



## **Housing for Persons with Special Needs: Combating Homelessness – North 17**

As budget restraints continue to limit funding available for critical programs, homeless prevention efforts have seen an increase in monies available in order to address the troubling economic times and the uncertainty facing many individuals. During a time when many Arizonans still face unemployment and the fear of losing their homes, the Arizona Department of Housing (ADOH) has been able to enhance our homeless prevention programs and step up our commitment to developing supportive housing projects for individuals and families experiencing homelessness.

Projects for special needs populations, like supportive housing for the homeless, are difficult and require a great attention to detail in addition to multiple sources of funding for development and supportive services. Mark Holleran and his partners at Arizona Housing, Inc. can tell you firsthand just how difficult it is to put together one of these projects; however, they have been able to take advantage of the foreclosure market and lower costs to significantly increase their housing inventory. Their latest project, North 17, located in the Sunnyslope neighborhood of Phoenix, is a prime example.

North 17 is a rehabilitation project featuring 72 units within five separate two-story buildings built in 1984, consisting of 36 one-bedroom and 36 two-bedroom units. The complex serves low-income and previously homeless individuals and families who are striving to permanently end their struggles with homelessness. All the units must be reserved for households initially earning no more than 50 percent of the area median income for Maricopa County, and the rents charged are just 30 percent of the tenant's gross income.

Just a year ago, North 17 was a rundown Phoenix apartment complex that had gone into foreclosure. Arizona Housing, Inc. acquired the property with more than \$6 million in federal Neighborhood Stabilization Program funds through the Arizona Department of Housing and \$900,000 from the Federal Home Loan Bank Affordable Housing Program, and partnered with Foundation for Senior Living to oversee the project's renovation.

Dunlap& Magee, a local company, provide around-the-clock property management services for this facility. On-site staffs from Community Bridges and Arizona Housing,

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Inc. help residents access community resources and other supportive services. Central Arizona Shelter Services' Vista Colina Emergency Family Shelter provides an innovative after-school program for children living in the complex.

Each one of the partners involved in developing North 17 are committed to ending homelessness because they have seen firsthand how people's lives are transformed once they are safe and secure in housing that is supported with services that assist people to become self-sufficient.

On May 16, 2012, officials and the project's partners celebrated the grand opening of North 17 Apartments.

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## North 17 - Phoenix, Arizona

Located in the Sunnyslope neighborhood of Phoenix, AZ, this rehabilitation project serves low-income and previously homeless individuals and families who are working to permanently end their struggles with homelessness. Celebrating their grand opening on May 16, 2012, this community features 72 units within five separate two-story buildings built in 1984, consisting of 36 one-bedroom and 36 two-bedroom units.

