

Legacy on Main II

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Developed by an affiliate of Atlantic Development & Investments, Inc., Legacy on Main is a 122-unit “Transit Oriented Design” Low Income Housing Tax Credit Development located less than a half mile from the Alma School Road Light Rail Station, which is part of the currently funded light rail extension through Mesa Drive.

Legacy II is an acquisition and rehabilitation construction development. Upon completion, the property will yield 122 modern energy efficient units, which will be available to low-income families. The Legacy Apartments has been designed with the goal of a creating a true family community. At least 30% of its spacious units will be offered on a preferential basis for households with children, of which these will be three or four bedroom units.

The Legacy Apartments addresses the needs of low-income families by providing affordable units in the Mesa community, 100% of which will be rent- restricted units for persons whose income is 60% or less of the AMI. Additionally, 55 of the units will be reserved for persons at or below 50% AMI and 43 of the units will be reserved for persons at or below 40% AMI

It will feature a number of desirable community amenities, including but not limited to: a pool, playground area, picnic area, common laundry facilities, and 1 covered parking space per unit. The Community Building will be reconfigured in order to provide space for an on-site resident services coordinator and there will be shared access to the accessible and contiguous Community Building of Phase 1 for a number of supportive services. Individual units will have vinyl-plank flooring with a hardwood look, energy-efficient appliances, new cabinets, plumbing fixtures, extra storage, and 2 bathrooms in units with 2 or more bedrooms. The Legacy will be designed to meet all applicable state and federal laws related to accessibility. Seven units (i.e. 5%) will be fully accessibility, with 2% of units designed for those with sensory impairments.

Enhanced Supportive Services

PUL-Coral Gardens, Inc., a non-profit subsidiary of the [Greater Phoenix Urban League](#) , will provide Supportive Services and Enhanced Supportive Services in an effort to foster independence and self-sufficiency amongst the residents of the Legacy II. Contiguous and Accessible support services include, but are not limited to an after school program with an educational component, computer training, job training and placement, and financial counseling.

Transit Oriented Design

Legacy II is a “Transit Oriented Design” Development located within ½ mile straight line distance to the Alma School Road Light Rail Station, which is part of the currently funded light rail extension through Mesa Drive ([Valley Metro: Projects](#)). Legacy II is also located in close proximity to a number of high capacity bus route as well as a number of local shops and public amenities.

Sustainable Development

The Legacy Apartments development plan includes, but is not limited to, the use of zero VOC paints and adhesive materials and hard surface flooring to maintain excellent indoor air quality, water (dual flush) efficient toilets, xeriscaping and low water-use plants, Thermal performance Roofs, Energy Star lighting fixtures and a Renewable Energy System (solar) that will offset greater than 60% of the electrical load for the common areas of the property. The development will utilize cabinets, countertops and exterior wall systems (stucco and masonry), which are all fabricated in the State of Arizona. Environmentally preferred cabinets with Post-Consumer Recycled Content and Concrete with a minimum of 25% flyash will also be used.

About Atlantic Developments & Investments

For over 25 years, Atlantic Development & Investments, Inc. has been a leader in the development of affordable housing communities. Atlantic has been applauded and recognized not only for the quality of housing developed, but its continuing dedication to the ongoing operation and compliance of its properties. Today, Atlantic is one of the nation’s most successful LIHTC developers.