

TRENDS

...shaping Arizona's future.

2008 GOVERNOR'S HOUSING FORUM

September 9-11, 2008 High Country Conference Center Flagstaff, AZ



2008 BRIAN MICKELSEN HOUSING HERO AWARD

Partner in Housing Arizona

EMILY NOTTINGHAM



In a distinguished 30-year career, Emily Nottingham's achievements reflect a life dedicated to creating a greater Tucson and Arizona through housing. From downtown revitalization, to housing preservation, and human services, her public stewardship has literally touched and improved the lives of thousands of people.

For example, through her leadership and service, the Tucson Housing Authority's Section 8 program grew from 970 units in 1978 to its current 4,982 housing units serving approximately 20,000 people.

During the 1990s, she was one of the first in the nation to use HOPE VI as a financing tool to rehabilitate aging public housing. Her three successful grant applications totaled over \$37 million, and leveraged \$330 million of investment.

More recently, she was instrumental in creating the first municipal housing trust fund in Arizona. Now in its first year of operation, the goal for this permanent fund serving moderate income homebuyers is to distribute \$3-5 million each year to support affordable housing needs. 🌲



Emily Nottingham leads a group to the festivities for the grand opening of the Santa Rosa Neighborhood Center.

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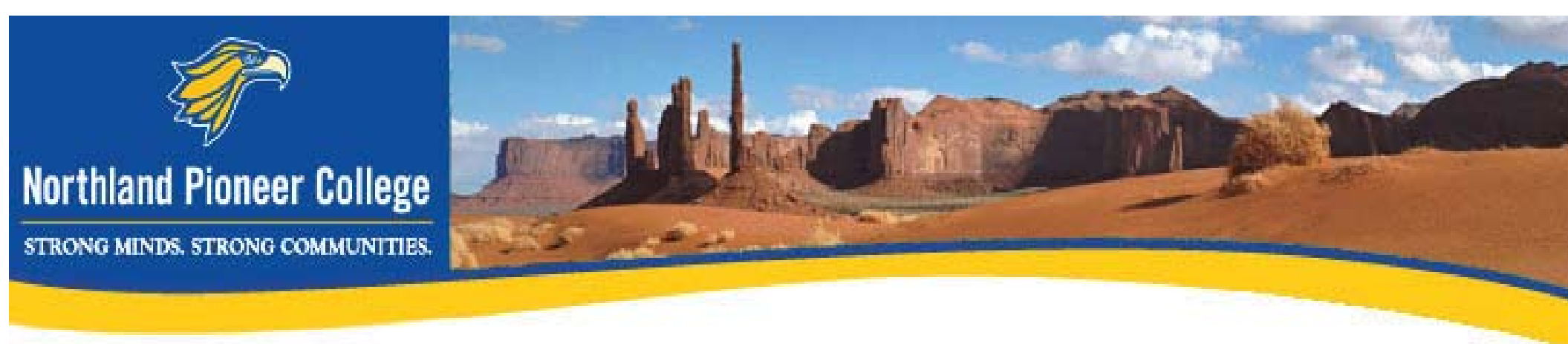
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Innovative Partnerships

NORTHLAND PIONEER COLLEGE



Recognizing the need for pre-homeownership education for Navajo and Apache Counties, Peggy Belknap, Dean of Workforce Development at Northland Pioneer College, forged a partnership between her institution and the Northern Arizona Council of Governments (NACOG). Together the partners combined resources and ideas to promote community education for first time homebuyers.

Targeting a 21,000 square mile area to reach the tribal nations, the partners offer free, accessible and regularly scheduled classes to one of the most sparsely inhabited areas of Arizona. Augmenting monthly traditional classroom instruction is an interactive video system. This distance learning technology allows instructors to simultaneously teach the eight-hour course to ten other campuses.



ACCEPTING



Dr. Jean Swarthout
President

Peggy Belknap
Dean of Workforce Development

Terry Nagle
Adjunct Faculty

Carey Dickerson
Business, Industry and Training Coordinator

Since the program began, more than 3,500 prospective first-time homeowners and real estate agents have completed the free course that is offered each month. The half credit earned by each student has also become a catalyst to inspire many who lacked post-high school education to return to classroom instruction in other areas, improving their knowledge and skills.

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Local Initiatives

DENISE MOEN-BISHOP

Lake Havasu City, Arizona



When details of a government-mandated \$453 million sewer project in Lake Havasu City became known to Code Enforcement Officer, Denise Moen-Bishop, she recognized that the projected \$2,000 cost to local homeowners would impose a serious financial hardship. In response, Denise

learned through research that the city could utilize its own Community Development Block Grant (CDBG) for the costly infrastructure project.

Through Denise's efforts and the support of the City Council, 1,065 low and moderate income families received sewer connection assistance. Additionally, remaining CDBG funds assisted 266 families with emergency housing repairs or rehabilitation.

Currently, she is working with the Drachman Institute to develop a comprehensive housing study that will identify housing gaps in Lake Havasu City. Those findings will ultimately develop a strategic plan to address those concerns.

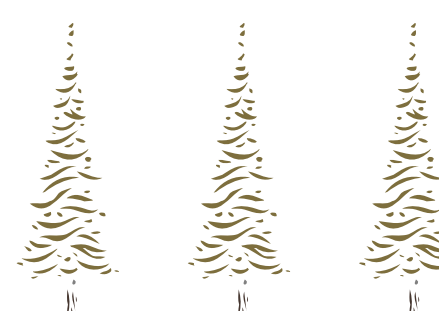
Denise Moen-Bishop's efforts are a true testament to the power of an individual to make significant, measurable, and meaningful contributions to their community.



When one Lake Havasu resident fell behind on repairs to her mid-1970s home, she applied and was approved for a \$38,000 forgivable loan through ADOH and the Lake Havasu Community Services Department. The home received a new roof and windows, newly constructed back porch, heat pump and water heater, and a new shower to replace one that not been usable for 10 years.



Denise's persistence at completing and submitting grant applications, has brought over \$5 million in CDBG funding to Lake Havasu, allowing the community to address issues like the \$2,000 per individual connection sewer project, which soon grew to an amazing \$453 million, one of the largest ever in this country.



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HOUSING HERO AWARD**

Superior Sustainable Design

YAVAPAI COLLEGE RESIDENTIAL BUILDING TECHNOLOGY PROGRAM

Merging the needs to increase affordable housing while also building energy-efficient homes, this partnership created in less than a year's time, a 1,600 square foot, four-bedroom energy-efficient home in Chino Valley, 20 miles north of Prescott. With sweat equity, donated labor and materials, the cost of this in-fill construction came in at \$99,762, just over \$62.00 per square foot.

Owners of the Fox Home, the 27th home built through this Yavapai College program, will benefit from long-term energy savings due to design elements such as fully-insulated exterior framed walls, double-paned windows, low-flow water-efficient plumbing, waste reduction and recycling, and more.

As a community college, Yavapai's training program is the first to receive multiple national recognition awards from the U.S. Green Building Council, National Association of Home Builders, and the Energy Value Housing Awards.



In addition to the Fox home (top photo), Yavapai College has partnered with the Prescott Area Habitat for Humanity to build these other affordable and energy/resource efficient homes in the Prescott area.

ACCEPTING



TONY GRAHAME RBT Program Director

RICH PETERSON RBT Program Development Consultant

JOHN MORGAN Career and Technical Education Dean Chino Valley/CTEC Campus

JAMES PEREY Chino Valley Campus Dean

JUSTIN ERICKSON E3 Energy



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Tribal Initiative

YAVAPAI-APACHE NATION TRIBAL HOUSING

Like many tribal nations, the Yavapai-Apache Nation faced a number of housing hurdles. However through innovation and collaboration between a number of public and private-sector entities, historical housing challenges were overcome to create a \$3.6 million, mixed income development of 20 newly-constructed, scattered site homes in Clarkdale and an additional 15 in Tunlii, all serving low-income and moderate-income tribal households.

Working innovatively with lenders to collateralize tribal assets, the Yavapai-Apache Nation Tribal Housing Authority and the tribe together negotiated loans from Native Home Capital Arizona and the Arizona Department of Housing. As a result, their efforts created homeownership development on tribal trust land, and secured financing through general obligation tribal guarantee. The new and spacious two, three, and four bedroom homes range in size from 1,697 to 2,100 square feet.

Already, the \$900,000 construction loan from Native Home Capital Arizona has been paid off for a project that broke ground on August 31, 2007.



ACCEPTING



Rick Preston
Executive Director

Randy Thomas
Operations Manager

Sharon Loring
Housing Counselor



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2008

BRIAN MICKELSEN HOUSING HERO AWARD

Elected Official

Hon. SHANA ELLIS

Vice Mayor, City of Tempe

With the rising costs of land and housing, the City of Tempe, like many other Arizona communities, found it increasingly difficult to recruit and retain municipal employees. In direct response, a freshman council member led a series of efforts to engage community residents and colleagues in the adoption of a local Housing Trust Fund (HTF).

Thanks to the dedicated advocacy of Vice Mayor Shana Ellis, Tempe's City Council approved creation of a HTF in May 2008. This fall, the Mayor, and a newly-appointed Advisory Board will work with the Tempe Council to identify a dedicated revenue source to fund their HTF.

Elected to the Tempe City Council in March 2006, this Tempe native chaired the city's Transportation, Housing and Environment Committee from July 2006 until August 2008. A member of the City's Arts and Community Services Committee, she also serves as Secretary of the Valley Metro Board, and an advisory panel member of Making Sustainable Communities Happen. Before joining the City Council, she worked with hundreds of non-profit organizations and community groups during a twenty-year tenure with Tempe Community Council.

This significant stride towards expanding local affordable housing fund is attributable in large part to the vocal and visible advocacy of Shana Ellis.

