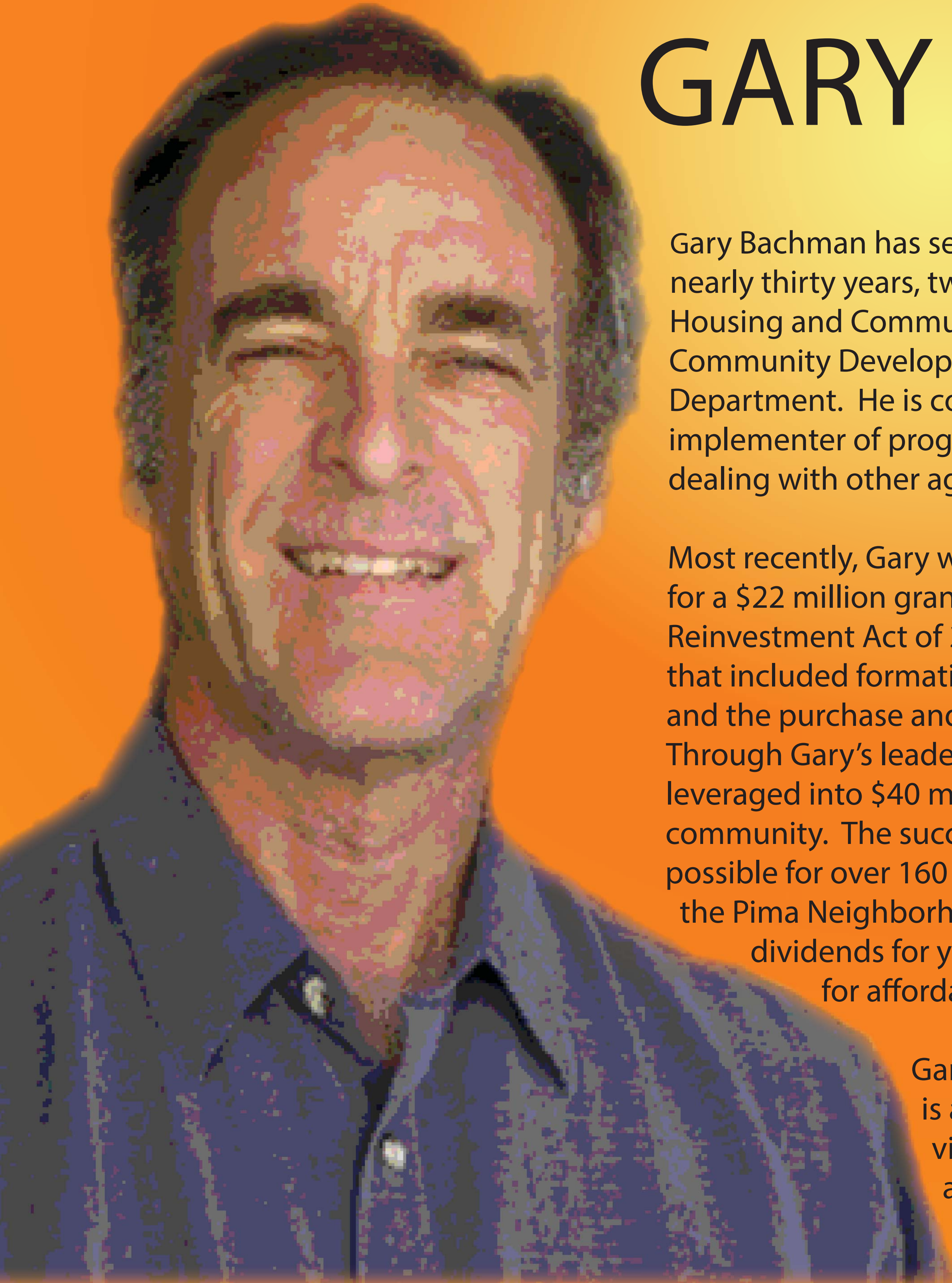


# Arthur Crozier Partner in Housing Arizona

2014



## GARY BACHMAN

Gary Bachman has served the southern Arizona community for nearly thirty years, twenty of those as the Administrator of Housing and Community Programs for Pima County's Community Development and Neighborhood Conservation Department. He is considered an innovator, an effective implementer of programs and projects, and is collaborative in dealing with other agencies and partners.

Most recently, Gary was the author of a successful application for a \$22 million grant under the American Recovery and Reinvestment Act of 2009, and the chief architect of the project that included formation of Pima County Community Land Trust and the purchase and rehabilitation of more than 65 properties. Through Gary's leadership and initiative, the grant was leveraged into \$40 million of economic impact for the community. The successful coalition made homeownership possible for over 160 first time buyers. Plus, the formation of the Pima Neighborhood Investment Partnership will pay dividends for years to come in the form of opportunities for affordable housing.

Gary is a champion for the working poor and is an innovative thinker. He possesses a vision for the possibilities but is a realist about the day-to-day management and responsibilities that are required to keep all the balls in the air.

**Brian Mickelsen**



Arizona  
Department  
of Housing

# HOUSING HERO AWARDS

HOUSING HERO AWARDS



# Outstanding Affordable Housing Initiative

2014

## 29 PALMS



Over the next fifteen years, more than 500,000 children with autism disorders will become adults. Currently most adults with autism live with their parents. Autistic adults currently have few options for housing away from their families.



*The 29 Palms property is universally designed, with a garden-style architecture to nurture independent and dignified living.*

Today, many adults with autism are being cared for by aging parents who in most cases will not outlive their children, leaving them limited options for lifelong support. This growing new subset of the developmentally disabled population is too old for continued support through the special education services of a public school system and too fragile to live without support in the larger world. Their families face a complicated system of vocational rehabilitation services, Medicaid, disconnected government agencies and a lack of appropriate residential care options beyond the obvious ones of an institutional settings.

29 Palms Apartments is a newly refurbished, incredibly unique affordable multifamily housing property, co-locating fifteen apartments for seniors 55 and older with six apartments for adults with Autism Spectrum Disorder (ASD). The campus is universally designed, exhibiting garden-style architecture. 29 Palms Apartments nurtures independent and dignified living while providing the resources of a community with a community life center and a secured campus. The apartments will act as a beta site for the First Place Campus which is expected to break ground next year. The campus will include housing for young adults with autism, a two year tuition-based “transition academy” and a multi-use training facility for providers, professionals and physicians.



*Refurbished units were designed to be responsive to the needs of adults with ASD who are living independently for the first time.*

**Brian Mickelsen**

**HOUSING HERO AWARDS**



Arizona  
Department  
of Housing



# Exemplary Rural Multifamily Project

2014

## PINEVIEW MANOR



Pineview Manor Apartments in Payson, Arizona has been providing subsidized housing to Payson's seniors for twenty nine years. The 29 unit campus was originally built in 1986. In 2010, FSL St. Peter Place, LP received an allocation of Low Income

Housing Tax Credits and CHDO HOME funds from the Arizona Department of Housing to acquire and rehabilitate the existing apartments units and add 20 newly constructed apartment units to the campus. In addition, FSL received an award of Affordable Housing Program grant funds from the Federal Home Loan Bank of San Francisco in 2011.



*Pineview's annual Thanksgiving Day dinner prepared and served by the local high school culinary students was featured in the HUD annual report.*



*Pineview's residents are proud of the "green technology" the solar panels on their roofs represent.*

Pineview represents all that is positive about a low income senior community. The project is comprised of 49 one and two bedroom apartment units, a Community Life Center, an on-site "Bark Park" and a gazebo. Pineview Manor serves seniors age 62 and older at 40%, 50% and 60% of Area Median Income in

Gila County. The scope of work included the addition of photovoltaic solar panels to meet the community's electrical needs. Pineview Manor residents enjoy a wide variety of services designed to meet their needs.

**Brian Mickelsen**



Arizona  
Department  
of Housing

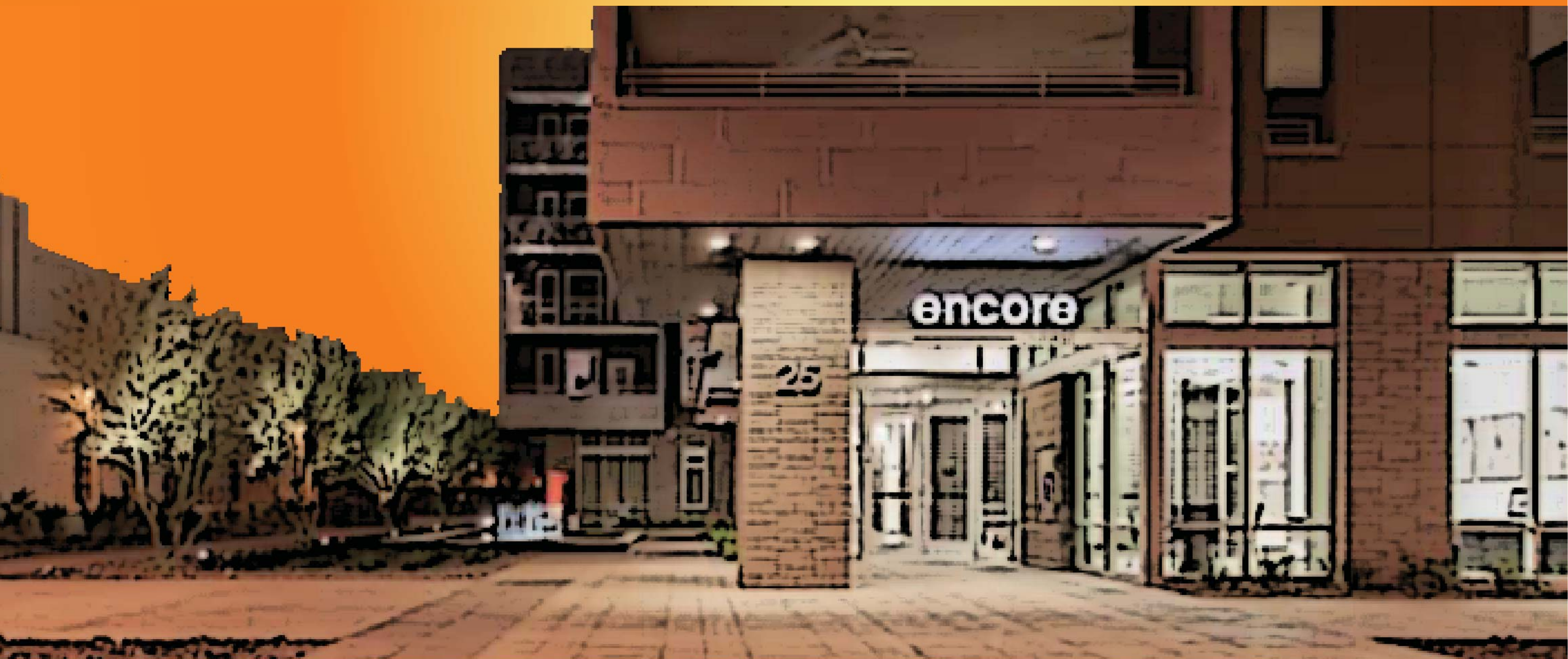
# HOUSING HERO AWARDS



# Exemplary Urban Multifamily Project

2014

## ENCORE ON FIRST



Encore on First is an 81 unit transit oriented apartment community for low income independent seniors. The City's leadership and the commitment to light rail created the opportunity to redevelop this site, which was acquired from the City, into an urban community for residents who desire a walkable lifestyle. In addition to the future Valley Metro Light Rail train station less than 2 blocks away, the site location is benefited by several civic amenities including a library, 3 museums and the highly acclaimed Mesa Arts Center.

The modern design is built to attract residents and catalyze adjacent future development. The development is a single five story building with one and two bedroom units. The building materials are reflective of the neighboring Mesa Arts Center, while the side yard enclave with reflecting pool provides a tranquil pocket park for both residents and neighbors to enjoy in this emerging urban environment. Each unit enjoys modern amenities and private outdoor space.



Encore on First was the first development to utilize the City's newly adopted Form Based Code which allowed for reduced setbacks and a more pedestrian friendly urban streetscape. The residents benefit from the partnership with East Valley Adult Resources who provide wellness education, prevention screening and transportation services. The building's many sustainable features include water saving fixtures, energy efficient lighting and windows, a 60 KW solar plant located on the roof that is tied into the City of Mesa's downtown power grid. This investment in renewable energy created a federal tax credit and local rebate to help offset the installation cost and the net metering agreement with the City of Mesa Energy Resources Department will reduce the operational cost of the building.

**Brian Mickelsen**



# HOUSING HERO AWARDS



# Exemplary Urban Multifamily Project

2014

## LAS ABUELITAS FAMILY HOUSING & COMMUNITY CENTER

Several years ago, a delegation of grandparents and great-grandparents raising grandchildren and great-grandchildren, through foster care or adoption, met with Primavera Foundation to explain their need for accessible, affordable housing in a community setting. They had a vision of a housing community where residents could provide cooperative child care, programming for elders and children, play and meeting areas for families, and where they wouldn't pay more than 34% of their income on housing costs.



The result is Las Abuelitas Family Housing and Community Center, a multifamily, energy efficient, secure, accessible rental housing and community center designed for and by families located in the City of South Tucson, Arizona. The project includes 12 units—eight 2-bedroom and four 3-bedroom, each with two bathrooms and a private outdoor patio. The site also incorporates a community building to serve residents and the greater neighborhood with a large multi-purpose room, computer lab, playroom/library, kitchen, office, and children's art display area. Shared outdoor space comprises a playground, a "Common Green" sitting area, a community garden with plots for residents and the surrounding neighborhood, and a basketball play court. Las Abuelitas is within walking distance of bus lines.



The project is LEED certified, and includes closed-loop glycol solar water heaters in every unit, an advanced rainwater harvesting system, and photovoltaic system panels covering the parking area, reducing energy costs for residents.

Community center computers are used to teach grandparents and the center itself is home to an afterschool program and advocacy space for the Arizona Grandparent Ambassadors and biweekly DES clinics for kinship families.

This innovative project serves a growing population in America. In Arizona alone, 60,000 children are being raised by grandparents or great-grandparents.

**Brian Mickelsen**



Arizona  
Department  
of Housing

# HOUSING HERO AWARDS



# Innovative Supportive Housing Program

2014

## APACHE ASL TRAILS



Apache ASL Trails is an affordable housing development located in Tempe, Arizona. This beautiful 75 unit development features state-of-the-art design for residents dependent on visual communication, such as deaf persons who use American Sign Language (ASL) as their primary language.

An innovative example of diversity and inclusion, it is the first development of its kind in Arizona and provides supportive, community-oriented housing for deaf and hard-of-hearing low-income residents. Specific design elements that distinguish Apache ASL Trails include specially wired videophones and high speed internet in each unit, wireless amplification systems in the common areas, and line of sight modifications to remove obstacles to ASL use.

Located on the Valley Metro light rail line, with access from the SR101 Freeway/Price/Apache station, the development also features ground floor commercial retail space, an on-site medical clinic for residents, a fully equipped fitness center and a large community room.



Apache ASL Trails fills a housing gap for a disadvantaged senior group, plus allows them access to specially trained staff and on-site nonprofit services for those with limited incomes and disabilities. The 75 units were fully leased within three months of opening and the community now maintains a substantial waiting list.

By integrating state-of-the-art design in the apartment homes and community spaces along with a management team culturally sensitive to the needs of its residents, Apache ASL Trails achieves a higher level of wellness, socialization and independence for a vulnerable population.

**Brian Mickelsen**

**HOUSING HERO AWARDS**



Arizona  
Department  
of Housing



Elected Official

2014



Mayor  
**JONATHAN  
ROTHSCHILD**  
City of Tucson

Tucson Mayor Jonathan Rothschild has been a leading voice in the Tucson area on the issue of building quality affordable housing. His tireless advocacy for the development of affordable housing in Tucson and southern Arizona 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 Mayor's leadership on these issues that there are a number of affordable housing projects in and around the Tucson area.

Mayor Rothschild 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. Many Arizona families are now able to find new quality and affordable homes in Tucson, including along the Tucson Modern Streetcar, because Mayor Rothschild cares.

Mayor Rothschild has been a tireless advocate fighting to ending veteran homelessness in Tucson by December 31, 2015.

Additionally, the Mayor's Commission on Poverty is working with the University of Arizona to study and report back on social programs that yield a high return on investment.

The Department of Housing is pleased to celebrate Mayor Rothschild's efforts to ensure that the people of Tucson have a safe and decent place to call home.



*Mayor Rothschild and staff from Wells Fargo Bank kick-off the NeighborhoodLIFT program, a down payment assistance and financial education program for homebuyers.*

**Brian Mickelsen**

**HOUSING HERO AWARDS**



Arizona  
Department  
of Housing



Tribal Initiative

2014

# PASCUA YAQUI HOMES II & IV



The Pascua Yaqui Tribe actively began pursuit of Low Income Housing Tax Credit financing in 2010 after having developed over 1,000 units using other financial sources. That year, the Tribe opened Pascua Yaqui Homes I, a 40-unit project. The 17,000 member Tribe has successfully completed two additional projects totaling 96 units in less than three years. The new units developed in Homes II and IV adds 40 new homes and over 70 existing units have been rehabilitated.

While the State of Arizona average household size is 2.66 persons, on the reservations the average is 5 persons. With an aging housing stock, the Tribe has more than 500 households on its waitlist for housing. Pascua Yaqui Homes II and IV include a mix of three-, four-, and five-bedroom single-family homes to ease the overcrowding issue.

The Pascua Yaqui Tribe has succeeded in providing their lowest-income residents with safe and affordable homes while preserving the Tribe's rich history and tradition. It can charge minimal rent to its impoverished residents and still utilize a very secure financing structure. The Tribe's achievements serve as a source of hope and an example to other tribes.



*The Pascua Yaqui Tribe has provided three-, four-, and five- bedroom single family homes for its members to ease overcrowding.*

**Brian Mickelsen**

**HOUSING HERO AWARDS**



Arizona  
Department  
of Housing