

Innovative Supportive Housing Program

209 WEST JACKSON



In February, 2011, the building at 209 West Jackson Street in Phoenix was a 300-unit project that was scheduled for foreclosure auction. By July, 2011 it was purchased and on its way to rehabilitation, which was completed in July, 2013.

Through a unique and complex partnership between the Arizona Department of Housing, the Housing Authority of Maricopa County, Arizona Housing, Inc., Valley of the Sun United Way, the local office of the U.S. Department of Housing and Urban Development, the City of Phoenix and Maricopa County Human Services Department, the building has been rehabilitated to provide single room occupancy housing for low income, single adults, small families and young adults with disabling conditions or significant risk of homelessness.

The most significant things about this partnership were the speed with which the project came together, the cooperation among multiple agencies, the quality of property management, the level of in-house services being provided to tenants and the speed of lease up now that the rehabilitation has been completed.

pleted.

Although the building was close to 100 percent occupancy, tenant turnover was very high and support services were not provided on-site. Upon purchase, the property was conveyed to Arizona Housing, Inc. (AHI) who contracted and supervised the rehabilitation. With no debt to service, rents will fully fund the enhanced supportive services housed in the building.

209 W. Jackson offers supportive services including community activities, onsite case management and peer support groups. Behavioral health services are also offered onsite through Community Bridges.

The ribbon cutting ceremony for the property will be held on October 17.

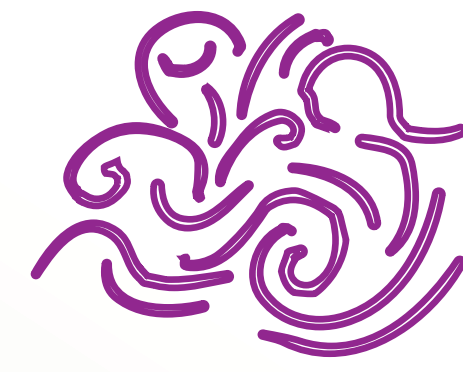


Rehabilitation has returned the property to liveable space.



Recognizes creative programs and services that provide outstanding housing related support and resources to individuals. Eligible nominations include those that result in responsive housing programs, support services, special needs programs including homelessness and supportive housing, and activities focused on education relating to affordable housing including foreclosure and homeownership counseling.

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HOUSING HERO AWARDS

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Outstanding Rural Multifamily Project APACHE JUNCTION TOWNHOMES



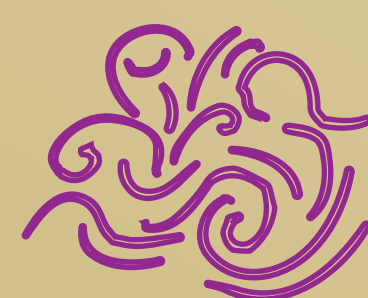
Apache Junction Townhomes is an 88-unit project, leased to tenants earning 40-60% of the Area Median Income, that fills a need in Apache Junction. The units are leased; however, after 15 years, families can receive a credit for every dollar in rent that they paid to apply to the purchase of their unit. On average, this amounts to over \$130,000. The tenants also receive home buyer education training and counseling to prepare them for homeownership. The project is already 100% leased and 100% of the tenants have elected to participate in this Tenant Lease Purchase program.



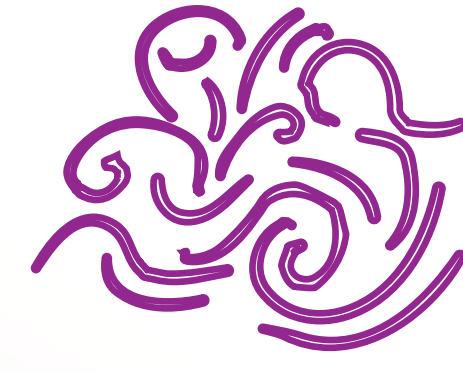
Additionally, the tenants have access to a before and after school program, parenting classes, computer training, job training and search assistance, and credit and financial counseling.

The project developers made sure that the project was located within walking distance of major community services, such as schools, shopping and banking. The units are designed to be 30-40% more energy efficient than the current UBC requires.

The collaboration of Adams Construction and Management, Inc. and Enterprise Social Investment Corporation and their partners has produced a fresh take on supportive services for its tenants, allowing those who are committed to the potential of upward mobility and homeownership an opportunity to succeed.



Recognizes an outstanding multifamily rental project in rural Arizona that serves low to moderate income individuals, families or seniors. Eligible nominations include rental projects that have completed construction in the past 5 years and have one more of the following elements: outstanding architectural design, transit orientated design, green building technology, mixed use, preservation/revitalization, serves a public benefit, such as housing for chronically homeless, children with special needs, parents of special needs children, aging in place with children, etc.



Outstanding Affordable Housing Initiative



BLUE MOON GARDEN



The Blue Moon Community Garden is Tucson's first fully-accessible community garden. The barrier-free, environmentally sustainable design includes 36 garden beds, 24 of which are raised to accommodate gardeners in wheelchairs or with limited mobility. Rainwater and air conditioning condensation, captured from the roof of the adjacent Tucson House in a 15,000 gallon cistern, irrigates fruit trees and landscaping plants. A smaller cistern demonstrates the use of rainwater harvesting.

Gardeners share tools from a common tool shed, and are able to store personal items in lockers. The Garden offers park-like amenities to be enjoyed by both gardeners and non-gardeners from the neighborhood, including a shade ramada with solar lighting, a walking path, game tables, seating, and an entry arbor.



The Garden emerged as a result of the City's three-year Oracle Area Revitalization Project within the Oracle Road corridor, a declining area of neighborhoods and businesses bypassed by the interstate many years ago. The area residents cited a lack of access to fresh, healthy food, limited safe outdoor spaces, and isolation of public housing residents from the larger community as some of their needs.

Directly adjacent to the garden is the Tucson House, a public housing facility operated by the City of Tucson with approximately 630 residents, many of whom are disabled and elderly. As a result of this project, many Tucson House residents utilize the easy access to tend the garden's beds and plants.

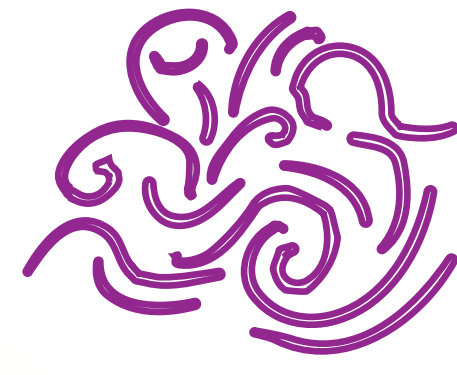


“ Hands in the soil; breathing fresh air; watching the growth of the plants; interacting with other gardeners—social contact. ”



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Exemplary Urban Multifamily Project ENCANTO POINTE



Encanto Pointe is an affordable supportive housing community that includes 54 residences for the chronically homeless. As the first *Housing First* development located in the city of Phoenix, Encanto Pointe is proving that social services can be more effective when those in need are in their own home.

In partnership with its sponsor, Native American Connections, and others, the project offers an array of social services to assist with the recovery and health and well being of its

residents. Located in central Phoenix near the Phoenix Transit light rail, residents have easy access to the support they need to succeed. In keeping with the Native American Connections' mission, focus is on homeless urban Native Americans, whose numbers in Phoenix rank second in the nation. Another target population is veterans. Ten HUD-VASH project based vouchers are allocated to Encanto Pointe.

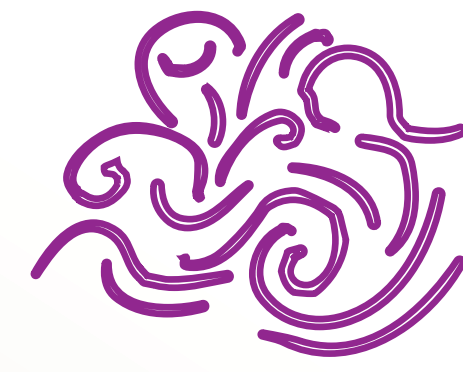
Supportive services available include behavioral health, workforce development, drug and alcohol rehabilitation and primary medical/dental care. These services are provided by the VA Medical Center, Phoenix Indian Medical Center and the Native American Community Services Center. Residents also receive case management and service coordination as needed, individualized service plans as requested, crisis intervention, support groups such as AA and NA, recreation and social activities, and services to advance independent living skills.



Encanto Pointe is a modern and energy efficient complex that sets the standard for future development in the community. Within Encanto, there is a real sense of belonging. The stability and sense of place creates respect and pride among the residents. As one resident, who had endured assault and being robbed as a homeless person, summed it up, he "feels at home."



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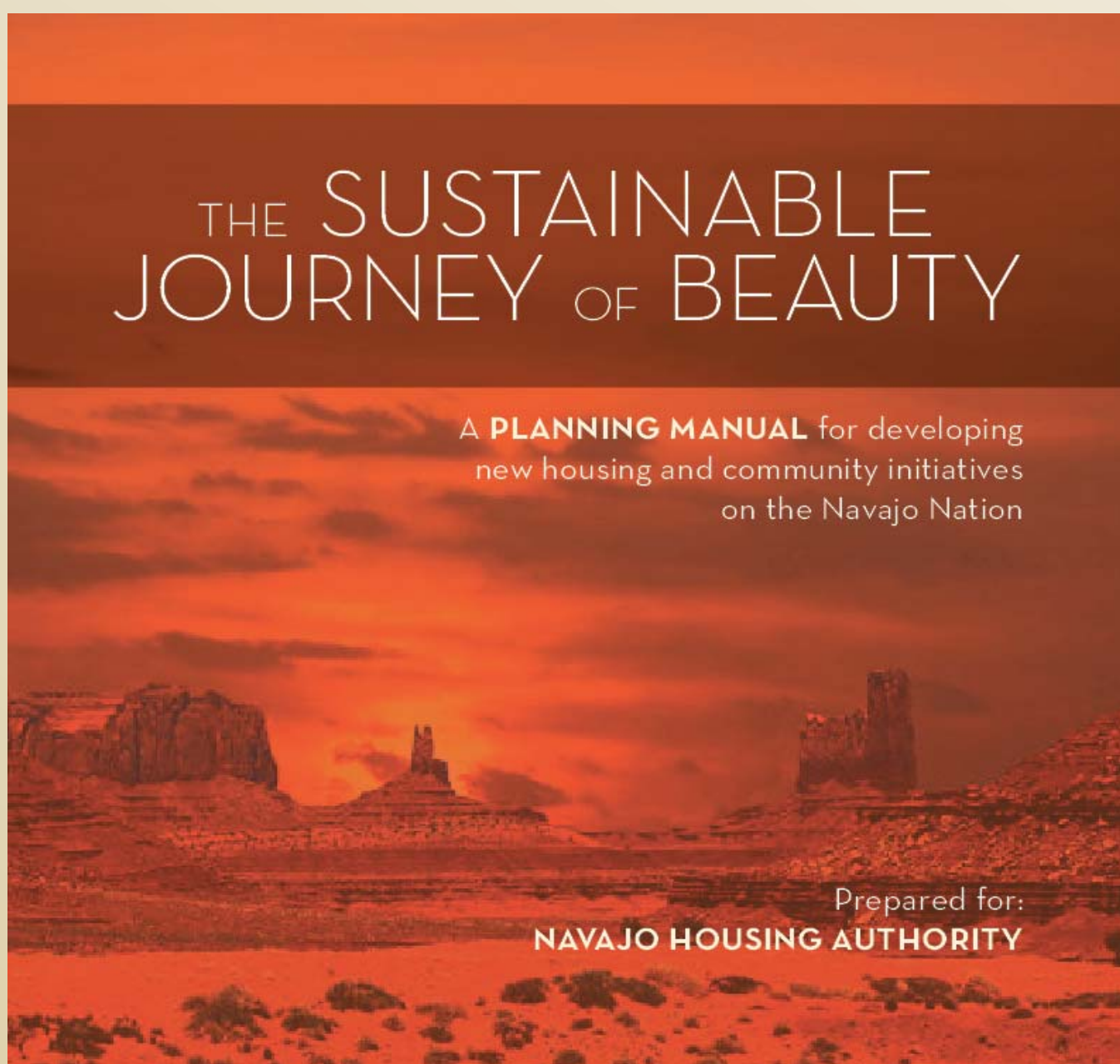


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Tribal Initiative

NAVAJO HOUSING AUTHORITY



The Navajo Housing Authority is being recognized for their work on the **Regional Sustainable Community Master Planning Initiative**. After a housing survey, conducted by the Authority, found an immediate need for 34,000 homes in 110 communities across the Navajo Nation, NHA began working with Swaback Partners.

To help create the Master Planning Initiative, they used best planning practices to identify future potential housing sites, design new housing prototypes and incorporate the proposed housing into a long term master plan for the future growth and development of Navajo communities.



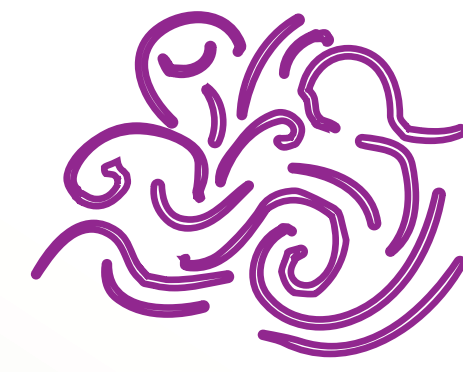
Beginning in May, 2012, the Navajo Nation held meetings to kick-off the process. The Authority and the local Chapter communities are working together through the development process to identify sites for future housing development. The NHA is getting ready to start building the first five demonstration housing sites this year and will continue for the next 5-10 years to start meeting the housing need on the Navajo Nation.



Renderings created for (left to right) apartments, hogans, and senior housing.



Recognizes achievement in helping to meet the housing needs of tribal members in Arizona through the provision of housing and or services. Eligible nomination include housing construction or rehabilitation projects, programs to promote economic self-sufficiency and asset building, infrastructure improvements, and community master planning on tribal lands.



Elected Official DAVE RICHINS

Councilmember, City of Mesa



“The first private development project in Downtown Mesa in approximately 30 years will open in November (Encore on 1st Avenue). This project — and other affordable projects in Mesa — would not likely be under construction today if Councilmember Richins were not a vocal advocate of building quality affordable housing. He took this strong position despite the political risk associated with such a stand.”

Mesa City Councilmember Dave Richins has been a leading voice in the Valley on the issue of building quality affordable urban housing. His tireless advocacy for the development of affordable housing in Mesa and in the Valley has given the community a strong and articulate voice which ensures



that affordable housing remains at the forefront of the public policy discussion. It is because of the Councilman’s leadership on these issues that there are a number of affordable projects under construction in Mesa this year. The first private development project in downtown Mesa in approximately 30 years will open in November (Encore on 1st Avenue).

Councilmember Richins has been a strong advocate and he is being recognized for his contribution to the significant impact of new affordable housing units that are the direct result of his ability to move these projects through the public process. In short, next year many Arizona families will find new quality and affordable homes in Mesa because Councilman Richins cares—and because he fought for them.



Recognizes an Arizona elected official who has demonstrated ongoing support for affordable housing projects and programs including housing for homeless, domestic violence, special needs and low income families and seniors. Application must state the accomplishments achieved by the elected official to qualify.



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Arthur Crozier Partner in Housing Arizona STEVE HASTINGS

Steve Hastings is defined by his peers as a “partner”... one who is united with others in an activity of common interest.

Since joining the Foundation for Senior Living in 2003 as their Chief of Real Estate Services, Steve Hastings’ partner qualities have added 354 tax credit units to FSL’s affordable housing portfolio. In addition to building communities that have earned Brian Mikelsen Housing Hero awards for the past three years, he has enabled FSL to continue its affordable housing mission.

Steve’s hard work will be evident the remainder of 2013 with these projects coming on line:



Bridge Family Campus | Steve’s determination kept the Save the Family Phoenix campus viable. The project which will be complete in late 2013.



Collins Court Apartments & North 17 Apartments | Steve helped Arizona Housing, Inc. find funding to secure and complete these 80- and 72-unit properties now serving formerly chronic homeless persons.



29 Palms | Steve secured a small 22 unit campus in Phoenix with NSP dollars. It will provide permanent supportive multi-generational housing where its senior residents will work as partners and life coaches to the developmentally disabled young adult residents.



Verde Villas on Thomas | Steve was instrumental in the purchase of the property which will provide 36 units of permanent supportive housing to veterans, homeless veterans and their families.

These projects are only a sample of the impact that Steve Hastings has had on the community. His dedication to the underserved populations in Arizona and professionalism in dealing with his peers makes him a **Partner in Housing Arizona** recipient.



This award celebrates the single action or a lifetime of successes of an individual committed to improving the lives of families and the health of communities through recognition that decent, affordable housing is basic to our social fabric. In 2008, this award was renamed to honor the service of Arthur Crozier, a longtime Arizona realtor and member of both the Arizona Housing Commission and the Arizona Housing Finance Authority.