Grandfamilies Place of Phoenix
Phoenix, Arizona

A New Kind of Affordable Multi-Family Housing for Non-Traditional Families

Project Profile:
Affordable Multi-Family Housing

Grandfamilies refers to a family where grandparents or great-grandparents are raising a child where the biological parents aren't able to. A new kind of multi-family housing community provides these non-traditional families affordable housing and a community to connect with. The apartment complex was built as a response to a growing trend of senior citizens who have parenting roles. Grandfamilies Place is a modern and functional complex of two and three-story buildings with a total of 56 apartments units. This community for senior citizens - 55 and older- also provides supportive services to grandparents who are caregivers with resources geared to raise their grandchildren.

Grandfamilies Place of Phoenix received the ‘Exemplary Urban Multifamily Project’ award from the Arizona Department of Housing. The award recognizes an outstanding multifamily rental project in urban Arizona that serves low to moderate income individuals, families or seniors, and has one more of the following elements: outstanding architectural design, transit oriented design, green building technology, mixed use, preservation/revitalization, serves a public benefit.
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The brand new, contemporary and colorful apartment complex recycled an aging complex that became a magnet for criminals that affected the surrounding neighborhoods.

Premier SIPS saved construction labor, time, and ultimately costs as a result. The amount saved in dollar value was not calculated; however, the framing time and labor costs were cut significantly by using SIPS. Saving money on construction loan interest paid so much that the developers planned to use SIPS in upcoming multi-family projects.

The use of SIPS for the walls for this 3-story, 2 building complex was fairly straightforward. SIPS provided the shear and structural wall components for the structure, adding speed of construction to the project. Framing all in under 1 month.

Grandfamilies Place was financed through a mix of Low Income Tax Credits and non-profit money.