

2006

Housing Hero Awards

Innovative Partnerships



BOTHANDS, INC./WEST VILLAGE ESTATES PROJECT



Over the past five years, the City of Flagstaff has seen a 98% appreciation in housing prices, making it nearly impossible for families essential to the Flagstaff economy to live and work in the community. BOTHANDS, Inc. was able to take advantage of an opportunity to purchase 13 single-wide mobile home lots in West Village Estates subdivision at a price of \$50,000 per lot, well below the marketprice. With the assistance of Home Seasons, a local manufactured housing company, BOTHANDS modified an existing design to weather the Flagstaff winters. The finished product, a two-story, 3-bedroom 1,400 square foot home, generated a lot of interest from media, community, and political leaders. One hundred percent of the 13 units in West Village were sold or will be sold to first-time homebuyers earning no more than 115% of the area median income (\$62,330).



BOTHANDS received community support from a number of sources. The owner of the property agreed to a one year price fix to stabilize project costs. Home Seasons, the manufactured housing builder, carried the unit and installation costs until the homes were sold. Action Appraisers completed appraisals on each lot as an in-kind donation and Pioneer Title Agency provided discounted rates on title fees. Funding sources for this project were National Bank of Arizona, the City of Flagstaff, and the Arizona Department of Housing.

The Arizona Department of Housing is pleased to present this **Innovative Partnerships Award** to BOTHANDS, Inc. and recognizes the organization's successful blend of community, private sector, and non-profit leadership to bring this project to fruition.



Felix Durazo

President, BOTHANDS, Inc. Board of Directors

Helen Hudgens Ferrell

Executive Director, BOTHANDS, Inc.

Jean Richmond-Bowman

Member, BOTHANDS, Inc. Board of Directors

Gary and Janet Wilson

Owners, Home Seasons

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Housing Hero Awards

Tribal Initiative

NAVAJO FLEXCRETE BUILDING SYSTEMS, INC.



Autoclave aerated concrete. That is the inspiration that led Ryan Creamer to create the FlexCrete Building System in 1998. In 2005, five years after Navajo tribal officials were first introduced to the concept, the Navajo FlexCrete Building System plant was officially opened and in business producing one of the most innovative green building materials available in the building industry.

FlexCrete is aerated concrete technology modeled after the autoclave aerated concrete (AAC) material used extensively in Europe for the past century. The primary ingredient in the FlexCrete material is fly ash, recycled from the neighboring Navajo Generating Station, owned by Salt River Project.

The Navajo FlexCrete facility will recycle at least 300,000 tons of fly ash annually, providing an environmentally conscious component to the building product. The end product has a high R rating, is substantially fireproof, and is sound proof. The plant is owned 100% by the Navajo Housing Authority.

The Arizona Department of Housing is pleased to present this **Tribal Initiative Award** to Navajo FlexCrete Building Systems, Inc. for providing solutions to three critical areas facing the Navajo Housing Authority by creating economic development opportunities, decreasing construction costs of housing, and addressing ecological concerns with green building practices.

Chester Carl
Chief Executive Officer
Navajo Housing Authority



Homes built with the FlexCrete blocks.



FlexCrete Raw Material Storage



SRP Navajo Generating Plant



8" x 8" x 24" FlexCrete Block



Navajo FlexCrete Plant

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Housing Hero Awards

Partner in Housing

NANCY BISSELL & GORDON PACKARD



During our nation's economic recession in the 1970s, homelessness became a by-product of those living on the financial brink. Dismay led Nancy Bissell and Gordon Packard to form an alliance that would become the Primavera Foundation in 1982. Now in its third decade of serving the Tucson community, the organization's early days were "an adventure into uncharted territory by rank amateurs who were woefully unprepared for the challenges of creating a non-profit to assist the homeless," said Nancy Bissell.

To convey the problems faced by the poor and the homeless, they focused on two main strategies. First, recruit volunteers (now over a 1,000 in number) who would be able to see the problem first hand. Second, advocate on behalf of those they were serving. With the support of volunteers and friends, they formed a collective voice on ineffective social policy and programs for the poor.

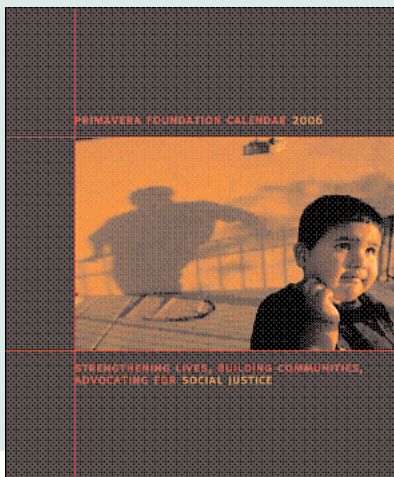
For their efforts over the years, the duo have received numerous awards and accolades celebrating their work in community housing. As a team, they have made a tremendous impact. In 2005, Primavera Foundation provided 140 families with housing counseling, rehabilitated or repaired 27 rental or owner occupied units, assisted 33 families in purchasing a home, owned or managed 198 rental units, and provided a total direct investment to the community of over \$4.2 million.

The Arizona Department of Housing is pleased to present this **Partner in Housing Award** to Nancy Bissell and Gordon Packard for raising the conscienceness of the community to the plight of the low income homeless individuals and families.

Nancy Bissell



Gordon Packard



2006 Social Justice Calendar
 Now in its eleventh year, The Primavera Social Justice Calendar raises money to further their mission of helping homeless community members regain hope and rebuild their lives. This year's 'calendar with a conscience' raised over \$35,000 through underwriting, page sponsorship and sales.

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Housing Hero Awards

Partner in Housing



RITA CARRILLO

Rita Carrillo has a long history of outstanding accomplishments in developing affordable housing opportunities for families in Arizona. Rita recently retired after a successful career as Executive Director of Neighborhood Housing Services in Phoenix.

According to a study done by PolicyLab Consulting Group, more than 1000 families have become first time homebuyers and \$17.6 million in mortgage loans have been originated by Neighborhood Housing Services. Over 100 homes have been built or rehabilitated. In all, 5,300 families have been served. The agency also owns and operates a 160-unit apartment complex. This type of success is a testament to Rita's ten years at Neighborhood Housing Services.

Rita Carrillo has been honored for her leadership and accomplishments with numerous awards and accolades, and the respect of her peers.

The Arizona Department of Housing is pleased to present this **Partner in Housing Award** to Rita Carrillo in celebration of her career as an advocate for affordable housing and her conviction that housing is the foundation for neighborhood revitalization.

Rita Carrillo



Neighborhood Housing Services builds energy efficient homes in several styles. The plans below are being built in the Garfield neighborhood which is located near downtown Phoenix.

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Housing Hero Awards

Local Initiatives



PAYSON ROUNDUP Newspaper "Affordable Housing: Crisis or Catch Phrase"

SPECIAL REPORT

Affordable Housing

6-PART SERIES

The PAYSON ROUNDUP Newspaper is a bi-weekly paper with a circulation of over 7,000 copies in the Mogollon Rim basin area communities of Star Valley, Pine, Strawberry, and Payson, a community of 14,000 and where the newspaper is based. With this saturation, when the ROUNDUP staff made the decision to research and publish a series of articles on affordable housing, the awareness level in this area was high.

ROUNDUP staff wrote a series of six articles entitled "Affordable Housing: Crisis or Catch Phrase" beginning on April 28, 2006 and ending on May 30 with a hosted Community Round Table.

The articles, with titles such as "why does it matter if there is no affordable housing?," touched on seniors who are being priced out of the market, lack of workforce housing, a history of Payson's housing market, and a summary of solutions being tested and used in other cities, other states. The series ran during the local elections and, while the articles may not have been the

only determining factor, the newly-elected mayor created an affordable housing task force shortly after the elections.

The Arizona Department of Housing is pleased to present the 2006 Local Initiatives Award to the PAYSON ROUNDUP Newspaper in recognition of their in-depth look at all the aspects of affordable housing, the long-term affects on the community, and the education of its readers.

PAYSON ROUNDUP Newspaper Staff

Autumn Phillips, Editor

- Reporters:**
Teresa McQuerrey
Max Foster
Felicia Megdal
Carol La Valley



A spoof of the town's welcome sign on the opening article.

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Superior Sustainable Design



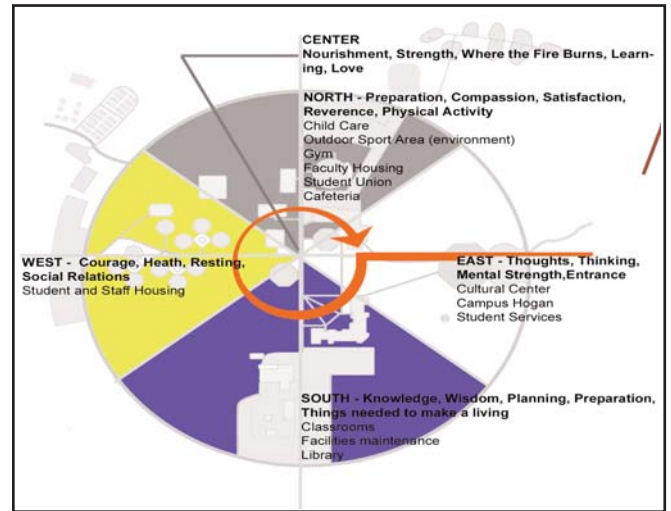
THE DRACHMAN INSTITUTE, UNIVERSITY OF ARIZONA

When the Shonto Community Governance wanted assistance developing an 18-acre site located within the Shonto Chapter on the Navajo Reservation near Page, Arizona, the Arizona Department of Housing arranged for The Drachman Institute to work with Shonto to develop a program for the site and schematic plans for its design.

Through literature review, surveys, public meetings, site visits and publications from the Shonto Governance, Drachman gathered the data it needed to produce a site design that would truly belong to the community of Shonto.

The final master plan is designed to address the physical needs of Shonto while satisfying the cultural, community, and environmental standards that Shonto had set out to achieve. Shonto has unique cultural and housing needs which were successfully captured in the design plan.

The Arizona Department of Housing is pleased to present this **Superior Sustainable Design Award** to The Drachman Institute for its successful demonstration of how heritage, culture, and technical design can merge to benefit tribal communities.



(top) The cultural process used in the development of Dine College.



(bottom) Construction of a Solar Hogan, which incorporates environmental and ecological considerations into design and site.



The Drachman Institute, University of Arizona

Laura Carr

Architecture Staff

Corky Poster

Director

Marilyn Robinson

Associate Director