

# 2023 ARIZONA HOUSING FORUM

## BRIAN MICKELSEN HOUSING HERO AWARD

### Exemplary Multi-Family Project

### SOLSTICE OF MESA DOMINIUM

#### Total Development Cost \$67 Million

Solstice of Mesa is a 237-unit affordable senior community located in Mesa, Arizona. Solstice is Dominion's first ground-up new construction development in Arizona and represents the first 4% bond deal of scale in Arizona in over a decade. Dominion worked diligently with the City of Mesa and surrounding community to dispel NIMBYism and myths surrounding affordable housing and its residents. Dominion was ultimately successful in rezoning 8.5 acres in the city of Mesa to be utilized for affordable housing. The property consists of 99 one-bedrooms, 120 two-bedrooms, and 18 three-bedrooms.

The property closed in late 2019 and was placed in service in March 2022 after navigating an extremely difficult construction period, with supply chain issues, inability to work, and lack of workforce, during the height of the pandemic. The community provides affordable housing that is both rent and income restricted to seniors (55+) earning no more than 60% of area median income.



#### Placed in Service March 2022

Dominium used innovation in its construction of Solstice of Mesa to account for the natural resource challenges in the desert climate of Arizona. Because Arizona gets so much sunlight, Dominion implemented solar panels on the roof of all carports on the property. This innovation ensures the property can utilize the natural sunlight resource to offset energy consumption and cost.

Dominium also installed the innovative ION Smart Sensor in each apartment to immediately alert the property of any potential leaks. Use of ION at the property reduces water consumption per bedroom by 60% and allows the property to contribute to solving the water crisis in Arizona. The additional green initiatives implemented at Solstice of Mesa will generate over 1,000,000 kWh of solar energy, providing up to a projected 50% in energy savings for the property.



#### 237-unit Affordable Senior Community

Solstice of Mesa supplies vital affordable housing to the senior population and provides exceptional architectural design and amenities for residents. The project is a thoughtfully-designed senior community built with high-quality construction materials and finishes, including an energy efficient and amenity-rich design.

The building adds a vibrant dynamic to the community and includes the following amenities: Fitness room, card room, craft room, salon, library, club room, theater, outdoor walking and sitting areas, and pool and lounge area. Each apartment home includes amenities such as full kitchen, walk in closet, laundry, and covered balcony. Solstice of Mesa serves as an example to all Arizona communities what affordable housing means today.

