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14TH ANNUAL ARIZONA HOUSING FORUM

FAIRMONT SCOTTSDALE PRINCESS
AUGUST 23-25, 2017

2017 Brian Mickelson Housing Hero Award

INNOVATIVE SUPPORTIVE HOUSING PROGRAM

Mercy Maricopa Integrated Care

PERMANENT SUPPORTIVE HOUSING FOR CHRONICALLY HOMELESS GMHSA MEMBERS

PERMANENT SUPPORTIVE HOUSING FOR CHRONICALLY HOMELESS GMHSA MEMBERS
Phoenix, AZ
Mercy Maricopa Integrated Care

Mercy Maricopa Integrated Care's program which provides Permanent Supportive Housing for Chronically Homeless General Mental Health/Substance Abuse (GMHSA) members has been selected to receive the 2017 Housing Hero Innovative Supportive Housing Program award.

In January 2014, the State Fire Marshal cited a building known as the Men's Overflow Shelter (MOS) with five code violations. The MOS, operated by Central Arizona Shelter Services (CASS), was housed in an old records warehouse, owned by Maricopa County. When it was originally opened in 2007 the MOS was expected to be used on a temporary basis as an overnight shelter for individuals experiencing street homelessness. Since that time, however, the population had grown to an average of 500 people each night at a cost of over $825K a year. The inevitable closing of the MOS led to the formation of a powerful collaboration between the City of Phoenix, Mercy Maricopa Integrated Care, and Valley of the Sun United Way that began the process to transition individuals from the MOS into appropriate housing.

In February 2015, the Phoenix City Council approved the prioritization of up to 275 tenant based Housing Choice Vouchers to provide permanent supportive housing for chronically homeless individuals. In July 2015, Mercy Maricopa Integrated Care entered into agreements with the City of Phoenix and Valley of the Sun United Way to house up to 245 chronically homeless individuals.

Mercy Maricopa and its provider partners, La Frontera EMPACT and Community Bridges, Inc., took a significant risk, committing to a new, untested service model with a high need, service resistant population. This "whatever it takes" philosophy and client centered culture made Mercy Maricopa both an outstanding partner and successful Regional Behavioral Health Authority.

As of June 1, 2017, 219 individuals have moved into permanent supportive housing through this innovative partnership. Eleven individuals – less than 10% - have exited permanent housing to an unknown destination or potential return to homelessness.

Partners:
Mercy Maricopa Integrated Care
City of Phoenix
Valley of the Sun United Way
La Frontera EMPACT
Community Bridges, Inc.

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Arizona Department of Housing

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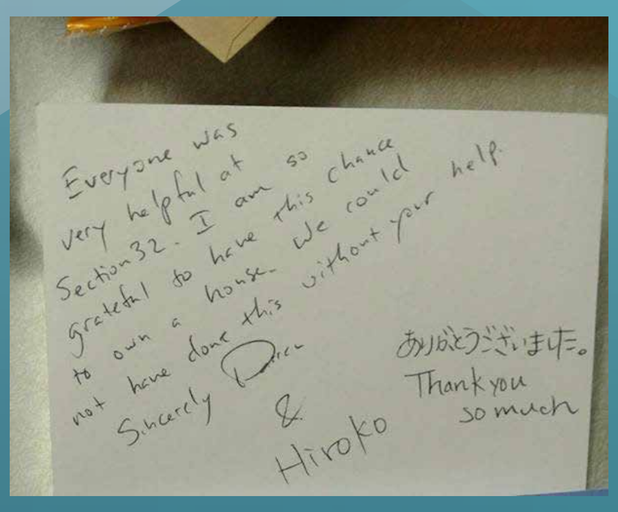
OUTSTANDING AFFORDABLE HOUSING INITIATIVE

City of Phoenix Housing Department

SECTION 32 HOMEOWNERSHIP PROGRAM



SECTION 32 HOMEOWNERSHIP PROGRAM
Phoenix, AZ
City Of Phoenix Housing Department

The City of Phoenix's Section 32 Homeownership Program has been selected to receive the 2017 Housing Hero Outstanding Affordable Housing Initiative award.

The Section 32 Homeownership program is a program in which single-family homes in the city's scattered site public housing inventory are rehabilitated and sold to homebuyers earning less than 80% of area median income. Homes are sold at appraised value with the City providing 20 percent of the purchase cost through a no-interest deferred loan that is forgiven over 10 years. Buyers who are existing public housing residents receive an additional $6,000 in down payment assistance.

First time homebuyers are provided free financial and homeowner counseling. The program has progressively become more successful assisting 103 families since 2008, none of which have defaulted on their home loans. Average costs for the program are $20,370 per unit for the rehabilitation work and $28,241 per unit for the loan subsidy. Sale proceeds are used to fund additional projects opening up opportunities for additional homebuyers.

PARTNERS:
City of Phoenix
Trellis
U.S. Department of Housing and Urban Development
Chicanos Por La Causa
Desert Mission Neighborhood Renewal
Newtown Community Development Corporation
Greater Phoenix Urban League
Community Housing Resources of Arizona
Catholic Charities Community Services
Arizona Department of Housing

Presented by:
Arizona Department of Housing

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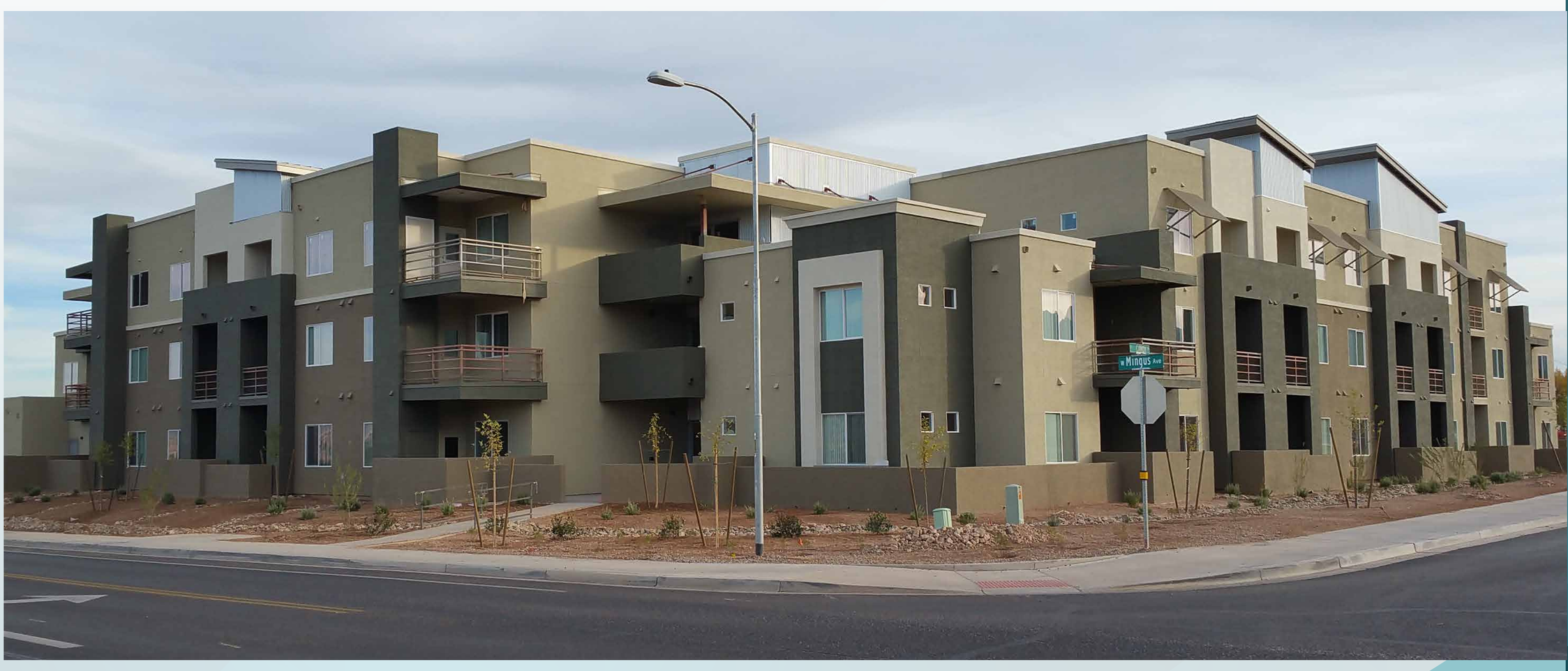
EXEMPLARY RURAL MULTIFAMILY PROJECT

Foundation for Senior Living

HIGHLAND SQUARE



HIGHLAND SQUARE APARTMENTS
299 West Mingus Avenue, Cottonwood, AZ
Developer: Foundation for Senior Living

Foundation for Senior Living's Highland Square Apartments has been selected to receive the 2017 Housing Hero Exemplary Rural Multifamily Project award.
Highland Square is a 60-unit new construction rental development for seniors, 62 years of age and over, earning 40, 50, and 60 percent of the Area Median Income. Highland Square is ideally located near downtown Cottonwood next to a local transit stop and in proximity of the Cottonwood Medical Center, a senior center, city hall, a fire station and a post office. The project pays all utilities and provides rent subsidies through the U.S.D.A.'s Rural Development office, allowing residents to only pay 30 percent of their income towards rent. Highland Square has 50 one-bedroom and 10 two-bedroom apartment homes with nine-foot ceilings, walk-in closets and patios.

Highland Square incorporates sustainable design meeting ENERGY STAR® standards for appliances, HVAC and windows, using low flow water fixtures and being completely VOC free. Highland Square consumes a quarter of the energy of a standard 60-unit apartment complex.

The common areas include a community kitchen, a gym, a community laundry on each floor, and office space for supportive service providers. Highland Square provides its residents a van for transportation for doctor's visits and grocery shopping. The entire site is ambulatory to wheelchairs, featuring wide hallways and flooring that reduces trips and falls. The property is smoke free inside and offers emergency services such as food, utilities, and rent. Resident Service Coordinators provide health screenings on site, including diabetic care, dementia care counseling, nutrition advice, and caregiver instruction. Senior wellness programs offer health education, fun, travel and volunteer opportunities.

Partners:
City of Cottonwood
Johnson Bank
Unites States Department of Agriculture – Rural Development
Enterprise Community Investment Inc.
Federal Home Loan Bank of Chicago
Arizona Community Foundation
Campbell-Hogue & Associates
FSL Real Estate Services
Arizona Public Service
CHDA Construction
Eide Bailly
Whitney Perry Architects
Guardian Management
Arizona Department of Housing

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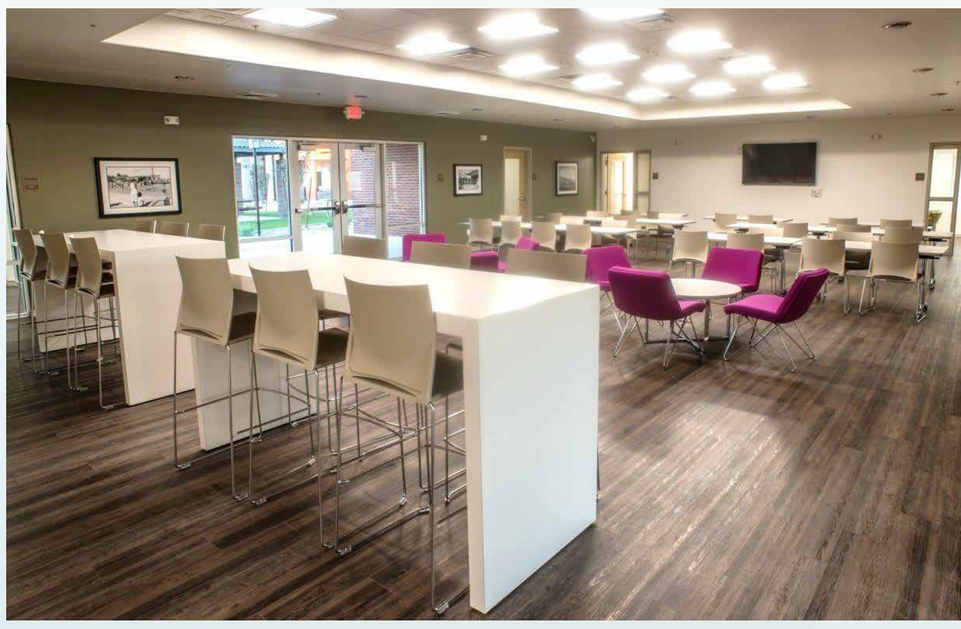
EXEMPLARY URBAN MULTIFAMILY PROJECT

Gorman & Company

MADISON HEIGHTS



MADISON HEIGHTS
1110 North Dysart Road, Avondale, AZ
Developer: Gorman & Company

Gorman & Company's Madison Heights has been selected to receive the 2017 Housing Hero award for Exemplary Urban Multifamily Project.

Madison Heights is a redevelopment project in Avondale's Old Town Redevelopment Area resulting from a partnership between the Housing Authority of Maricopa County and Gorman & Company, where 77-units of severely dilapidated, post-World War II-era public housing units were demolished to build a new 143-unit rental community. This project represents the first successful public housing transformation completed in Arizona under HUD's Rental Assistance Demonstration (RAD) program. It was one of the first in the country to involve the transfer of assistance of multiple, in this case three, dilapidated public housing sites into one new location. It is also the only RAD project to successfully integrate a permanent supportive housing model for chronically homeless households. Residents who resided in the three demolished public housing properties were offered a 'right to return' to the new development. Madison Heights is fully-accessible for the physically disabled and is within walking distance to schools, grocery stores, shopping, employment, parks, high capacity public transit and a Department of Economic Security (DES) service center.

All of the units at Madison Heights are affordable to residents earning at or below 60 percent of the area median income, with 30 units set aside for chronically homeless households. To ensure the success of the chronically homeless households, a full time on-site case manager is provided in partnership with the Valley of the Sun United Way and A New Leaf. A full-time resident service coordinator is also provided by the Maricopa County Human Services Department.

The development includes a large 5,200 square foot community center with multi-purpose facility housing a before-and-after school program, a computer lab and training center, job placement services, a fitness center, and meeting rooms for individual counseling. The 10-acre site includes walking paths, outdoor exercise stations, grills, a splash pad and a large playground. Madison Heights is a solar-powered facility that also includes a community garden managed by a local gardening expert who offers gardening and healthy eating workshops.

Partners:
City of Avondale
Housing Authority of Maricopa County
U.S. Department of Housing and Urban Development
Maricopa County Human Services Department
Berkshire Hathaway/Affordable Housing Partners, Inc.
BMO Harris Bank
The Community Development Trust
The Local Initiatives Support Corporation
The Arizona Community Foundation
Valley of the Sun United Way
A New Leaf
Arizona Department of Housing

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TRIBAL INITIATIVES

Pascua Yaqui Tribe

PASCUA YAQUI HOMES III

TRIBAL INITIATIVES
Guadalupe, AZ
Developer: Pascua Yaqui Tribe

The Pascua Yaquai Tribe's Pascua Yaqui Homes III rental housing property has been selected to receive the 2017 Housing Hero award under the category of Tribal Initiatives.

Pascua Yaqui Homes III is a 37-unit new construction development that includes a mix of one-, two-, and three bedroom units in a combination of five-plexes and duplexes. Fifteen one- and two-bedroom units are dedicated for housing for older persons, ages 55 and older, and 22, three-bedroom units are dedicated for households with children. Monthly rents are set at $100 per unit for the elder units and $348 for the three-bedroom family units. Included in the development is a 952 square foot community center providing space housing supportive services including computer training, job training, and financial literacy classes. The community center also houses an on-site supportive service coordinator. The supportive services offered at the site is designed to promote self-sufficiency by developing life-long learners, removing barriers to student success, and improving tribal economic opportunity.

This new project, just completed in 2017, is located in proximity to a new wellness facility as well as a playground, Boys & Girls Club, a library, and a satellite government office. Sustainable design features include low flow fixtures, low VOC products, hard surface flooring, locally sourced materials, reflective roofing, high performance windows, and high efficiency HVAC systems.

Partners:
Richman Group Capital Corporation
Travois, Inc.
Arizona Department of Housing

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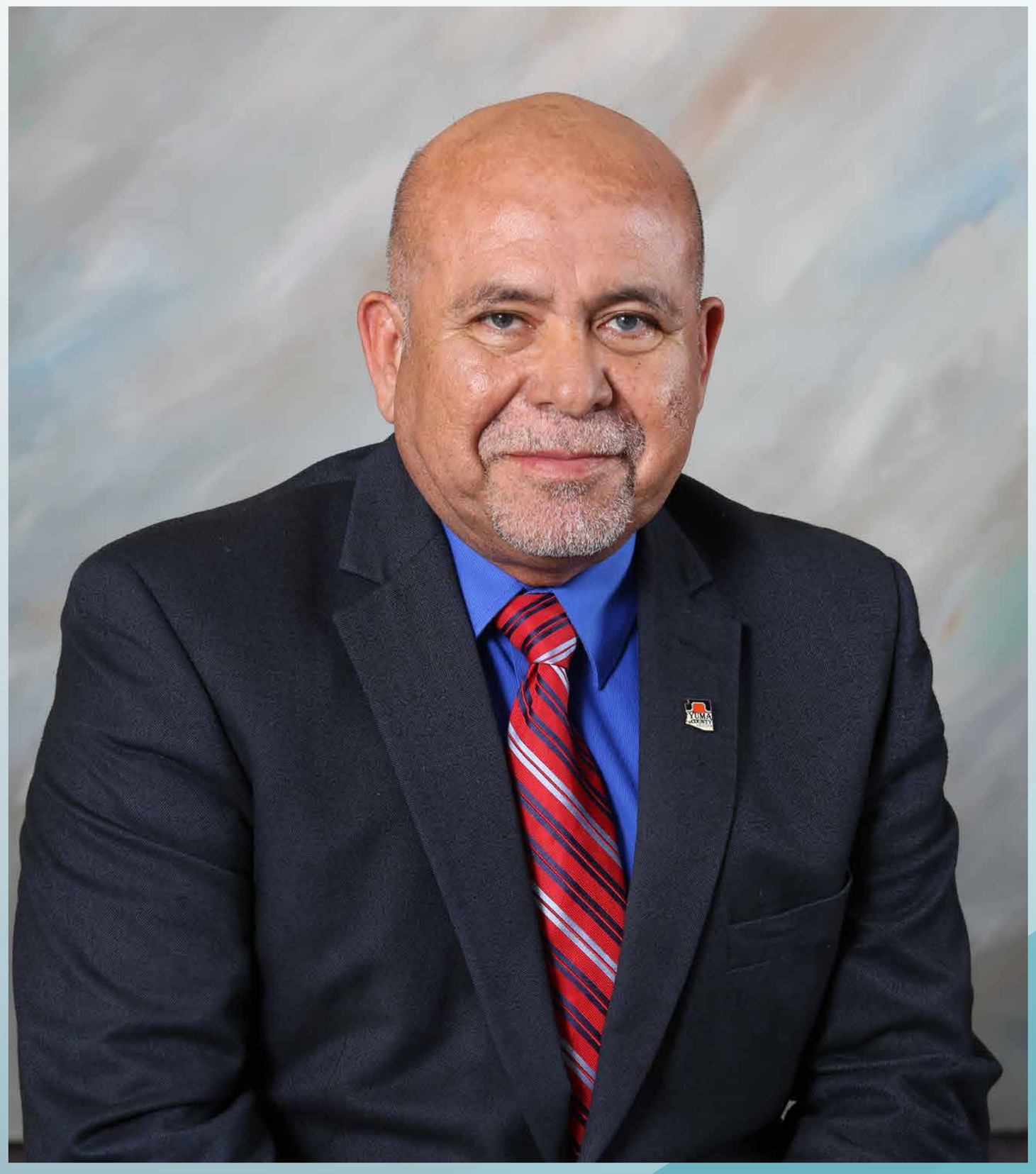
ARTHUR CROZIER PARTNER IN HOUSING

MARCO A. "TONY" REYES



MARCO A. "TONY" REYES

Marco Antonio Reyes, known as Tony by all, is the recipient of the 2017 Arthur Crozier Partner in Housing - Housing Hero award and is being so honored for his lifetime achievement in supporting affordable housing in Yuma County. Mr. Reyes' dedication to providing decent affordable housing encompasses all that he does. The promotion of affordable housing has been his occupation for the past 40 years. As an elected official, he has also been its champion.

In 1977, Mr. Reyes, who had immigrated to Arizona from Sinaloa, Mexico, founded Comite De Bienestar, Inc., where he still serves as the Executive Director today. Comite De Bienestar, is a non-profit corporation headquartered in the city of San Luis, a border community located in Yuma County. From its beginnings, Comite worked to empower Mexican-Americans and new immigrants in overcoming the barriers they face, including very low wages, little access to conventional financing for housing, and limited political representation. As Executive Director of Comite, Mr. Reyes has worked closely with the U.S. Department of Agriculture and the State Land Department to develop hundreds of affordable homes in San Luis. Mr. Reyes has helped grow the City of San Luis from a few thousand residents in the 1970's to its current population of 32,000.

During the majority of the forty-years that Mr. Reyes has worked through Comite, he has also been a devoted public servant, serving for over 30 years as an elected official in such capacities as Mayor and Vice-Mayor of San Luis, and currently serving as Chairman of the Yuma County Board of Supervisors. As an elected official Mr. Reyes has always been supportive of housing and community development initiatives, providing guidance to Yuma County staff and board members, as well as the public, on the intricacies of the Community Development Block Grant program and being a catalyst behind the County's development of a very active owner-occupied housing rehabilitation program. He has dedicated his time and effort to improving not only the county's housing stock, but to improving the overall lives of county residents.

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ELECTED OFFICIAL

SENATOR KATE BROPHY MC GEE

SENATOR KETE BROPHY MC GEE

Senator Kate Brophy McGee, who represents Legislative District 28 in the Arizona Senate, has been chosen to receive the Department's 2017 Housing Hero - Elected Official award. Senator Brophy McGee, who was always supportive of the work of the Arizona Department of Housing during her three terms in the Arizona House of Representatives, was instrumental in ensuring the continuation of the Department this year when, as a newly elected member of the Senate, she sponsored Senate Bill 1196 to continue the Arizona Department of Housing. SB 1196 authorized the continuation of the Department for eight additional years, through the year 2025. In addition to SB 1196, Senator Brophy McGee also sponsored Senate Bill 1218 this past legislative session. This second bill authorized conforming changes that needed to be made after the Legislature transferred the Office of Manufactured Housing into the Department of Housing in 2016. Key amongst these changes was an authorization to allow the Department to support its regulation of the manufactured housing industry solely on fee revenues, so that it could discontinue any reliance on the State's General Fund, which is central to the Department's goal of remaining financially self-sufficient as a non-general fund supported agency.

As a banker and community leader, as well as a true advocate for the less fortunate, Senator Brophy McGee understands and supports the mission of the Arizona Department of Housing. On behalf of everyone who has partnered with the Arizona Department of Housing in the past and who will do so in the future, we thank Senator Brophy McGee for her support for the continuation of the Department and thank her on being a Housing Hero.

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PATHWAYS TO PURCHASE TOP PRODUCER

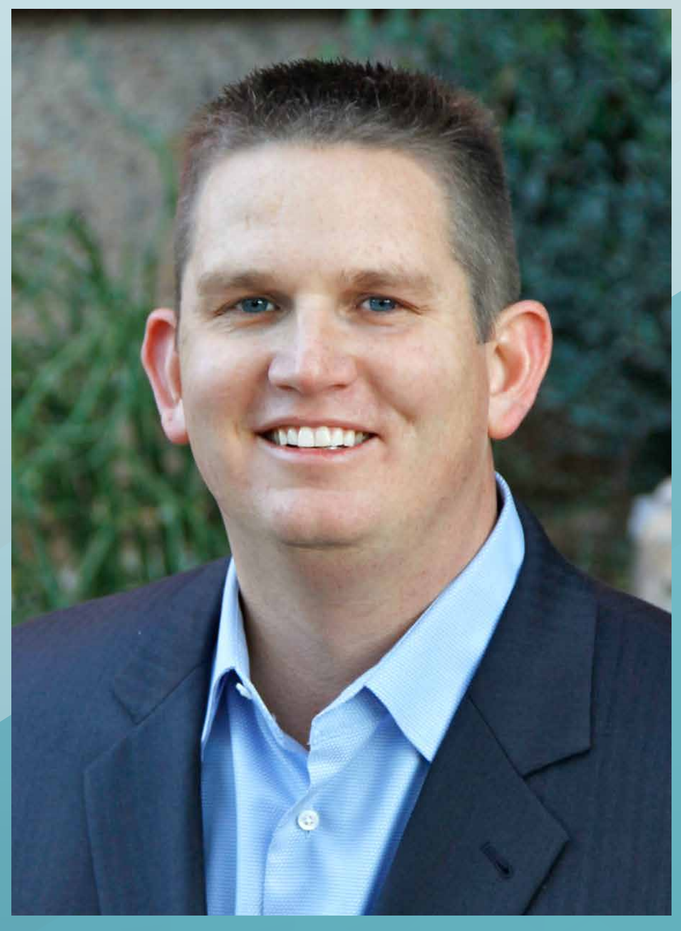
NOVA HOME LOANS

Greg Gale

Adrian Gastelum

Eric Herschede

Anne Kanelopoulos



Ryan Whalen

NOVA®
HOME LOANS

PATHWAYS TO PURCHASE TOP PRODUCER
Nova Home Loans

The Arizona Department of Housing is pleased to award the Pathways to Purchase Top Producer award for 2017 to Nova Home Loans.

In March 2016, the Department launched a down payment assistance program funded with $71 million from the U.S. Department of the Treasury's Hardest Hit Fund. The Pathways to Purchase program, also referred to as P2P, focused on providing down payment assistance of up to 10 percent of the purchase price of a home or up to a maximum of $20,000, along with a mortgage with an attractive interest rate, to homebuyers purchasing homes in 17 select communities. The 17 eligible communities were located throughout Arizona and were communities that were hit hard by the foreclosure crisis, but unlike other areas of the state continued to lag somewhat behind in recovering from the foreclosure crisis. As a result, these communities had a higher inventory of vacant, foreclosed homes, and based on several economic criteria were recovering at slower rates than the state as a whole. Eligible cities included Arizona City, Avondale, Buckeye, Casa Grande, Coolidge, Douglas, El Mirage, Fort Mohave, Goodyear, Huachuca City, Laveen, Maricopa, Red Rock, Sierra Vista, Snowflake, Tucson, and Yuma. As of the beginning of August, over 4,300 homebuyers have been assisted, and 22 percent or 946 of those homeowners were assisted through Nova Home Loans.

Of our 73 participating lender partners, no other mortgage lender came close to matching Nova Home Loans commitment level in promoting and closing on loans through the P2P program. Their partnership was simply matchless.

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Arizona Department of Housing