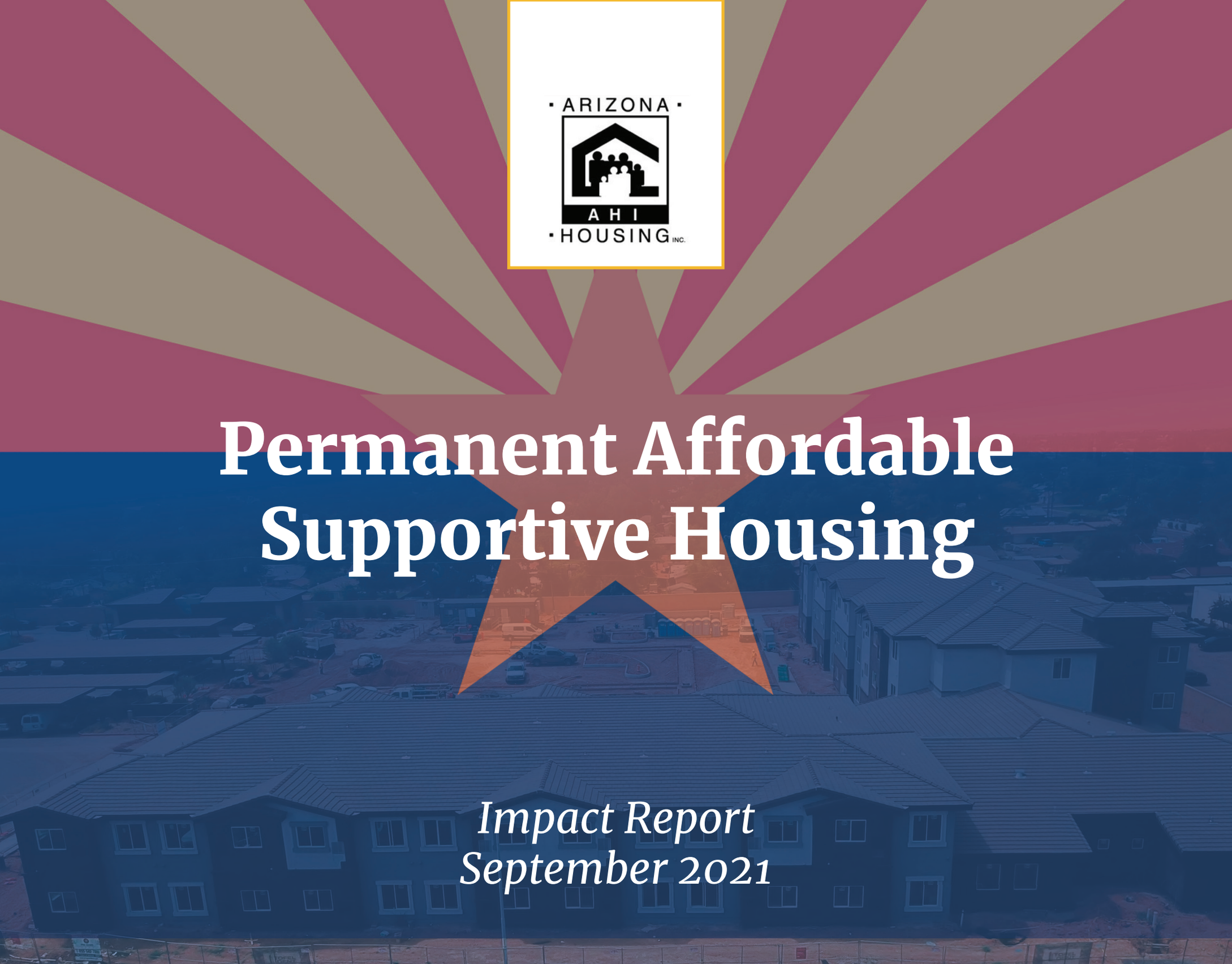


· ARIZONA ·
AHI
· HOUSING INC.

Permanent Affordable Supportive Housing

Impact Report
September 2021

Our Mission

The mission of Arizona Housing, Inc. (AHI) is to assist individuals and families in attaining self-sufficiency through the provision of dignified, comprehensive housing and services. 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.

Founded in 1995, AHI has worked steadily, despite social and economic challenges, toward its vision of ensuring everyone having an address. To date, AHI has developed 616 units of permanent affordable supportive housing at five sites in Phoenix, serving over 700 disadvantaged men, women, and children each year—and we are growing.

AHI added 77 units in the Fall of 2020 and has another 36-unit project underway scheduled for opening in June 2022.

With our local homeless population on the rise—and the projected increase in demand for affordable housing due to the COVID-19 pandemic, AHI's work is more important now than ever before.

Vision for 2030

Develop the capacity and partnerships to produce 1,000 units of affordable housing every 1,000 days.

Our Residents

89%

Income

$0 - $16,600
(<=30% AMI)

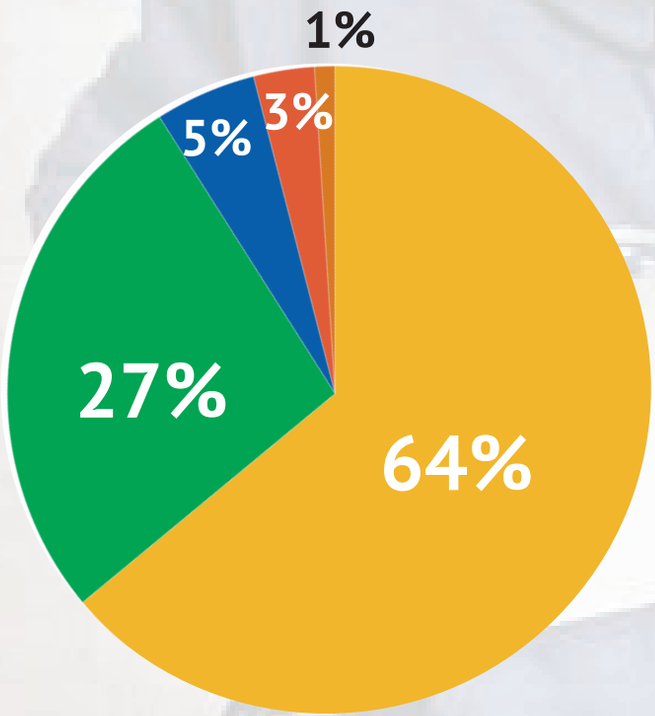
89%

Age

0-25	9%
25-34	6%
35-44	12%
45-54	20%
55+	53%

64% are age 50+

Adults having experienced homelessness often face health conditions about 20 years earlier than their housed counterparts. As a result, our tenants who are 50+ resemble older adults in the general population.



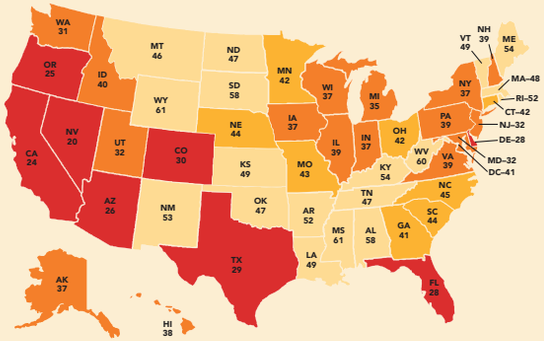
Who We Serve

White	64%
Black	27%
AAPI	5%
AI/AN	3%
Multi	1%

Ethnicity Hispanic 18%

THE GAP

Rental homes affordable and available per 100 extremely low-income renter households by state



https://reports.nlihc.org/gap

- 30 or Fewer
- Between 31 and 40
- Between 41 and 45
- More than 45

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.

Program Outcomes

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

Ultimately, 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.

*March 2021, National Low-income Housing Coalition, GAP Report

700 men, women, and children are served each year

77 New units opened in November 2020

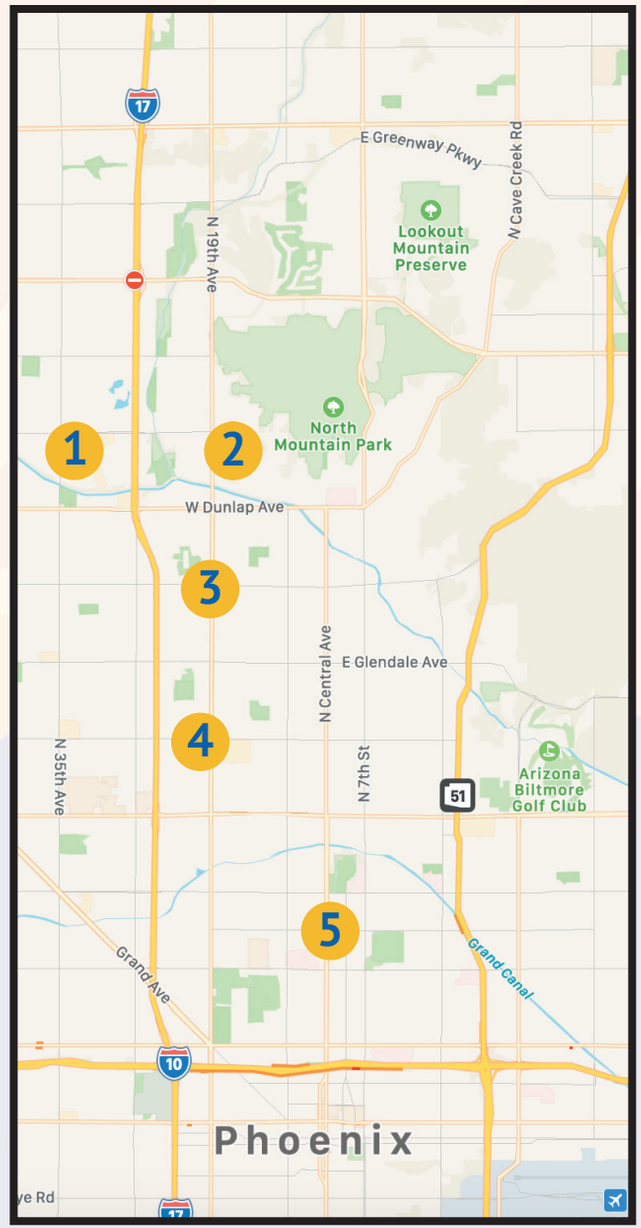
36 New units to open in June 2022

Property Portfolio

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

All AHI Property Amenities:

- Daily Front Office Support
- Community Kitchens
- Resident Computer and Internet Access
- Community Gathering Space



1 **Collins Court • 80 Units** • 10421 North 33rd Ave., Phoenix, AZ 85051
This community has 67 studio and 13 one-bedroom apartments.

2 **North 17 • 72 Units** • 9601 North 17th Ave. Phoenix, AZ 85021
This community has 36 one-bedroom and 36 two-bedroom apartments. Also offered is a shaded playground and afterschool programs.

3 **Encore on Northern • 77 Units** • 2233 West Northern Ave. Phoenix, AZ 85021
This community 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.

4 **Horace Steele Commons • 90 Units** • 1735 Grand Ave., Phoenix, AZ 85007
This community has 90 apartments and includes a business center, library and TV room. This property was recently fully renovated through a partnership between AHI and WESCAP Investments, Inc.

5 **209 West Jackson • 297 Units** • 209 West Jackson St. Phoenix, AZ 85003
This community contains 297 fully furnished studio apartments. The front office is staffed 24/7 and includes a business center, mini-mart, library and community room.

Program Impacts

AHI serves highly vulnerable, extremely low-income individuals, including individuals with multiple physical and behavioral disabilities, as well as veterans (21% of program residents). 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 quality of life. Recent data illustrates the challenges facing our current program residents:

66%
of program residents have a disability

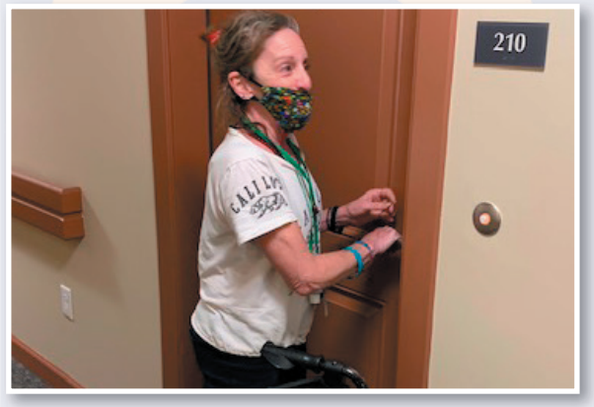
31%
have a chronic health condition

17%
have both drug and alcohol use challenges

58%
of program residents have mental health problems

3 **37%**
are experiencing three or more of the above conditions

25%
have experienced domestic violence



With support from AHI staff, these previously chronically homeless individuals are able to maintain a permanent home and make progress on individual service plans. Within AHI's supportive communities, residents demonstrate increased stability and self-sufficiency, illustrated by these successes experienced by AHI residents over the past year:

85%
retained permanent housing after 12 months; the average length of stay for AHI program residents is 3.3 years

40%
increased their income since joining the program

In previous resident satisfaction surveys

98%
of residents indicate that they are able to see and speak with their AHI case manager as often as needed

94%
of residents indicate that the case management/supportive services meet their needs

95%
of residents indicate that they have been referred to health care services that meet their needs

93%
Only 79% of residents noted feeling completely safe in their larger neighborhood, while **93% indicated feeling safe in their home.**

99%
of residents state that they have made positive changes and improved their lives since being housed

Contributors & Partners

Contributors

American Woodmark Foundation
Arizona Community Foundation
Arizona Public Service
Bank of America Foundation
Bob's Furniture Charitable Foundation
Interest Ministries
Mercy Care
Season for Sharing
State Employee Charitable Campaign
Sundt Foundation
The Kemper and Ethel Marley Foundation
Thunderbird Charities
Tuft & Needle
Valley of the Sun United Way
Virginia G. Piper Charitable Trust
Vitalyst Health Foundation
Wells Fargo Community Giving
Western States Bank

Partners

Architectural Resource Team
Arizona Department of Housing
Central Arizona Shelter Services
Circle the City
City of Phoenix
Community Bridges, Inc.
Dunlap & Magee
FHL Bank of San Francisco
HOM Inc.
Human Services Campus
Save the Family
St. Mary's Food Bank
St. Vincent de Paul
US Department of Veterans Affairs
WESCAP Investments

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Success Stories

Meet Peter

20 years ago, Peter was forced to leave Sudan, the only home he'd ever known, due to civil war. While seeking asylum in the U.S. Peter was granted his life, a gift his parents and brother were not offered. He arrived without family and only 3 months to establish independence. Peter exceeded expectations, acquiring employment and housing quickly. However, the complex trauma he sustained eventually led to maladaptive coping skills and, as a result, experiencing homelessness.

AHI entered Peter's life 7 years ago, providing him with a safe and stable place to call home, effective case management to assist him in addressing his traumas and becoming a U.S. citizen, and providing a supportive social environment – resulting in Peter experiencing hopefulness, a sense of belonging, improved functioning, and increased self-sufficiency. Today, Peter is employed, was recently approved for permanent residence in the U.S., and has established strong social connections – he is referred to as the unofficial "mayor" of his AHI community.

Meet Larry

A Vietnam War Army Veteran, experienced many successes upon his transition to civilian life. He got married, obtained his master's degree, and started a business. After years of living the American Dream, Larry's wife passed away from cancer and Larry began facing numerous medical issues. His declining health resulted in Larry having to close his business, which had a cascading effect on his ability to maintain financial independence. These financial struggles coupled with additional unexpected health challenges resulted in Larry experiencing homelessness.

After 10 months of homelessness, Larry was connected to AHI and regained a home. He immediately sought support from staff and communicated his desire to regain independence. AHI staff worked to connect Larry with numerous specialized services including Veteran's Court to address civil traffic fines that prevented Larry from achieving financial and logistical independence. His successful engagement in this process, with the support of AHI staff, resulted in Larry regaining his driver's license and ultimately purchasing a new vehicle. Larry is now once again able to independently navigate life and regularly attend appointments to support his ongoing health and wellbeing.

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