

2016 Brian Mickelson Housing Hero Award  
**PARTNER IN HOUSING**

**EMMA TORRES**  
**CAMPESINOS SIN FRONTERAS**



**EMMA TORRES, EXECUTIVE DIRECTOR**

Campesinos Sin Fronteras

Emma Torres is the founder and Executive Director of Campesinos Sin Fronteras a non-profit organization dedicated to educate and serve members of the low-income, migrant, agriculture community in Yuma County.

Ms. Torres was brought from Mexico to the U.S. by her parents at age 11 and at the age of 12 started working in the fields alongside her mother and father. By age 13 Ms. Torres had dropped out of school to follow the seasonal agricultural harvest. At that young age Ms. Torres, who had been subjected to field supervisor disrespect and disapproving stares from the public as she and her parents came in from the fields with their clothing and shoes caked with mud, decided to change her lifestyle and that of other migrant farm workers.

The seed of social justice planted in young Ms. Torres' mind at age 15 when she first listened to Cesar Chavez speak about being worthy human beings, and deserving better conditions like clean water, portable toilets and better wages.

Since 1984 Ms. Torres has been working as a community advocate for migrant farm worker families and individuals. In 1997 Emma founded Campesinos Sin Fronteras, an organization dedicated to promoting self-sustainability to farm workers, and low income individuals by facilitating access to health, behavioral health, social services, housing rehabilitation, counseling, education and workforce development. Ms. Torres with her 30 employees and 30 volunteers continue to reach out to and serve thousands of new immigrant and farm worker families each year.

Ms. Torres has devoted her life and profession to service of others and is much deserving of the Arthur Crozier Partner in Housing Award.



2016 Brian Mickelson Housing Hero Award  
**OUTSTANDING HOUSING INITIATIVE**

**CHICANOS POR LA CAUSA**  
**NSP SECTION 3 PROGRAM**



**CHICANOS POR LA CAUSA**  
Section 3 Job Creation Program

In 2010, as the lead agency in a 13-member consortium of non-profit community development organizations, CPLC was awarded a U.S. Department of Housing and Urban Development (HUD) Neighborhood Stabilization II (NSP2) award in the amount of \$137-million to stabilize communities impacted by home foreclosure and abandonment.

Arizona neighborhoods were devastated by one of the highest rates of foreclosed and vacant properties in the country during the recession. CPLC implemented program activities between the 13 non-profit entities across eight states including Arizona, California, Illinois, Philadelphia, Colorado, Texas, Maryland, New Mexico, and the District of Columbia.

HUD's Section 3 regulations require that recipients of certain HUD funds, to the greatest extent possible, provide job training, employment, and contract opportunities for low- or very-low income residents in connection with projects and activities in their neighborhoods. CPLC highly effective implementation of Section 3 resulted in the creation of 1,614 new jobs.

Under CPLC's leadership Consortium members implemented innovative recruitment methods such as having contractors, vendors and suppliers become signatory to First Source Agreements, simplifying the certification process to expedite processing and using YouthBuild and Job Corps Programs.

A high percentage of the new jobs created have been classified as permanent due to employee retention since 2010 with an average hourly wage of \$14.00. The estimated total economic impact of jobs created within the consortium is \$45,192,000.



## 2016 Brian Mickelson Housing Hero Award

### EXEMPLARY RURAL MULTIFAMILY

# BOWMAN SENIOR RESIDENCES



#### **BOWMAN SENIOR RESIDENCES**

229 North Grand Avenue, Nogales

Developer: Gorman and Company, Inc.

Co-Developer: Nogales Community Development Corporation (NCDC)

Bowman Senior Residences is a Senior 62 and older project built inside the front and rear facades of the Bowman Hotel, preserving the exterior architecture of this historic landmark while removing two blighted buildings and bringing much needed revitalization and housing to downtown Nogales.

Bowman Senior Residences consists of 48 one-bedroom, one bathroom units set aside for seniors of the following income levels: 1) 15 at 40% AMI; 2) 20 at 50% AMI; and 3) 13 at 60% AMI. Twenty (20) of the units will have a fifteen-year HAP contract (Section 8 vouchers). All 48 units are designed utilizing Universal Design principles for accessibility. Bowman has on-site nutrition and financial literacy classes, on-site weekly transportation services, on-site blood pressure monitoring and health screenings, wellness classes, free wireless internet, a multi-purpose room, computer lab, library, community kitchen, lounge area, and fitness center.

#### Funding Sources:

LIHTC: \$9,678,929

State Housing Fund: \$750,000.

Federal Home Loan Bank, AHP: \$800,000

HUD Rural Housing & Economic Development Program Grant: \$250,000

City of Nogales development rebates: \$40,000

RD 538 guarantee through Bellewether Enterprises Perm Loan: \$218,350

The Chase Foundation: \$100,000

Total Development Cost: \$12,064,658.

2016 Brian Mickelson Housing Hero Award  
**EXEMPLARY URBAN MULTIFAMILY**  
**CEDAR CROSSING**



**CEDAR CROSSING**

333 W. Virginia Ave, Phoenix

Developer: Native American Connections, Inc.

Cedar Crossing is a 74-unit rental development serving individuals and families that is co-located with the Wellness Center, a substance abuse recovery group home that provides a new location for NAC's cherished flagship recovery facilities the Guiding Star Lodge and Indian Rehabilitation.

Cedar Crossing consists of the following units: 1) 14 zero-bedroom one bathroom; 2) 21 one-bedroom one bathroom; 3) 16 two-bedroom two bathrooms; and 3) 23 three-bedroom two bathroom units set aside for families with children. Approximately 81% of the units will be targeting families who are at or below 50% AMI. Each unit includes "flex" spaces so that the Project can serve singles to growing families with alcoves and lofts that can serve as efficient space for the tenant.

The project is an acquisition/demolition/new construction project that removes a blighted building while redeveloping a central city infill site. The reconstruction plan converts the front setback from landscaping to "streetscape", energizing the street level, with tenant-service space and an arcade serving as the main entrance to the building.

The project is LEED Gold Certified and is .21 miles from a bus line and .47 miles from the Metro Light Rail. Outdoor facilities consist of Ramada & BBQ areas in the central court yard, gated parking, fitness and business centers.

Cedar Crossing offers ongoing recovery support and treatment programs, on-site computer training, on site after school programming, parent education programs, summer youth programs, job readiness workshops, and financial literacy workshops.

**Funding Sources:**

LIHTC: \$13,696,310

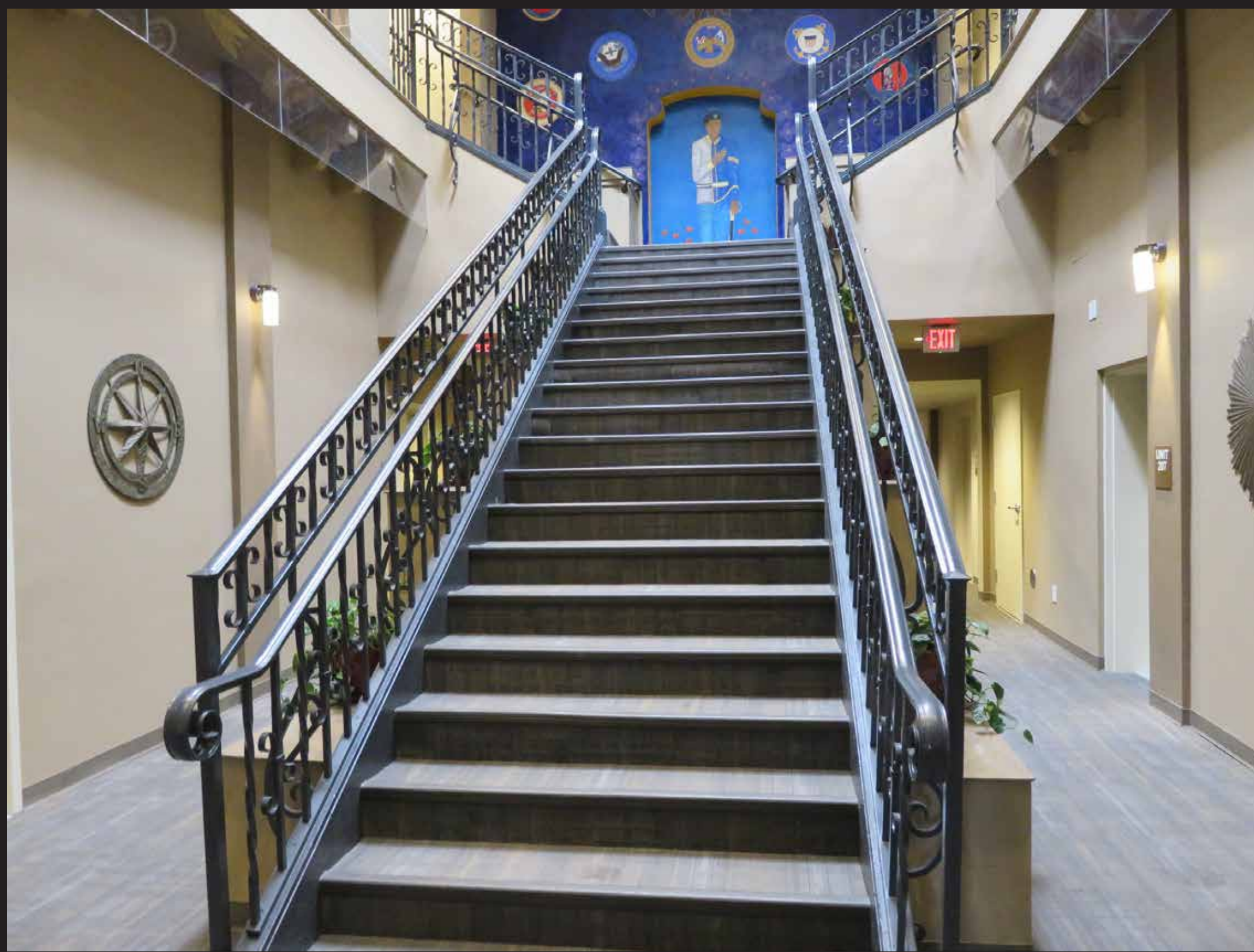
Federal Home Loan Bank, AHP: \$723,200

City of Phoenix HOME: \$1,942,000

LISC Permanent Loan: \$1,127,465

Total Development Cost: \$17,573,034

2016 Brian Mickelson Housing Hero Award  
**INNOVATIVE SUPPORTIVE HOUSING**  
**RALLY POINT**



**RALLY POINT APARTMENTS**

101 S. Stone Avenue, Tucson  
Developer: La Frontera Partners, Inc.

Rally Point is a Permanent Supportive Housing Project resulting from the acquisition, rehabilitation and adaptive reuse of the Historic Pueblo Club located in Downtown Tucson. It consists of 30 zero-bedroom, one-bath-room single room occupancy units that serve adult single veterans who are chronically homeless at or below 30% AMI.

The units feature design elements that follow the Housing First Model including a single point of entry into the building. The overall project has been designed to include community space at every level including a cafeteria for shared meals, supportive services offices, storage, shared laundry, workout room, meeting space, convenience store and computer areas.

Rally Point is approximately 100 feet from the Tucson Streetcar and a quarter mile from frequent Bus Transit as well as being within one mile of the Pima County library, the YMCA; several parks, urgent care and a grocery store. The project achieves a Home Energy Rating System of 68 and incorporates low-flow plumbing fixtures and a hot water recirculation system.

The Project features onsite Supportive Services including case management services for the veteran homeless population to promote self-sufficiency, independent living, and positive life choices.

Funding Sources:  
LIHTC Equity: \$13,696,310  
State Housing Fund: \$677,462  
Federal Home Loan Bank: \$723,200  
City of Tucson HOME: \$694,150  
Total Development Budget: \$6,401,266

2016 Brian Mickelson Housing Hero Award  
TRIBAL INITIATIVE

**YAVAPAI-APACHE HOMES V**



**YAVAPAI-APACHE HOMES V**

Yavapai Apache Nation, Camp Verde

The Yavapai-Apache Nation has remained diligent in its efforts to address a severe housing shortage experienced by the tribe. Yavapai-Apache Homes V is their fifth Low Income Housing Tax Credit (LIHTC) project in less than 15 years.

The 38 new construction units in Yavapai-Apache Homes V include a mix of two, three, and four bedroom units interspersed throughout a combination of triplexes, duplexes and single family homes. The units are spacious — between 1,400 and 1,600 square feet.

The 14,700 square foot community center included in the project has an on-site supportive services coordinator and provides ample space for the project tenants to receive supportive services including before and after school educational assistance, computer training, job training, and quarterly financial literacy classes, in addition to offering a daycare and fitness center.

The development is specifically targeted for families with children. Rents are expected to average between \$175 and \$270 a month but will not exceed 30% of the household's income. Residents also have access to a myriad of other tribal departments and agencies that cater to their needs.

Yavapai-Apache V incorporates energy and water efficiency features in each home as well as alternative energy. Each roof is equipped with a solar array which are especially appropriate in this area where, on average, 85% of the days each year are sunny. Solar energy will offset virtually 100% of the units' energy consumption and save residents in monthly utility bills.

## 2016 Brian Mickelson Housing Hero Award EXEMPLARY COMMUNITY SERVICE

# ST. VINCENT DE PAUL



### ABOUT ST. VINCENT DE PAUL

The Society of St. Vincent de Paul was founded in Phoenix in 1946.

The nonprofit feeds, clothes, houses and heals homeless individuals and working poor families who have nowhere else to turn. Programs and services include dining rooms, food boxes, a medical and dental clinic, a transitional shelter, thrift stores and support services for families and people experiencing homelessness. Main campus: 420 W Watkins Road. Phoenix, AZ 85003 | [www.stvincentdepaul.net](http://www.stvincentdepaul.net)

### Food Pantries:

St. Vincent de Paul provides food boxes through its community food pantries. With over 80 locations in Arizona, each pantry acts as a resource point for neighbors who need help. Volunteers respond to calls for help and make home visits to deliver food boxes and assess other needs like rent and utility assistance. *Over 6 million meals delivered through food boxes last year.*

### Ozanam Manor:

Ozanam Manor is St. Vincent de Paul's 49-bed shelter for people who are over 50 years old or disabled. In addition to shelter, meals and other basic services, individuals receive one-on-one case management to empower them to self-sufficiency. *142 individuals found shelter and support at Ozanam Manor last year.*

### Medical and Dental Clinic:

St. Vincent de Paul's medical and dental clinic provides care to working-poor families without insurance. In addition to treating immediate needs, the clinic also provides health education to help patients take control of their health and well-being. *Over 17,000 medical and dental appointments were provided through the clinic last year.*

### Ministry to the Homeless

St. Vincent de Paul provides food, clothing, showers, haircuts, counseling and other support services to people who are struggling with homelessness. Homeless guests are able to meet with volunteers to discuss their challenges and map out a plan to get back on their feet. *About 200 homeless individuals receive assistance and referrals every day.*

### Dining Room Locations:

St. Vincent de Paul operates five dining rooms across the Valley. *Together, they serve about 4,000 meals every day of the year.*