



Collins Court Apartments – Phoenix, AZ

Rehabilitation of a blighted motel property to create supportive housing for homeless individuals

Collins Court Apartments

In late 2010, Arizona Housing Inc. (AHI) acquired the foreclosed motel property at 10421 N. 33rd Avenue. It was a source of blight and crime for Phoenix's Metrocenter neighborhood. In order to address these problems, AHI partnered with the Foundation for Senior Living to manage the complete rehabilitation of the property to create high quality units.

Re-opening its doors in April 2012, Collins Court now provides 80 newly renovated units (including 67 studios and 13 one-bedroom units) for very low-income, homeless individuals. Forty three of the units are targeted to households who are chronically homeless. AHI is using project-based Housing Choice vouchers, project-based Veterans Affairs Supportive Housing vouchers, and HUD Supportive Housing Program funding to ensure that the rents are affordable to its target population.

Owner: Arizona Housing, Inc. (AHI)

Developer: Foundation for Senior Living

Property Management: Dunlap and Magee

Service Provider: Arizona Housing, Inc. and Community Bridges

Tenant Profile:

Very low-income, homeless individuals; 43 are chronically homeless

Service Approach:

AHI will help residents access a range of voluntary programs, including case management, job readiness, and community activities. AHI is partnering with Community Bridges and the VA Medical Center to provide support services, including employment services, life skills classes, behavioral health/addiction services, AA meetings, and peer support.

Key Features and Innovations:

- The fully renovated property includes a range of new amenities such as full kitchens with energy efficient appliances, air conditioning and heating, 24-hour front desk staffing, onsite laundry services, and computer lab.
- The property features a community center, public kitchen, and outdoor area designed to strengthen the onsite community.
- Collins Court was able to capitalize the purchase of residential furniture into its development budget, enabling all residents to move into furnished apartments.
- Valley of the Sun United Way (VSUW) provided a grant to AHI to cover some of the services costs at Collins Court. The grant is part of a broader initiative to expand supportive housing units in AZ.

Financing Information

Capital

City of Phoenix Housing Department, Neighborhood Stabilization Program	\$ 3,892,000
Federal Home Loan Bank, Affordable Housing Program	\$ 1,000,000
Housing and Urban Development, Supportive Housing Program Grant	\$ 387,000
APS Multifamily Energy Efficiency New Construction Program	\$ 52,000

Operating (Annual)

Rent Collection	\$ 447,300
VASH Vouchers	\$ 67,680
HUD Supportive Housing Program, Operations Funding	\$ 45,000

Services (Annual)

Valley of the Sun United Way	\$ 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
Veteran's Administration, Healthcare for the Homeless (1.0 FTE VA Case Manager)	\$ 0

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.

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About Foundation for Senior Living

Foundation for Senior Living 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. Visit csh.org for more.



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