

# 2022 ARIZONA HOUSING FORUM

## BRIAN MICKELSEN HOUSING HERO AWARD

### Exemplary Multi-Family Project

AVALON VILLAS  
ATLANTIC DEVELOPMENT  
& INVESTMENTS, INC.

#### Challenge:

South Phoenix, particularly the area in and around the South-Central Corridor, has been the target of substantial revitalization efforts in recent decades. These efforts have brought commercial growth, bolstered home development and fostered home ownership, and enabled a wealth of services to be injected into a once depressed and heavily blighted area.

Nonetheless, revitalization has not been without controversy, as the resultant gentrification of South Phoenix has encroached upon historic South Phoenix neighborhoods famous for their diversity and individuality. Fortunately, Phoenix's planning efforts have acknowledged the central importance of providing high-quality, affordable housing stock and associated supportive services to underprivileged and underserved South Phoenix residents.



#### Solution:

To this end, the Avalon Villas Project was developed on a vacant parcel of land located at 825 W. Broadway Road in Phoenix. The Project consists of 8 buildings of 94 low-income units designed to meet the housing needs of households with children.

This well-designed property is located in a high opportunity area of Phoenix and contains exceptional family-friendly amenities including a splash pad. Many units come with their own front door to make them feel more like a home. There are 52 2-bedroom units, 26 3-bedroom units, and 16 4-bedroom townhouses. Several units are fully accessible for those with physical disabilities and have been designed for residents with sensory impairments.

#### Result:

The initial lease-up of the 94 units project resulted in 47 of the 94 units being occupied by families on various subsidy programs, including six (6) Emergency Housing Voucher families referred through Community Bridges, Inc. and which receive onsite case management services, three (3) families on Rapid Re-housing, and thirty-eight (38) other families with Section 8 vouchers.

According to data mined from the HMIS database, in the average 2.7 years prior to moving into Avalon Villas, participants living in EHV units had a combined experience of 17 shelter stays, 1 experience with Rapid Rehousing (RRH), and 3 outreach attempts. Through their work with CBI, Atlantic's team engages local organizations as both a source for special needs residents transitioning from crisis/temporary housing situations through the Emergency Housing Voucher Program to newly constructed units at Avalon Villas, where they can re-establish their lives in a stable and supported manner.

