

2007 Housing Hero Award

Tribal Initiatives

AK-CHIN HOMES II

Thanks to this project, low-income tribal members earning 60 percent or less of the Area Median Income are able to own or rent one of 25 new single-family homes.

The Ak-Chin Indian Community leadership moved in concert with their tribal members and other stakeholders to develop homes that kept tribal tradition and also afforded spacious floor plans that could accommodate large family gatherings and enjoyment of outdoor spaces.

The development that began in December 2004 took two years to complete. The project was financially assisted by the availability of 2004 Low Income Housing Tax Credit awards, and a subsequent discretionary allocation of \$21,086 by the director of the Arizona Department of Housing.

Accepting

Delia Carlyle
Chairperson

Terry Enos
Vice Chairperson

Carol Lopez
Council Member

Ramona Bowman
Housing Counselor

Marlene Garcia
Housing Director



Thanks to the vision of the Ak-Chin leadership, community members who qualify can move into beautiful new homes like the ones pictured.



**AK-CHIN
INDIAN COMMUNITY**



2007 Housing Hero Award

Sustainable Design



The Stardust Center for Affordable Homes and the Family at ASU

Through research, educational outreach, advocacy and design innovation, the ASU Stardust Center for Affordable Homes and the Family is a new academic research unit within Arizona State University. The Center supports organizations, neighborhoods, and others in their ongoing efforts to improve the growth of affordable homes and sustainable communities. In recognition of the development of a prototype for affordable housing, a demonstration home located in Guadalupe, the **2007 Sustainable Design Award** goes to the Stardust Center.

Visually, the home design features unique characteristics of Yaqui and Mexican American communities. Additionally, the green design affords dramatic reductions in energy costs. For example, the estimated cost of electricity amounts to only \$10 each month. Other energy design features take advantage of Arizona's climate for heating and cooling needs, as well as reducing emissions gases that would be harmful to the environment. Constructed with eco-friendly building materials and technologies, these items were either donated or made available at reduced costs. All were produced within Arizona.

Additionally, significant labor construction cost savings and valuable project experience were both accomplished by the participation of several organizations including: Guadalupe YouthBuild, ASU students, Phoenix Job Corps, and Habitat for Humanity. Local Guadalupe residents were hired to provide additional labor necessary to project completion.



The Guadalupe House cost approximately \$90,000 to build due to donated labor and discounted materials. Developers believe this home would cost the average family \$140,000, less if it were built in mass production by housing developers.

Accepting

Michael Pyatok

Executive Director

Sherry Ahrentzen

Associate Director - Research

Daniel Glenn

Design Director

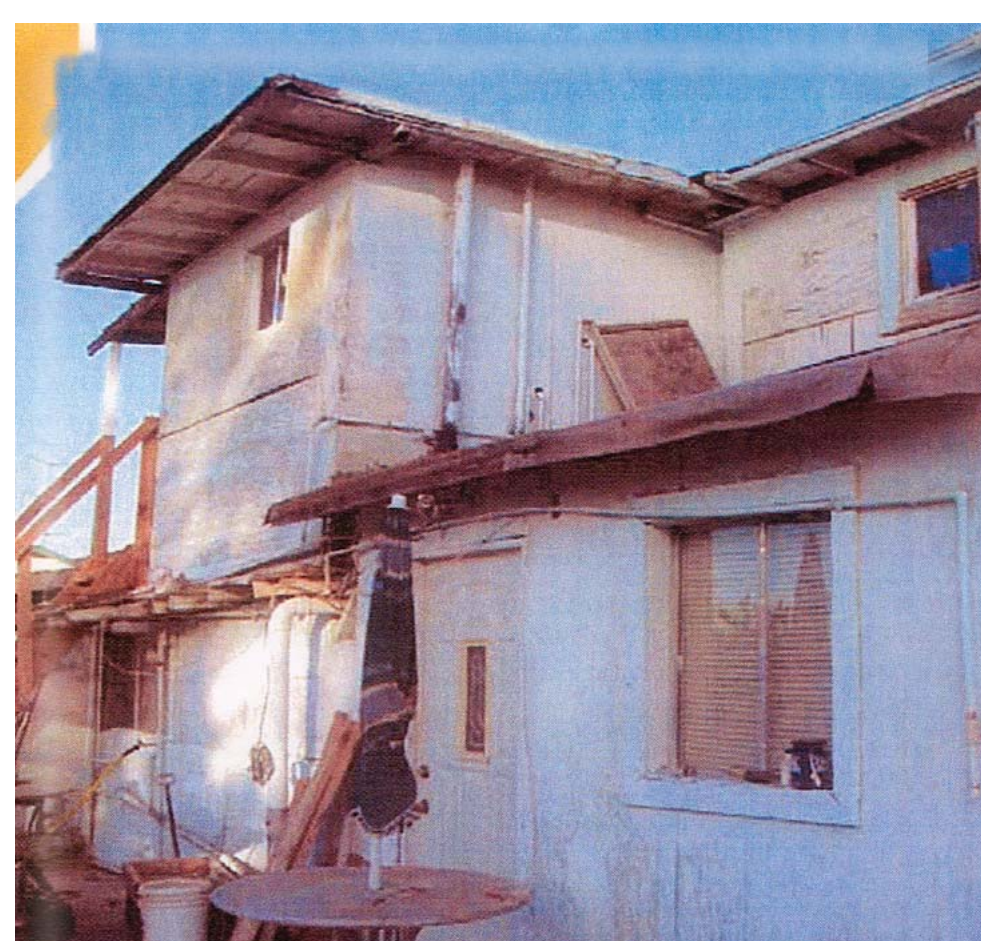
Ernesto Fonseca

Architect/Designer

Nicholas Smith

Architect/Designer

Center supporters hope that this prototype will be a catalyst for other public and private initiatives seeking to build more eco-friendly housing. Already these efforts have garnered national attention. The United States Green Building Council selected the Center to join a pilot program to develop its Leadership in Energy and Environmental Design (LEED) home rating system.



The 60-year old home at this site had been through many renovations. Care was taken to recycle and salvage as much of the existing home as possible for use in the construction of the new home.

2007 Housing Hero Award

Innovative Partnerships

City of Flagstaff Community Housing Policy Task Force

Despite the establishment of a Regional Land Use and Transportation Plan designed to develop and fund affordable work force house in Flagstaff, the City Council soon realized that more and more residents were being priced out of the housing market. In 2000, a median priced home was still relatively affordable for a median income worker. However, by 2005, a price to income ratio of 8:1 meant that same worker would need to double their annual salary to afford the same home.

To satisfy the Council's goal of providing a variety of housing opportunities to their community, they established a Community Housing Policy Task Force to provide the Council with recommendations to create greater work force housing opportunities.

Working without a budget, the 15 member Task Force assessed the relevant policies and regulations, identified specific changes, and provided a report to the Planning and Zoning Commission with a list of 29 short-term recommendations to the City Council. In January, 2006, the final report was presented to the City Council and staff have been working on implementation of many of their recommendations including a Community Needs Assessment analyzing



An Accessory Dwelling Unit (ADU) (top, right) which was allowed based on a Land Development Code amendment recommended by the Task Force.



This property (middle photo) has been razed and is now under construction (bottom photo). The project, while already planned before the City of Flagstaff Community Housing Policy Task Force was implemented, incorporates many of the recommendations outlined by the Task Force.



Accepting

Hon. Joseph C. Donaldson
Mayor, City of Flagstaff

Hon. Kara Kelty
Council Member, City of Flagstaff

Sarah Darr
*Community Housing Manager,
City of Flagstaff*

Helen Hudgens Farrell
Executive Director, Bothands, Inc.

the long-term impact of rising housing costs on economic viability, employer assisted housing programs, development of a Planning Reserve Area in at least one area of the city, Infill Incentive Ordinance to allow the city to waive fees and development review standards on a project by project basis, and writing of a new Land Development Code.

The creation of the Community Housing Policy Task Force allowed the opportunity for the City Council and the community to work together as a body, to think creatively, and to identify specific policies that could improve the effort to house their citizens.

2007 Housing Hero Award

Elected Official

Carol West Council Member, City of Tucson

In October 2006, the City of Tucson created the first municipal housing trust fund in Arizona. More importantly, the entire Tucson community continues to benefit from the dedication and result of a dedicated affordable housing champion: Council Member Carol West.

Despite intense competition for other budget requests, Council Member West worked diligently with colleagues and found the will to tap a variety of existing city sources to create an initial funding commitment of more than \$2 million. This initial appropriation will support local housing needs such as home improvements, rental preservation, and the expansion of homeownership opportunities. She also led the effort to ensure that at least 10 percent of funds would serve people with special needs; and include within the legislation, the creation of a Citizens Advisory Committee whose duty will be to provide ongoing advisories to the Mayor and Council on Trust activities.

Beyond ensuring a strong public commitment to affordable housing, Council Member West continues to advance the belief that housing is fundamental to the economic and social health of the community. By engaging Tucson private sector leaders such as major employers, lenders, builders, and real estate firms,



Accepting

Accepting for Council Member West:

Emily Nottingham, Director
Tucson Community Services

Jack Siry, Deputy Director
Tucson Community Services

Council Member West remains a vigilant and tireless advocate who is building a broad base of support and expanded revenues in support of affordable housing and the Tucson Housing Trust Fund.

2007 Housing Hero Award

Local Initiatives

Newtown Community Land Trust Program

As the first organization in Arizona to successfully use the Community Land Trust (CLT) model to create permanently affordable homes, the Newtown CLT balances the sometimes competing concerns of individuals and communities. In recognition of a thriving pioneer effort, the Newtown CLT is presented the **Local Initiative Award**.

Established in October 2001, the Newtown CLT completed its first property a few short months later in March 2002. Since that initial development, 32 additional permanently affordable homes located in Tempe together have an appraised value in excess of \$6.38 million. Additionally, the CLT portfolio includes 21 acquisition/rehabilitation homes – five of which are new construction.

The program requires that homes remain owner-occupied. If later sold, the new purchasers must also be first-time owner-occupants with annual household income at or below 80 percent of the Area Median Income. While Newtown does not own the land, home buyers enter into agreements that set defined restrictions on resale, shared appreciation provisions as the ground lease, and the right of refusal.



(Above) This recently purchased home in Tempe, appraised at \$216,000, was rehabilitated and sold to a qualified family for \$157,000. (Below) Governor Janet Napolitano joined Newtown staff, bank representatives and neighbors at the Open House held in July.



Accepting

Allen Carlson
Executive Director



Jennifer Quillen
Homebuyer Assistance
Program Manager

Cruz Lopez
Housing Counselor

Recently Newtown was advised by one of its very first homebuyers of an impending sale of a three-bedroom home near downtown Tempe. Recently appraised at \$221,000, the sale price will reflect the original 2002 appraisal of \$112,000. As a result, Newtown will purchase the home for slightly more at \$117,500, complete minimal rehabilitation and then list the home for less than \$150,000 to another qualified homebuyer.

NEWTOWN
Community Development Corporation
Community Land Trust

2007 Housing Hero Award

Partner in Housing Arizona

Rosa Bruce

In a career that includes 25 years of dedicated public service in the areas of development and redevelopment, Rosa Bruce has been a vocal advocate for affordable housing in urban and rural areas alike at the national, regional, and local levels. In recognition of her long-standing achievements, she is the 2007 recipient of the **Partner in Housing Arizona Award**.

A Fannie Mae Foundation Fellow to the Program for Senior Executives in State and Local Government at Harvard's John F. Kennedy School of Government, Rosa was also a charter member of the Arizona Housing Commission, appointed by then Governor Fife Symington, in 1996. She was an active member until this year when her term expired and the duties of her "real" job forced her to decline reappointment. As a presidential appointee, she also served on the Secretarial Advisory Committee to provide advice and recommendations on the President's Strengthening America's Communities Initiative.



Accepting

Rosa Bruce

Her Supporting Cast

Emma Costales

*Housing Loan and Counseling
Specialist
City of Casa Grande*

Rick Miller

*Planning & Community
Development Director
City of Casa Grande*

From her post as Director of Housing and Revitalization for the City of Casa Grande, she is responsible for the implementation of the Multi-Funded Housing Rehabilitation Program, Neighborhood Improvement, and the Rural Development funded self-help construction program.

Additionally, she has assisted numerous non-profits and communities with the development and implementation of community-based program and projects.