

Hundreds of affordable apartments, retail shops and community space proposed for Guadalupe

Corina Vanek - Arizona Republic – April 3, 2023

A project in the works in Guadalupe could address much of the town's need for affordable housing.

The Town Council voted in March to enter negotiations with apartment developer Richman Group to plan and develop four pieces of town-owned land into affordable apartments, retail spaces, a community center and open areas.

The sites are all near Calle Guadalupe and Avenida del Yaqui and were part of a request for proposals issued by the town to try to create more affordable housing opportunities, Jeff Kulaga, town manager, said.

The town had sought proposals before but had not come up with responses, Kulaga said. This time, Guadalupe received three responses and decided Richman Group, and its plan to develop 230 affordable apartment units, was the best fit.



Across the four sites, Richman plans to develop units geared toward seniors and families, said Nick Wood, attorney with Snell and Wilmer representing Richman Group.

“The Town Council identified the need for affordable housing within the center of the town,” Wood said. “In a wonderful town like Guadalupe, they live a very family-oriented life, and this provides space for families and for seniors.”

At the Town Council meeting, the executive director of the Guadalupe Community Development Corporation told the council 350 applicants are waiting for a unit at an existing affordable apartment complex in Guadalupe.

Guadalupe Community Development Corporation is expecting to build six houses this year in the town as for-sale affordable homes, Kulaga said.



Who is on Guadalupe Town Council? What

Kulaga said the town has been working to attract investment to add “a little bit of everything,” including jobs, housing, shopping opportunities and gathering space for the community.

The town could opt to sell or lease the land to Richman Group for the development.

The first step in bringing the project forward was agreeing to negotiate exclusively with Richman Group, Kulaga said.

The town and the developer will work with the community to address concerns and move forward on the zoning case to allow for the project.

“There will be multiple opportunities for the community to get more information and understand more about it,” he said.

Guadalupe, a small town adjacent to Tempe and east of Phoenix, has two predominant cultures, Mexican and Pascua Yaqui.



“Both are very strong cultures that want to be preserved,” Kulaga said. “At the same time, we have to look at how do we move forward and provide attractive housing and strengthen our local tax base.”

Kulaga said new developments providing retail space, such as the 3,000 square feet that is part of Richman Group’s proposal, as well as the community space, can help bolster the town’s economy and preserve gathering space.

“Without question, this is an exciting opportunity,” he said.

Reach the reporter at cvanek@arizonarepublic.com. Follow her on Twitter [@CorinaVanek](https://twitter.com/CorinaVanek).

www.azcentral.com/story/news/local/tempe/2023/03/30/quadalupe-affordable-apartment-retail-development-plan-moving-forward/70061866007/