
OUR PEOPLE PROPERTIES PROGRAMS



ARIZONA HOUSING, INC.
AGENCY PROFILE REPORT

About

Arizona Housing, Inc. (AHI), was founded in 1995 to promote and develop affordable, supportive housing as the solution to ending chronic homelessness. AHI is a 501(c)(3) non-profit organization that works closely with local homeless shelters and providers to ensure everyone has a place to call home. AHI owns and operates 702 units of supportive housing at six sites in Phoenix. Each year, more than 750 men, women, and children who previously experienced homelessness, have a safe and affordable home with access to supportive services to achieve housing stability.

Mission & Vision

The mission is to assist individuals and families to attain self-sufficiency through the provision of dignified housing and services.

Our vision is to provide housing to 1000 individuals every 1000 days, aiming to achieve this milestone by the year 2030.

Message

FROM THE BOARD PRESIDENT



Doug Tymins, Board President

AHI has stood tall during a time of dramatic change - the increase of people experiencing homelessness, the rapid increase in housing costs and the COVID pandemic.

We have excelled at maximizing resources and services for tenants across AHI's 702-unit portfolio. Especially at the height of the pandemic, staff did an amazing job of serving our tenants when everyone else was staying home. Having a home to go to and being able to stay there- what a concept.

Because our clients had a place to "be", the outbreaks of COVID-19 were held to a surprising minimum. Our team worked harder and longer than ever before. We were fatigued but carried on. And we continue to do so.

Sincerely,
Douglas Tymins
Board President

AHI BOARD OF DIRECTORS

DOUGLAS TYMINS, *President*

President / CEO, Corebridge Real Estate Investors

HOWARD C. EPSTEIN, *Vice President*

National Executive-OREO / Real Estate Asset Sales, Bank of America

BETSY GANZ, *Secretary*

Community Volunteer

TERRY GODDARD

Goddard Law Office, PLC

BENJAMIN M. GREENBERG

Senior Counsel, Real Estate

MICHAEL KURTENBACH

Co-Deputy Superintendent of School Safety, Arizona Department of Education

GUY MIKKELSEN

Community Volunteer

JODI SHEHAN, CPM

Principal / Managing Member, MEB Affordable Management Services, LLC

LEADERSHIP

KRICKETTE WETHERINGTON, MSW

Interim Chief Executive Officer

URSULA STREPHANS

Chief Operating Officer

MARY GLENNON, LMSW

Chief Program Officer

Our Properties

COMMUNITIES PORTFOLIO

Our communities offer safe and affordable apartments, desirable amenities and are all conveniently located near freeways, major bus lines and light-rail which connects residents to nearby employment, shopping, supportive services and recreational activities.

Each of our communities offers on-site supportive services available to assist residents with maintaining self-sufficiency and creating a healthy living environment.

On-site Supportive Services Include:

- Peer support
- Open AA meetings
- Client-centered case management
- Behavioral health services through community partners
- Specialized services coordination

750 +
RESIDENTS

702 6
UNITS SITES



“**AHI is more than an affordable housing developer. We build communities where our residents can thrive.**”
-Ursula Strehans
Chief Operating Officer

COLLINS COURT I AND II



10421 North 33rd Ave.
Phoenix, AZ 85051

116 Units

Collins Court features 103 studio apartments, 13 one-bedroom apartments, and a community kitchen, a community room, and resident computer with internet access.

NORTH 17



9601 North 17th Ave.
Phoenix, AZ 85021

72 Units

North 17 features 6 one-bedroom apartments and 36 two-bedroom apartments. Also offered is a shaded playground and programs for school-aged children.

ENCORE ON NORTHERN



2233 West Northern Ave.
Phoenix, AZ 85021

77 Units

In partnership with WESCAP Investments, Inc. has 77 one-bedroom apartments with 30 units reserved for formerly chronically homeless individuals, with a preference for veterans.

HORACE STEELE COMMONS



1735 Grand Ave.,
Phoenix, AZ 85007

90 Units

This property was fully renovated through a partnership between AHI and WESCAP Investments, Inc. and features 90 apartments, a business center, library, and TV room.

209 WEST JACKSON



209 West Jackson St.
Phoenix, AZ 85003

297 Units

This property features 297 fully furnished studio apartments. The front office is staffed 24/7 and includes a business center, mini-mart, library and community room.

2900 EAST VAN BUREN



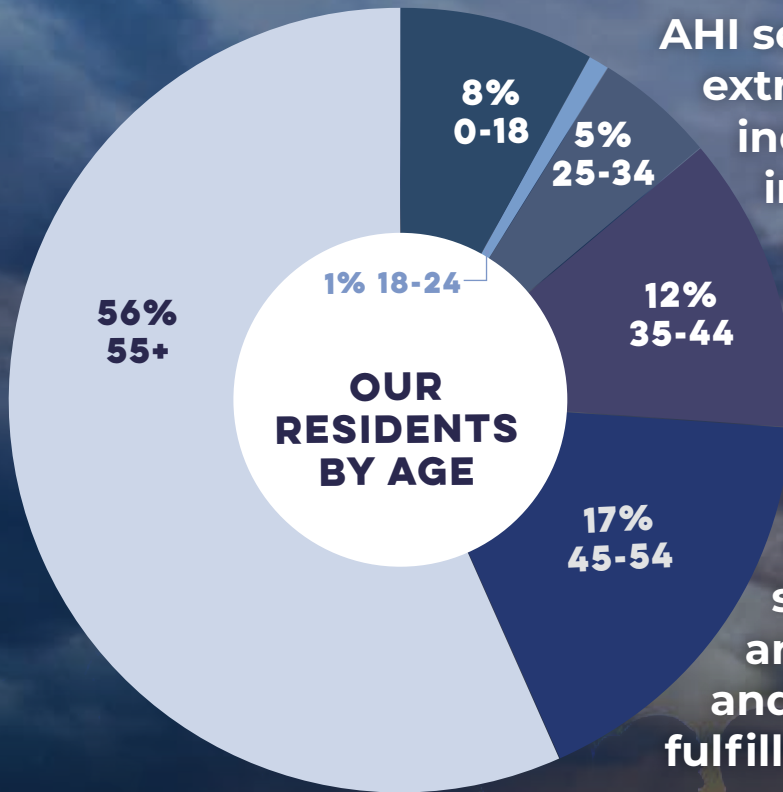
2900 East Van Buren
Phoenix, AZ 85008

50 Units

Opening early in 2024, this property will feature 50 studio apartments and a community kitchen, a community room, and resident computer with internet access.

Our People

THOSE WE SERVE



AHJ serves highly vulnerable, extremely low-income individuals, including individuals with multiple physical and behavioral disabilities.

These individuals need more than just a roof over their heads; they need comprehensive supportive services to help them attain and maintain stable housing and a healthy, productive, and fulfilling life.

52%

**HAVE A
DISABILITY**

32%

**HAVE DRUG AND/OR
ALCOHOL PROBLEMS**

20%

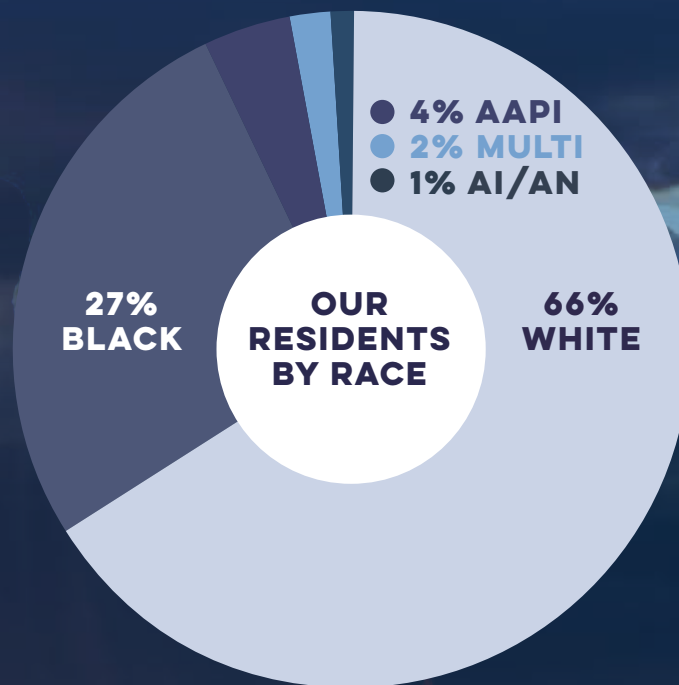
**HAVE EXPERIENCED
DOMESTIC VIOLENCE**

49%

**HAVE MENTAL HEALTH
ISSUES**

91%
HAVE LESS THAN \$16,000
ANNUAL INCOME
($\leq 30\%$ AMI)

21%
ARE VETERANS



9%

HAVE NO DEPENDABLE INCOME

65%

DEPEND ON SOCIAL SECURITY/PENSION

46%

RECEIVE RENT SUBSIDIES

56%

ARE OVER 55 AND AGING OUT OF THE WORKFORCE

Source: Yardi demographic reports 1/1/22 -12/31/22

Our Programs

WHAT WE DO

Individuals experiencing homelessness in Maricopa County is on the rise and so too is the demand for affordable housing.

AHI is committed to being a solutions-oriented partner in ending homelessness. We provide permanent supportive housing—combining affordable housing with case management and supportive services to address the needs of extremely low-income individuals, including those who were previously chronically homeless and living on the streets.

AHI's programs are rooted in a whole-person approach that meets individuals where they are by focusing on activities that support resilience and self-sufficiency. Based upon the principles of Housing First, Harm Reduction, and Trauma-Informed Care along with proven best practices such as motivational interviewing and critical time intervention, we provide services that promote stabilization, inclusion, and wellness. Our services are designed to address the multitude of challenges our residents face such as financial instability, food and housing insecurity, mental and behavioral health issues, physical health concerns, substance use, and connection and access to the community and other service providers.

“AHI's programs are rooted in a whole-person approach that meets individuals where they are...”

- Mary Glennon
Chief Program Officer

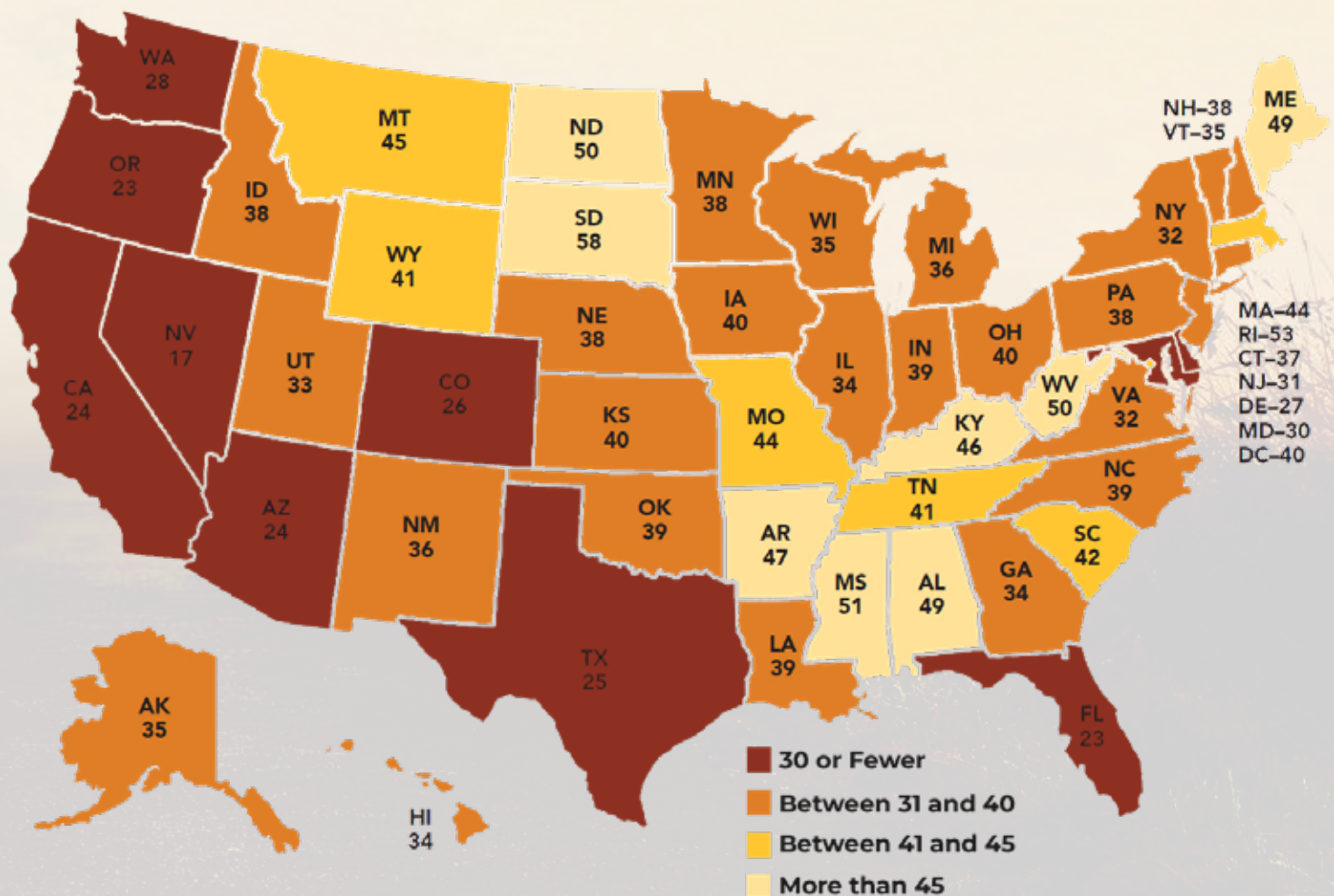
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THE GAP

In Arizona only 26 affordable and available homes exist for every 100 extremely low-income individuals/families in need of housing – resulting in a gap of 136,032 affordable and available homes.*

Arizona's shortage of adequate housing leaves enough of our fellow community members in need of a place to call home to more than fill the stadiums for Arizona's NFL, MLB, and NBA teams combined.



Source: National Low Income Housing Coalition, Gap Report, 2023. <https://reports.nlihc.org/gap>

Affordable and Available Rental Homes per 100 Extremely Low Income Renter Households

Note: Extremely low income (ELI) renter households have incomes at or below the poverty level or 30% of the area median income. Source: NLIHC tabulations of 2019 ACS PUMS Data. 2021 National Low Income Housing Coalition. * March 2023, National Low-income Housing Coalition, GAP Report.

Our Future

AHI was founded in 1995 to address the issue of homelessness in Phoenix. Homelessness has since spread throughout the Valley of the Sun, and AHI has responded by providing affordable housing, program services, and a path to stable living. AHI's approach to reducing homelessness is effective and sustainable, and it impacts those we serve and our entire region.

Helping us navigate these challenging and changing times is the focus of AHI's Board and leadership team. In the coming months, AHI will add another 36 units of housing and 50 units by year's end. We are also under contract to acquire a 95-unit motel and are seeking funding. With this additional housing, we can more robustly respond to our community's need to end homelessness.

AHI is making a difference. With your support, we can and will do more. Everyone should have a place to be. The unsheltered homeless challenge in Maricopa County can be solved. As a community, we have the know-how, the resources, and the properties. Now, we just need the "will" to make it happen.

Our model is proof that there is a solution. It exists. It can be done and will provide an immediate and long-term benefit to us all.

AHI will continue to do what it does best. End people's homelessness. Provide hope for the future. Give those we serve a chance to have a better life.

“

There is a solution. It exists. It can be done and will provide an immediate and long-term benefit to us all.”

- Christine "Krickette" Wetherington
Interim CEO, Arizona Housing, Inc.



Thank You

PARTNERS AND CONTRIBUTORS

Corporate, Governmental, & Institutional

Architectural Resource Team
Arizona Department of Health Services
Arizona Department of Housing
Arizona Food Bank Network
Arizona Housing Fund
Arizona Public Service
ASU College of Nursing and Health Innovation
Bank of America Charitable Foundation
Circle the City
City of Phoenix Housing Department
Community Bridges, Inc
Dunlap & Magee Property Management
Farm Express
Federal Home Loan Bank of San Francisco
Feeding America
FirstBank
Friends of the Phoenix Public Library
Interest Ministries in partnership with the James A. Rae Trust
Kemper and Ethel Marley Foundation
Lovitt & Touche
Maricopa County Human Services Department
Nina Mason Pulliam Charitable Trust
Robert Kemper Corrigan Foundation
Season for Sharing
Society of St. Vincent de Paul
St. Mary's Food Bank
Stardust Building Supplies
State Employees Charitable Campaign
The Human Services Campus
Thunderbirds Charities
Tymins Family Foundation
U.S. Department of Housing and Urban Development
U.S. Department of Veterans Affairs
Valley of the Sun United Way
Virginia G. Piper Charitable Trust
Washington Federal Foundation
Waste Management of Arizona
Waste Not, Inc.
Wells Fargo Foundation
WESCAP Investments Inc.
William L. & Ruth L. Pendleton Memorial Fund

Individual

Ann D'Amico
Aron Ketchel
Beth Crandell
Braxton H. Palmer Photography
C. Joseph Blackburn
Candice Rounds
Cara Appleton
Christine Shipley
Cory Underhill
David Amurao
David Black
Diane Roberts
Douglas Rice
Edwina Belding
Erin Lovell
Eva Sunderlin
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