

Westward Ho Apartments

Phoenix, AZ

*Healthy Homes – Best Practices Integrating Health
Care With Housing*

Cathedral Development Group

Arizona State University

August 2016

Introductions

Jonathan Bentz – Cathedral Development Group, Inc.

- Cathedral Development Group & Property Advisory Group (PAG-CDG) is a fully integrated real estate development company that includes: acquisition & development, construction management and asset/property management. We have the experience and expertise to execute complex transactions in a timely manner. Our experience includes working with organizations that vary in size from National Financial Institutions (i.e. National Banks, Insurance Companies) to mid-sized private investment management firms to Local Community Banks. We have also successfully worked with Federal, State & Local Agencies in order to accomplish investment objectives specific to each asset. We own and operate property in 7 states. This experience and our disciplined approach allow us to maximize the economics of each asset.
 - The company is based in Providence, RI with offices in Denver, CO and South Beach, FL.

Michael Shafer – Arizona State University – Center for Applied Behavioral Health Policy

Property Overview



Patio/J-Wing Bldg.

Pocket Money - Paul Newman threw a TV from the 2nd floor balcony onto the pool deck.

Tower

President Kennedy stayed in the Tower, Jackie Gleason performed in the Concho room of the Tower building.

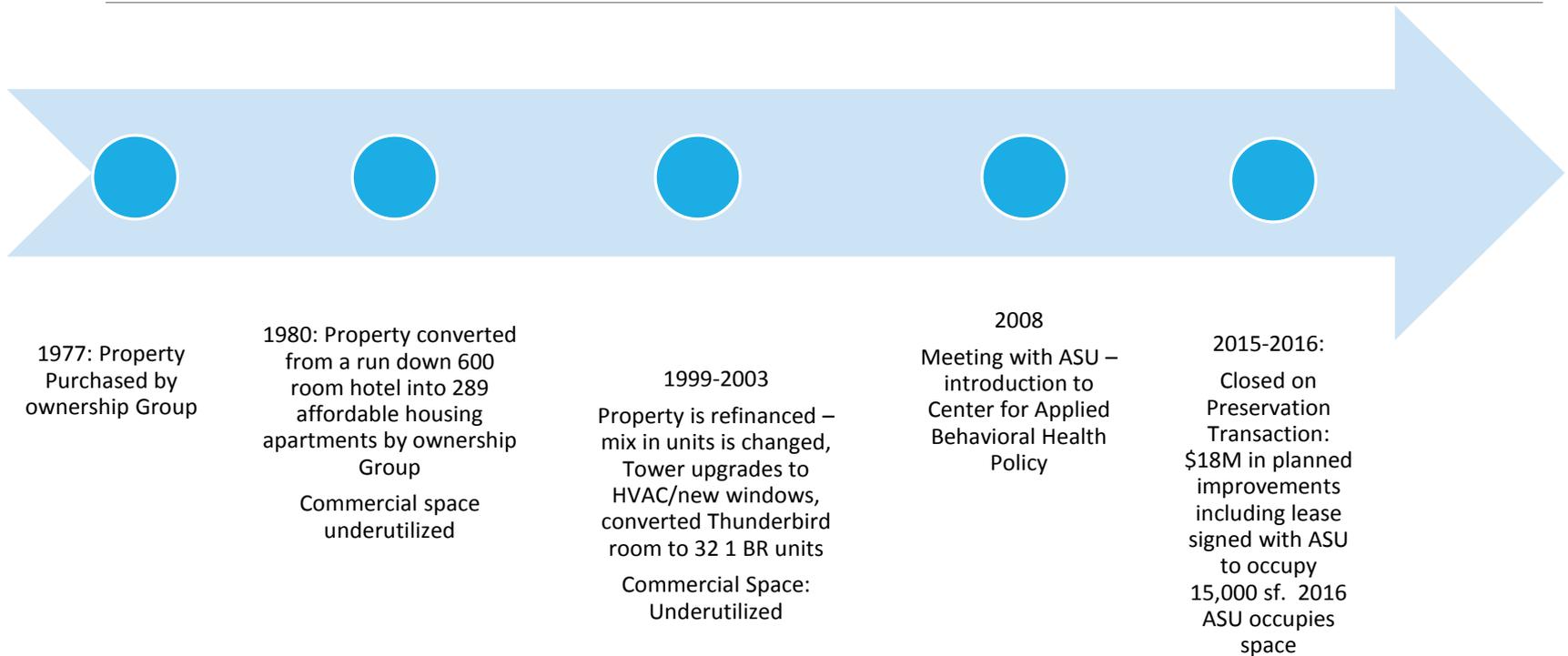


Thunderbird Room

Reagan and Nixon held speeches and Liberace and Wayne Newton performed here.



Brief Property Timeline



Preservation

Over \$18M in improvements for the preservation of an iconic Historic Phoenix building. Financing Program includes:

- HUD/FHA 221 d4 1st mortgage, subordinated M2M Debt, City of Phoenix re-subordinated loan, LIHTC and Federal Historic Tax Credit equity
- ASU lease – An “as is” property lease to occupy.

Work Scope:

Plumbing: Plumbing replacements to reduce maint. & repair costs and increase efficiency.

Mechanical Systems: Elevators in Tower, HVAC in Tower and J-wing buildings.

Unit improvements: Kitchens, Appliances, floor/paint, Window replacement in J Wing

Relocation Plan: Extensive budget and resources to exceed standards



Current Supportive Services Provided

Resident Service Coordinator (RSC) Program

The Westward Ho has been successful in receiving a grant to provide 2 RSCs to the residents for over 15 years.

This important amenity assists residents with:

- Service Development,
- Community Linkage and Coordination,
- Community Building,
- Outreach and
- Advocacy

HISTORY WITH ARIZONA STATE UNIVERSITY

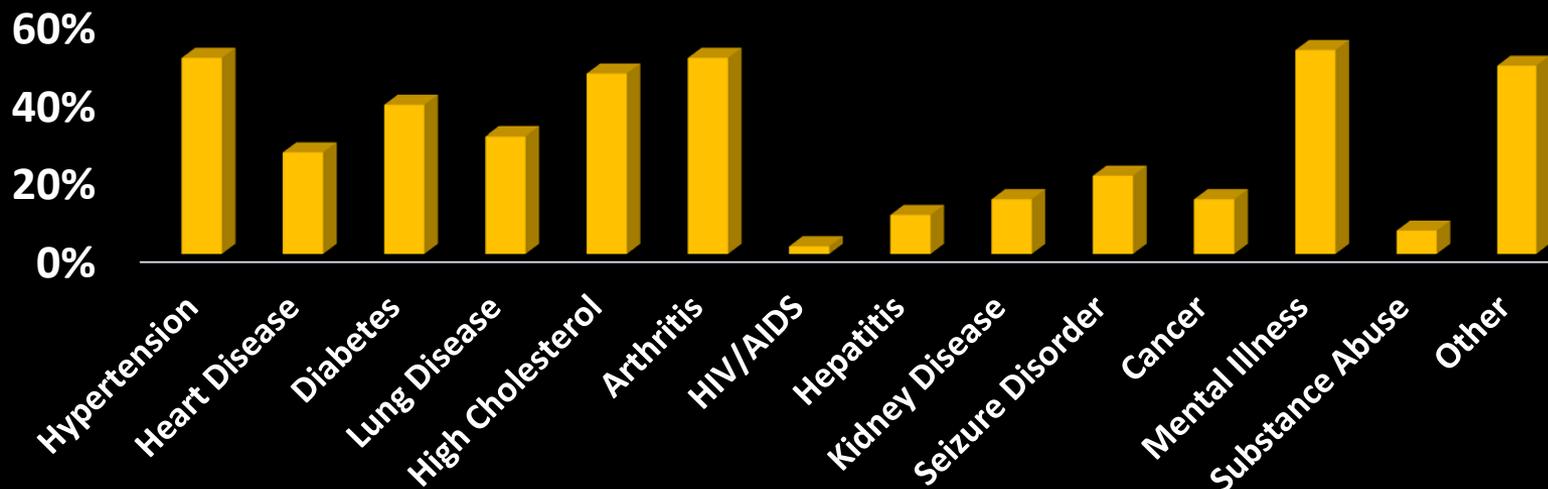
- ASU's Move Downtown
- Undergraduate Nursing Student Clinic
- ASU Partnerships – Post Office, YMCA
- Center for Applied Behavioral Health Policy

Needs Assessment

70% rate very true that the **Westward Ho is a good place to live**; 50% plan to live here a long time

76% have had a routine **physical** in the last 6 months

86% report adequate access to health care



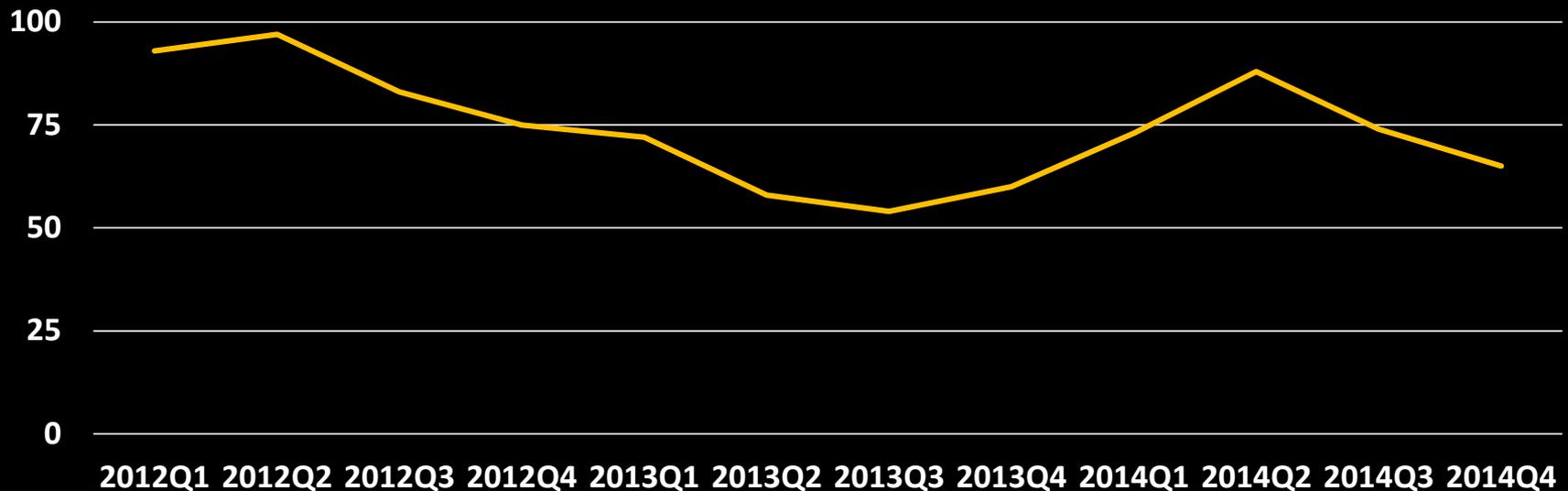
Needs Assessment

40% report making at least one 911 call in past 12 mos

61% report at least 1 ER admission in past 12 mos

40% no contact with family member past month

27% no friends to call for help



The Deal with ASU

- 15,000 sq. feet; **15 year lease**, 2 5 year renewal options
- **Supportive services tax credit** secured by CDG
- Relocation of the **Center for Applied Behavioral Health Policy** and the Center for Child Well-Being faculty, staff and students from the downtown campus into renovated **office space**
- Revitalization of the **Concho Room** into dedicated continuing education and community engagement meeting space
- Establishment of a student-staffed; faculty-supervised **inter-professional clinic** providing students field experience direct field experiences while meeting the identified needs and interests of the tenants.



**Collaboratory
on Central**

ASU college of public service
& community solutions

ARIZONA STATE UNIVERSITY

ASU Goals for its Students

The primary goal of the supportive service program will be to **provide ASU students with service learning opportunities that engage them with the tenants of the Westward Ho.** Through this engagement we expect our students to:

- establish a **lifelong commitment to a career of public service** in support of others, most notably those less fortunate;
- develop a **personal value system that embrace community inclusion** of all through the design and delivery of evidence-based supportive services; and,
- **develop skills in community organizing, clinical therapeutic services** (assessment, counseling, etc.), social entrepreneurship and/or other areas of health and human service delivery.

ASU Services

- **Community Organizing Assistance** – providing logistical, planning, and development support to the Resident Advisory Council to strengthen their capacity to sustain community among the residents.
- **Health Monitoring & Promotion** – including vital checks, blood pressure monitoring, nutritional health & wellness education & information.
- **Educational & Cultural Enrichment** – providing educational seminars on financial & computer literacy, along with free and/or reduced access to lectures, recitals, art exhibits, student performances, and other events that ASU conducts in the Concho Room.
- **Counseling & Referral** – student-delivered, faculty supervised, problem resolution focused counseling to address resident-identified needs.

ASU Program Theory

As a result of this engagement, we expect the tenants of the Westward Ho to:

- Develop and sustain a more vibrant, engaged and supportive **social network** among and between themselves;
- **Participate** in many of the social activities, cultural and educational events, and other functions that ASU will conduct at the Westward Ho;
- **Reduce** their utilization of 911, ER, and crisis services; and,
- **Experience** a richer, fuller, and more gratifying quality of life.

Resident Perspective – Why we do what we do.



Contacts

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