

Dept. of Economic Security

11420 N 19th Ave, Phoenix AZ 85018

Lender: PCDIC, Mutual of Omaha Bank

Investor: Mutual of Omaha Bank

Community Profile:

- Poverty Rate 24.7%
- Median Family Income 54.65%
- 2000 Census Tract 04013104401

Project Highlights

- Project Costs \$8.02 Million
- NMTC Allocation \$5.5 Million

This project will redevelop an existing 65,000 sq. ft. building on 5.5 acres of property that was formerly a sports athletic facility and convert this into office space for the State of Arizona Department of Economic Security (AZDES).

This project was a major remodel of what was a former sports/fitness facility and roller rink. The building was nearly vacant, covered in graffiti and attracting transients. Major renovations were needed including a new roof, electrical service, office spaces, break rooms, restrooms, lighting, landscaping, a new parking lot, site drainage and exterior façade.

Community Impact

AZDES is a State of Arizona department that offers various services to help Arizonans through temporary assistance for those in need and care for the vulnerable. Services include social services that train, rehabilitate, and connect them with job creators, provide temporary assistance to Arizonans in need while they work toward greater self-sufficiency, In addition, AZDES provide children with food, health care, and parental financial support; provide services to individuals with disabilities; and protect the vulnerable by investigating allegations of abuse, neglect, and exploitation.



The borrower, Harrison Properties, LLC, as the developer will complete the renovation work. Upon completion, the community impact for this project will include the following:

- ◆ Consolidate community services in Northwest Phoenix for more efficient operations and delivery of services to local low-income areas. In addition, this project will remove blight and renovate a distressed property in a qualified census tract.
- ◆ Brought 278 jobs to this low-income census tract
- ◆ The Borrower will donate 2,500 square feet of warehouse space to the Downtown Urban Community Kids Program on an annual basis. The DUCKS program is an after school program for underprivileged youth that provides homework help and tutoring; supervised computer time; art; dance; drama and music; recreation and sports; science and crafts; field trips.

