



North 17 Apartments – Phoenix, AZ

Rehabilitation of a blighted property to create supportive housing for homeless families

North 17 Apartments

Arizona Housing Inc. (AHI) purchased the foreclosed and partially vacant apartment building in mid-2011. At the time, it was a blighted property and a source of crime for Phoenix’s Sunnyslope neighborhood. AHI partnered with the Foundation for Senior Living to manage the complete rehabilitation of the property.

North 17 Apartments re-opened its doors in May 2012, providing 72 renovated units (including 36 one-bedroom units and 36 two-bedroom units) for very low-income, homeless families. Eighteen of the units are targeted to households who are chronically homeless. These units use project-based Housing Choice vouchers to ensure that the rents are affordable to its target population of long-term homeless families.

Owner: Arizona Housing, Inc.

Developer: Foundation for Senior Living

Property Management: Dunlap & Magee

Service Provider: Arizona Housing, Inc. and Community Bridges

Tenant Profile:

Very low-income, homeless families; 18 families are chronically homeless

Service Approach:

Arizona Housing, Inc. is partnering with Community Bridges to help tenants access community resources, and to provide onsite support such as employment services, life skills classes, behavioral health/addiction services, AA meetings, and peer support. Services are voluntary and tenants are not required to participate as a condition of tenancy.

Key Features and Innovations:

- The fully renovated units include energy efficient windows, doors, appliances, air conditioning and heating systems, and low-flow faucets and toilets to reduce overall operating costs.
- Onsite community amenities include laundry facilities, employment center, community kitchen, library with computer lab, two large community rooms, and playground.
- An onsite afterschool program serves the children at North 17 Apartments as well as children from a nearby family shelter – Vista Colina Emergency Family Shelter.
- AHI will oversee onsite social activities, such as a resident council, block watch group, and weekday “farmers market.” These activities are designed to strengthen community connections onsite.

Financing Information

Capital

Arizona Department of Housing, Neighborhood Stabilization Program Grant	\$ 6,345,000
Federal Home Loan Bank, Affordable Housing Program Grant	\$ 900,000
Housing and Urban Development, Supportive Housing Program Grant	\$ 387,000
APS Multifamily Energy Efficiency New Construction Program	\$ 52,000

Operating (Annual)

HUD Supportive Housing Program	\$ 79,937
Rent Collection	\$ 432,000

Services (Annual)

Valley of the Sun United Way, Supportive Housing Grant	\$ 50,000
Valley of the Sun United Way, Working Poor Grant (.5 FTE Employment Coord.)	\$ 27,500
Community Bridges, in-kind services (1.0 FTE Peer Support Specialist)	\$ 0
Private Donations	\$ 20,000

About Arizona Housing, Inc.

Arizona Housing, Inc. (AHI) is a nonprofit corporation that is the housing affiliate of Central Arizona Shelter Services. Since 1997, the mission of AHI has been to assist individuals and families to attain self sufficiency through the provision of dignified housing and supportive services.

Arizona Housing Inc.
9607 N. 17th Avenue
Phoenix, AZ 85021
602.228.7832
jwall@cass-az.org

About Foundation for Senior Living

Foundation for Senior Living (FSL) strives to help adults with disabilities, seniors, and others with special needs combat hunger, illness, and inferior housing. Created in 1974, FSL is one of the largest nonprofit organizations in Arizona, developing and operating four adult day health centers, 23 behavioral group homes, and 12 senior apartments throughout the state, among other projects.

About Community Bridges

Community Bridges, Inc. is a private non-profit organization that provides services throughout Arizona. Community Bridges offers a full continuum of behavioral health programs and support to the community at large. Community Bridges prides itself on providing a full continuum of the highest quality substance abuse and mental health treatment, lifesaving interventions, support for women and children, outreach to help the homeless, and community-based prevention and education services for youth and families.

About CSH

For over 20 years, CSH has led the national supportive housing movement. We help communities throughout the country transform how they address homelessness and improve people's lives. CSH develops innovative program models, provides research-backed tools and training, offers development expertise, and collaborates on public policy and systems reform. And, CSH is a certified community development financial institution (CDFI). We make it easier to create and operate high-quality affordable housing linked to services. To date, CSH has made over \$300 million in loans and grants, and has been a catalyst for over 150,000 units of supportive housing. Vist csh.org for more.



CSH
7110 Via de Amigos
Scottsdale, AZ 85258
www.csh.org