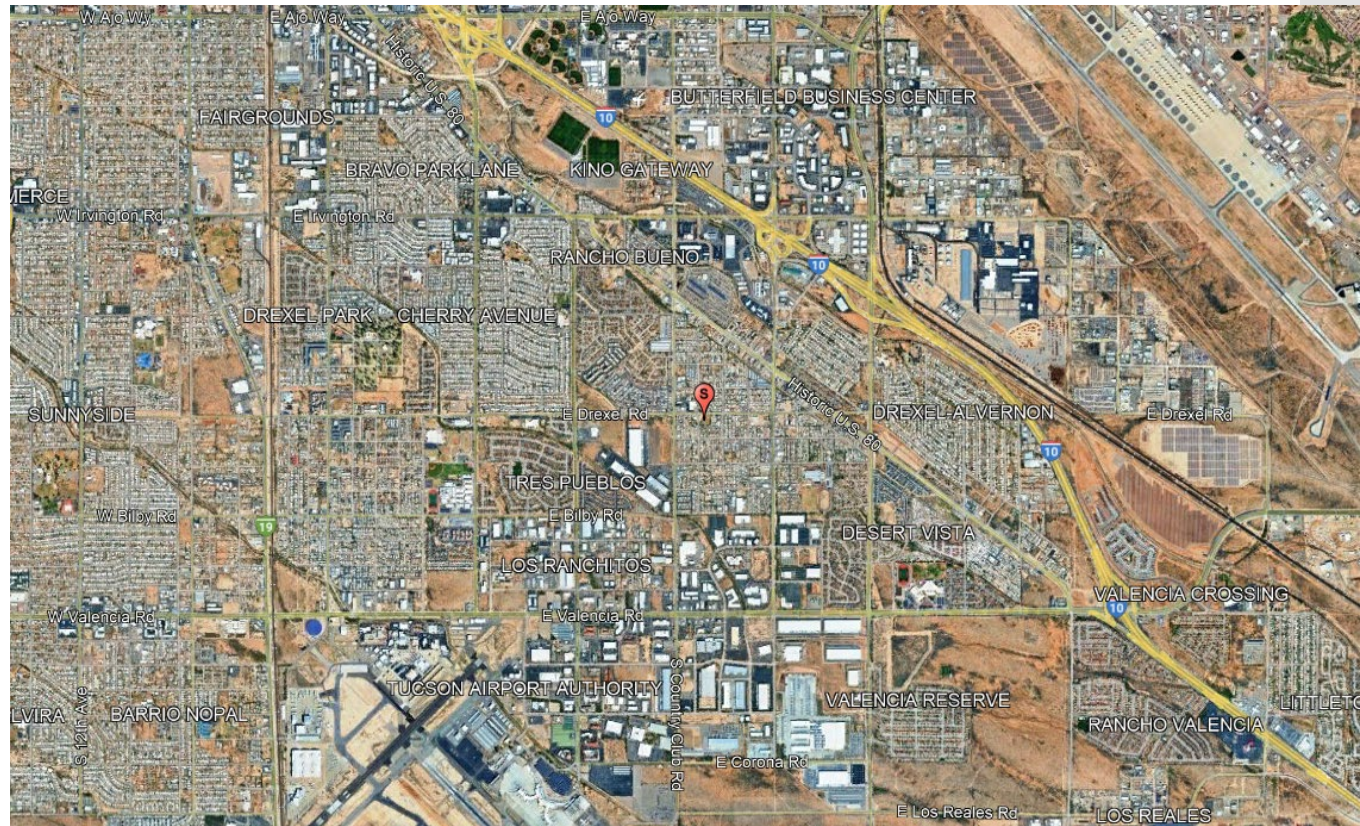
Project Basics

- New Construction, Rental Housing
- Working Families
- Applying for 9% LIHTC in 2026
- Applying for \$500,000 in HOME for both Gap Funding and Application Points
- Received \$500,000 in Pima County Gap Funding and \$2,000,000 from FHLBank San Francisco

Site Location

- SEC of E. Drexel Road & S. Bonney Avenue
- Alvernon I-10 Pima Prospers Infill/Redevelopment Area
- Supervisor District 2

Site Location



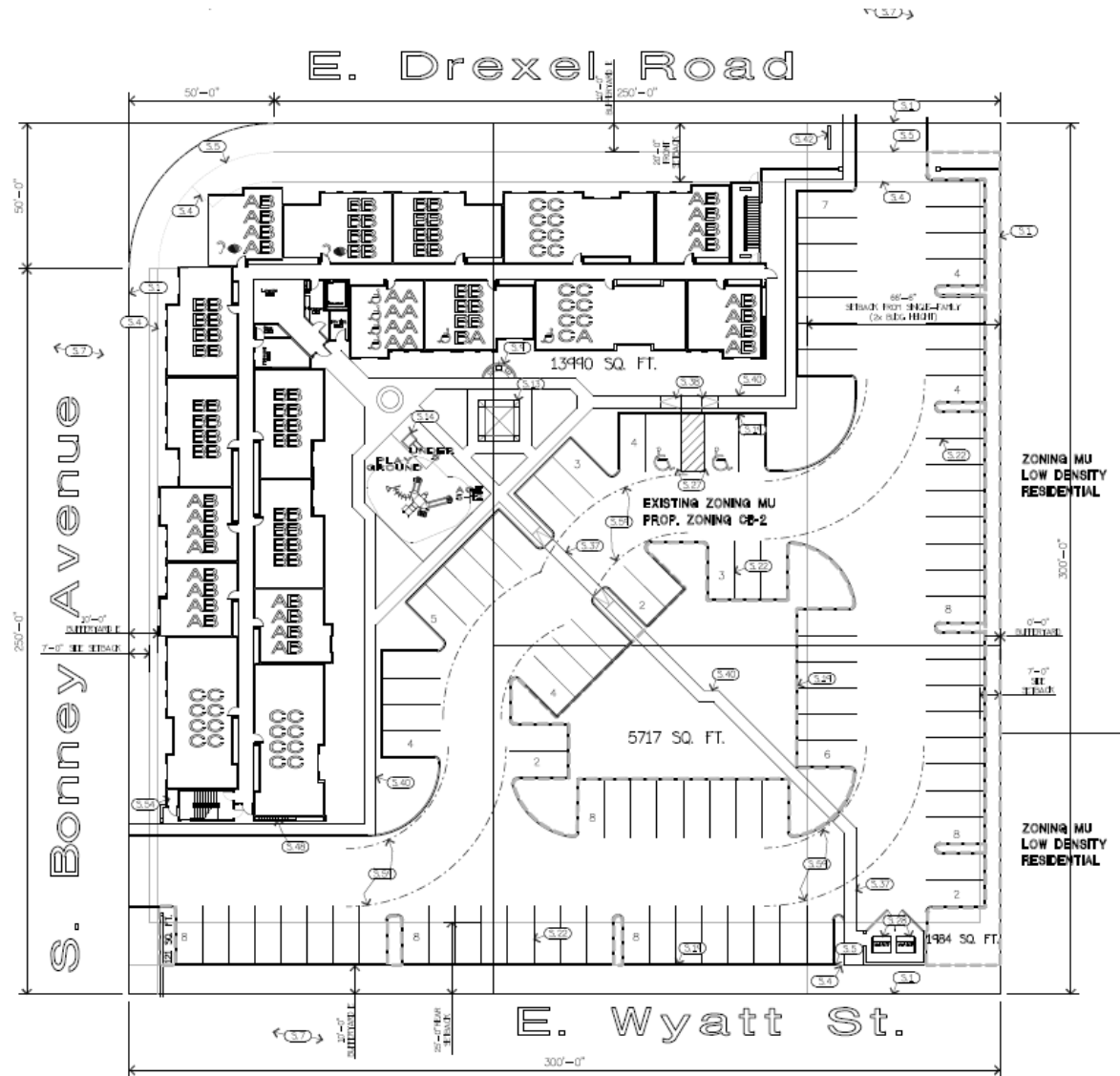
Site Location



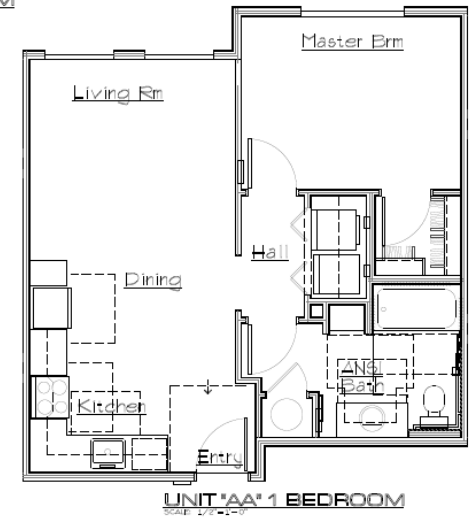
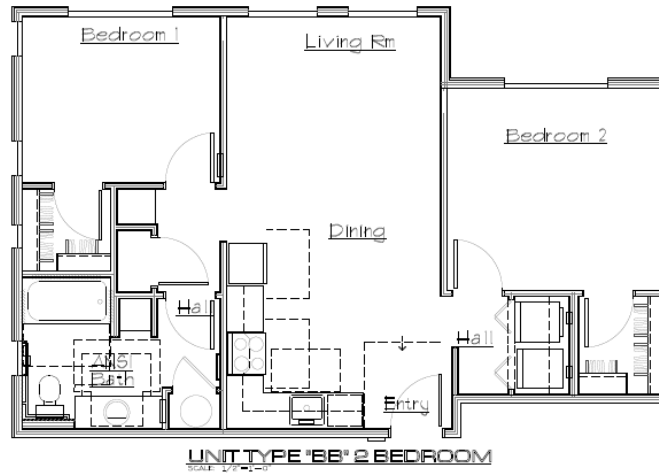
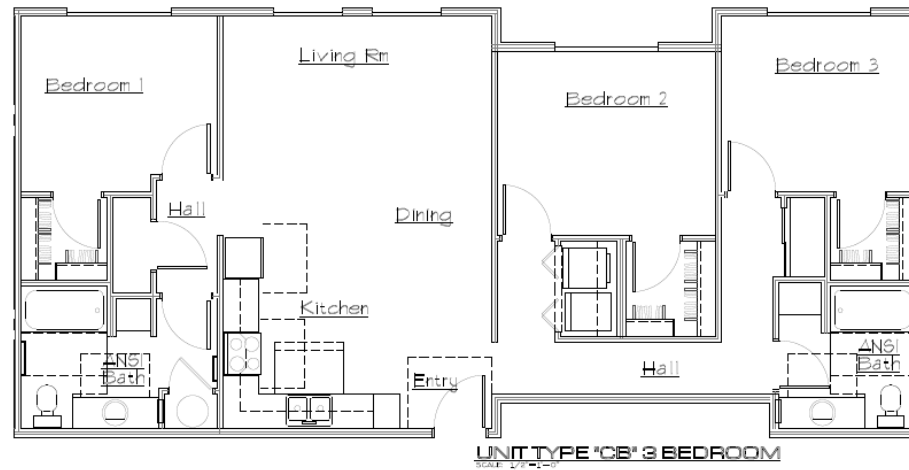
Plans Overview

- 72 total units
 - 28 one-bedroom units
 - 28 two-bedroom units
 - 16 three-bedroom units
- AMI's ranging between 30-60%
- Preliminary Site Plan and Unit Plans
- Open-air Central Corridors with Elevator Service

Plans



Unit Plans



Property Amenities

- 5% of units will meet Section 504 requirements for accessibility
- 2% of units will feature equipment for the sensory impaired
- Lounge
- Playground
- Leasing Office
- Picnic/BBQ Area
- Unit Features: Refrigerator, Disposal, Dishwasher, Range/Oven, Microwave, Washer/dryer Hookups, Walk-in Closet
- Supportive Services offered by Compass Affordable Housing

Team

- Tofel Dent Construction
 - Based in Tucson
 - Completed nearly 100 LIHTC projects
 - Currently building our first LIHTC project in Tucson, Rincon Manor
- Drawings prepared by Athena Studio
 - Based in Phoenix
 - Completed 25 LIHTC projects
 - 2,000+ units of affordable housing

Total Budget and Cost/Unit

- Based on known soft costs, and construction costs around \$275,000 / unit
 - Total Development Costs = \$20,061,944
 - Total Development Costs / Unit = \$278,638
 - Total Construction Costs* = \$17,436,067
 - Total Construction Costs* / Unit = \$242,167
- * including GC fees, P&P bond, insurance, and excluding impact fees & building permits

	TDC	Total Units	TDC/Unit	Tax Credits	Tax Credits/Unit
Pima County 2024 9% LIHTC 10% Test (New Construction)	\$26,834,866	75	\$357,798	\$2,500,000	\$33,333
Drexel Commons	\$20,061,944	72	\$278,638	\$2,500,000	\$34,722

Green/ Sustainability Commitments

- NGBS Silver certification
- HERS Index of less than fifty (50)
- ENERGY STAR guidelines
 - All light fixtures/bulbs
 - All appliances where rating is available
- Vacant, urban, infill lot
- 34.6 units/acre; tremendous stewardship of land



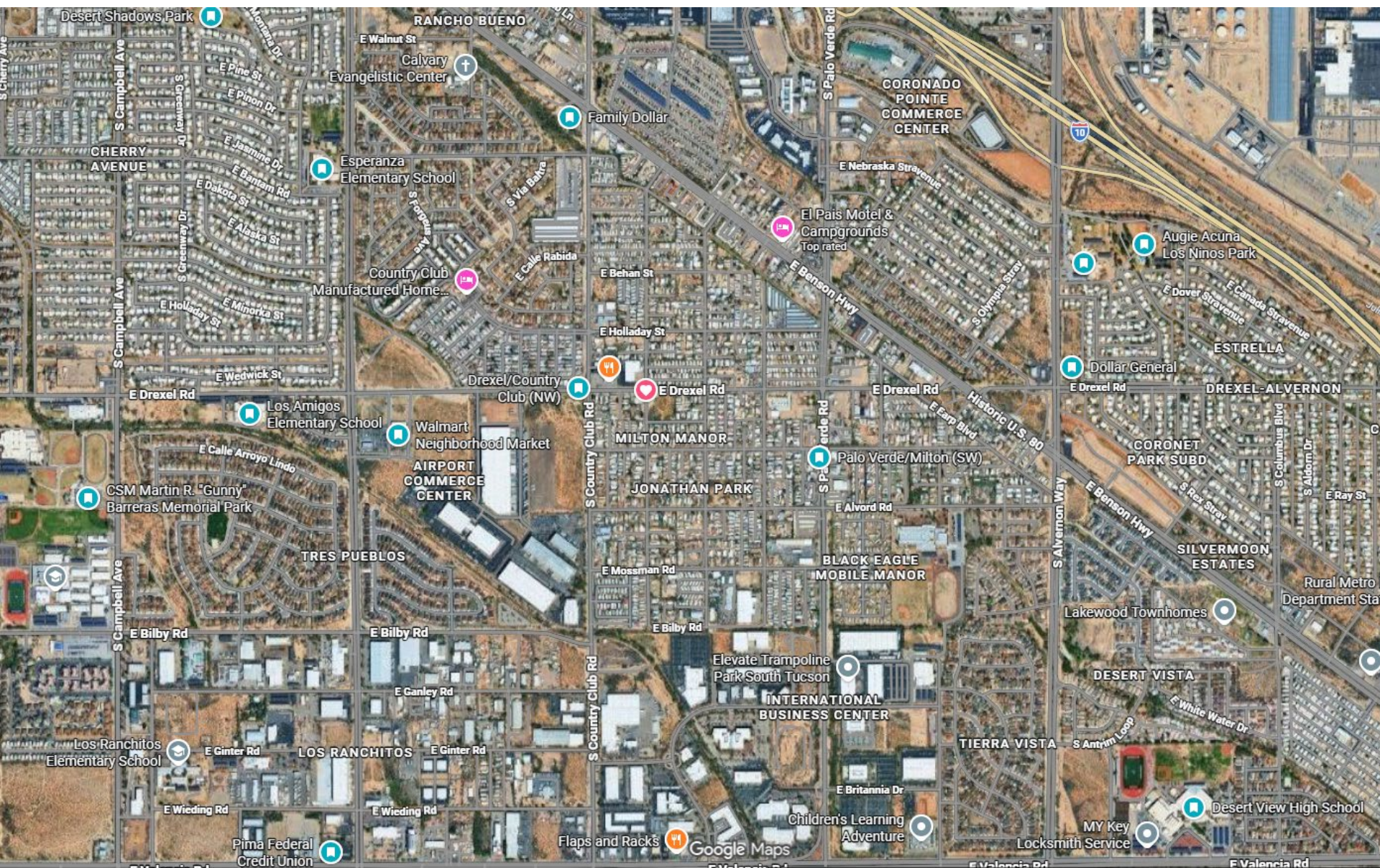
Target Populations

- Units targeted to working families
- Rent- and income-restricted to a maximum of 60% AMI and to an average of 50% AMI
- Commitments will be memorialized in a 50-year deed restriction recorded against the property

Surrounding Neighborhood and Opportunities

- SunTran Route 26; services every 30 minutes
- Public schools
- Public Parks
- University Medical Center South
- Walmart Neighborhood Market grocery store
- Food City grocery store
- Family Dollar
- Walgreens pharmacy
- Major employment centers
 - Intuit
 - Amazon
 - Pepsi
 - Raytheon





Opportunity Score

- Drexel Commons is located outside the City Limits and does not have an Opportunity Score

Project Addresses Many Priorities in HAST & PCHIP

- Awarded by Pima County
- Deed by the County expressly for affordable housing
- Units targeting families

OBJECTIVE E.2:

Prioritize building affordable housing and diverse housing types to meet the various housing needs of Tucsonans.



ACTIONS:

E.2.1 Develop affordable and mixed-income housing on city-owned properties.

E.2.2 Support zoning and development incentives that prioritize and encourage affordable and mixed-income developments.

E.2.3 Through HCD's non-profit development arm, El Pueblo Housing Development, continue to support the development of affordable housing through the Choice Neighborhoods, Low-Income Housing Tax Credit, and other programs.

E.2.4 Support an array of housing models such as co-housing, transitional housing, permanent supportive housing, senior housing, social housing, etc.

E.2.5 Support zoning and code changes that encourage "missing middle" housing types and other smaller scale residential developments.

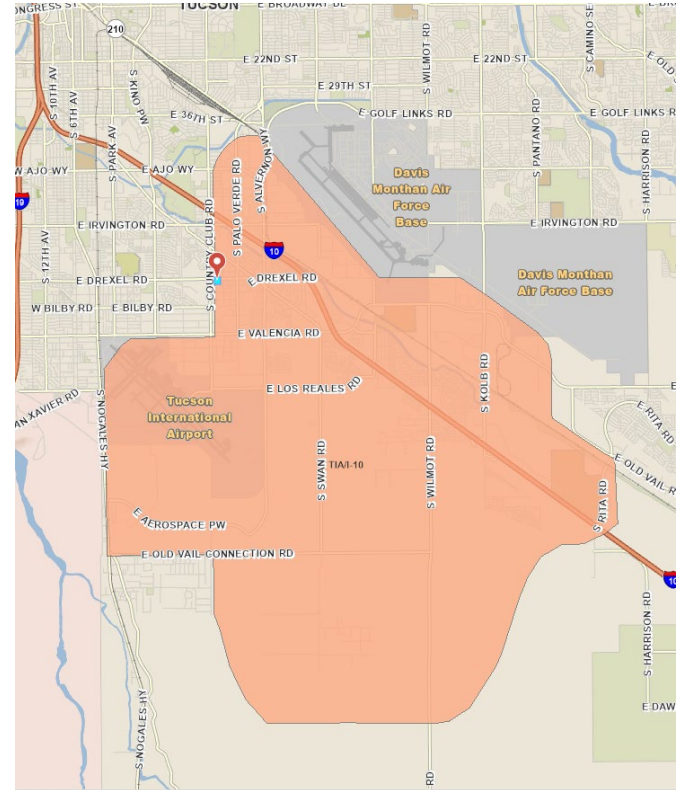
E.2.6 Support affordable housing developers through financing when available and technical assistance.

E.2.7 Research, compete for, support, and develop new sustainable funding sources for affordable housing development including, but not limited to, a housing bond or tax measure, advocating for more state and federal funding for housing, and reinstating the Tucson Housing Trust Fund.



Priorities Outside HAST or PCHIP

- First Alvernon I-10
Pima Prospers
Infill/Redevelopment
Area project
- Pima County
Neighborhood and
Community Growth
Area
- Pima County Regional
Housing Strategy &
Funding Plan



Community Support

DR. MATT HEINZ
Supervisor
District 2



33 N Stone Ave., 11th Floor
Tucson, AZ 85701
(520) 724-2702
district2@pima.gov

Pima County Board of Supervisors

November 13, 2025

Ryan Laber
Vice President of Development
Spire Development, Inc. ("Spire")
330 W. Spring Street, Suite 430
Columbus, Ohio 43215

Subject: Letter of Support for "Drexel Commons" Affordable Housing Project

Dear Mr. Laber:

Please accept this letter of support for the "Drexel Commons" New Construction Affordable Housing Project at E. Drexel Road & S. Bonney Avenue, in District 2.

As an approximately 72-unit new construction housing project for both working families and seniors earning at or below 80% of the Area Median Income, the Drexel Commons project is a priority for District 2, and more specifically for the [Alvernon / Interstate 10 Urban Infill/Redevelopment Area](#), a critical piece of ensuring we grow in a responsible, environmentally friendly way while providing more affordable housing options near various types of industries and jobs.

The project is consistent with the County's [Prosperity Initiative](#) and it will meet critical needs identified in the [Pima County Comprehensive Housing Study](#), prepared by EConorthwest. I applaud you for integrating our regional vision into your planning process.

The Drexel Commons site is currently owned by Pima County. In early 2025, Spire won a competitive RFP process run by the County for the right to develop affordable housing on that site, purchasing the land in the process. You are the first developer, in fact, to successfully win this new RFP process to develop affordable housing on County-owned land. In completing this process, both Spire's vision for the Drexel Commons project as well as Spire's qualifications to serve as project developer were endorsed by the Pima County Regional Affordable Housing Commission and approved by the Board of Supervisors. I am thrilled to lend my continued support to this next phase, gap funding for the Drexel Commons development, to bring more quality affordable housing to this critical part of our community.

Please do not hesitate to contact my office with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matt Heinz", with a long, sweeping flourish extending to the right.

Matt Heinz
Supervisor, District 2