



GORMAN
& COMPANY, INC.



Coffelt-Lamoreaux Public Housing

building neighborhoods



Coffelt-Lamoreaux – Phoenix, AZ

building neighborhoods



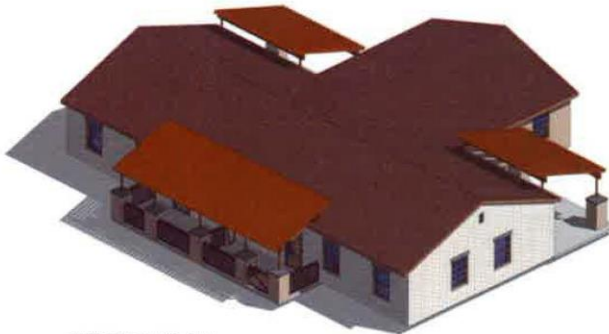
GORMAN
& COMPANY, INC.

Coffelt-Lamoreaux – Phoenix, AZ

building neighborhoods



BUILDING TYPE C - BIRD'S EYE VIEW - CUT



BUILDING TYPE C - BIRD'S EYE VIEW



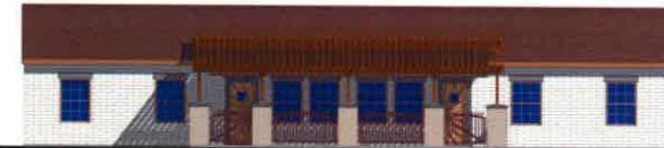
BUILDING TYPE C - RIGHT ELEVATION



BUILDING TYPE C - LEFT ELEVATION



BUILDING TYPE C - BACK ELEVATION



BUILDING TYPE C - FRONT ELEVATION

GORMAN

REAL ESTATE
DEVELOPMENT &
MANAGEMENT
200 N. MARK STREET
CHANDLER, AZ 85075

Contract #

COFFELT - LAMOREAUX
1510 SOUTH 19th DRIVE PHOENIX, AZ 85009

Project No.

Plot Date

Drawn by

Client: [blank] Architect: [blank]

Sheet Title

THREE BEDROOM
DUPLEX UNITS

Sheet No.

P3

Coffelt-Lamoreaux – Phoenix, AZ

building neighborhoods



GORMAN
& COMPANY, INC.

Coffelt Park – Phoenix, AZ

building neighborhoods



GORMAN
& COMPANY, INC.

Coffelt-Lamoreaux – Phoenix, AZ

building neighborhoods



SOURCES DURING CONSTRUCTION

Seller Carryback:	\$ 5,000,000
LIHTC/HTC Equity:	\$ 9,922,207
Tax Exempt Bonds:	\$ 25,000,000
City CDBG \$\$:	\$ 650,000
ADOH State \$\$:	\$ 1,500,000
Project Reserves:	\$ 1,602,000
<u>Deferred Dev. Fee:</u>	<u>\$ 397,864</u>

TOTAL DEV. COST: \$ 44,072,071

GORMAN
& COMPANY, INC.

Coffelt-Lamoreaux – Phoenix, AZ

CRITICAL PATH TIMELINE

MCIDA Inducement:	June 11, 2013
HUD RAD Award:	August 12, 2013
Historic Part I Approval:	December 3, 2013
Historic Part II Approval:	November 11, 2014
ACA Carryforward Allocation:	December 22, 2014*
MCIDA Final Approval:	December 8, 2015
HUD Firm Commitment:	January 27, 2016
HUD Closing:	March 24, 2016**
Start Construction:	March 29, 2016
Complete Construction:	October 1, 2017

* Posted \$250,000 non-refundable allocation fee

** HUD Firm Commitment expires 3/27/2016

Coffelt Funding Partners

building neighborhoods



THE INDUSTRIAL
DEVELOPMENT AUTHORITY
OF THE COUNTY OF MARICOPA



Arizona
Department
of Housing



Raza
Development
Fund

INVESTMENT • SOLUTIONS • COMMUNITY • FAMILY

LISC
Phoenix



BERKSHIRE HATHAWAY INC.

STEARN'S
BANK
We get the job done!



City of Phoenix
HOUSING DEPARTMENT



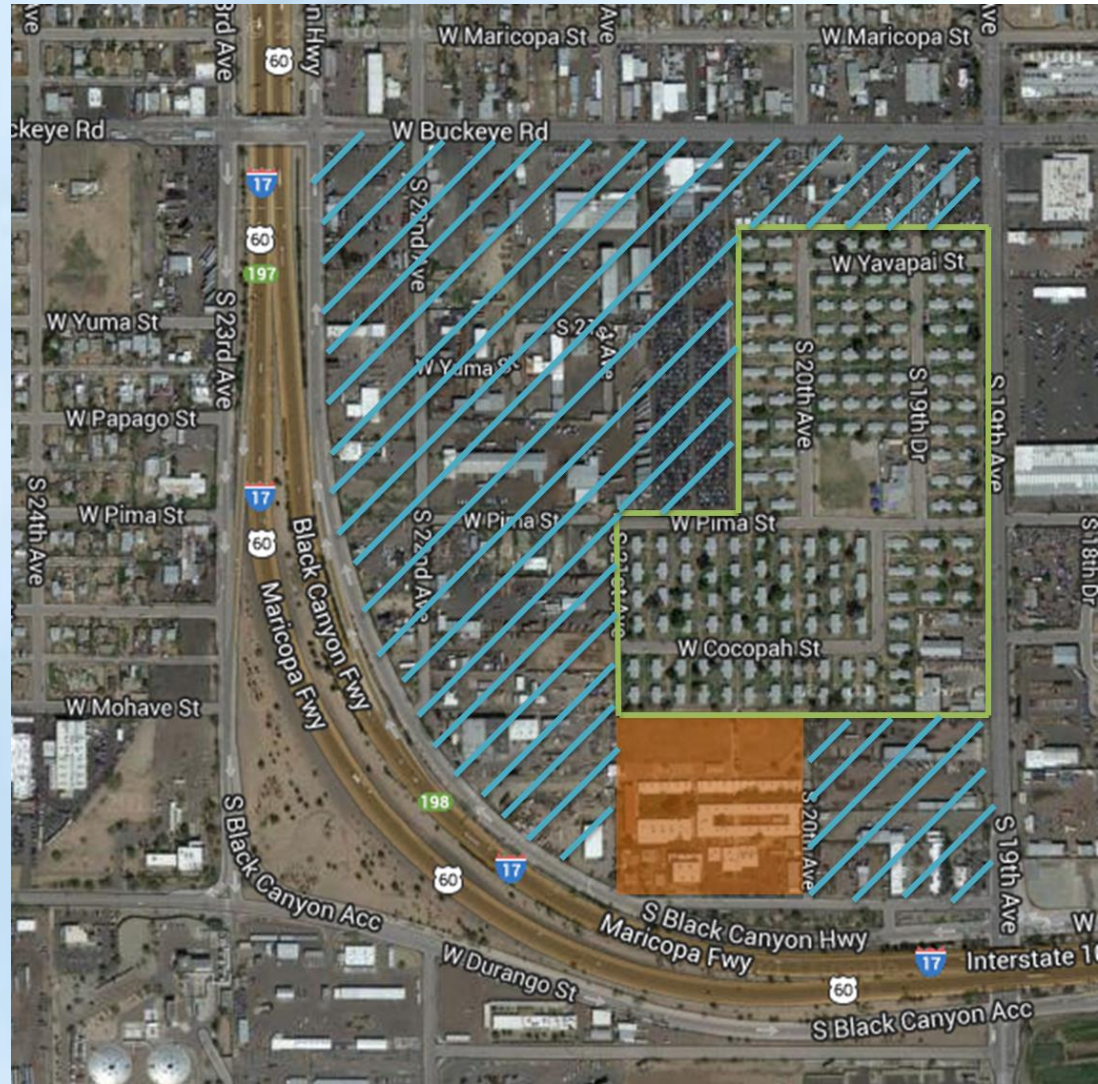
Arizona
State Parks
AZStateParks.com



GORMAN
& COMPANY, INC.

All About Coffelt-Lamoreaux

- Originally developed as low rent housing in the early 1950's, Coffelt is the oldest operational project in the Housing Authority of Maricopa County's public housing stock.
- 296 apartment complex, 1 to 4 bedrooms.
- Site contains 151 buildings over 38 acres of land.
- This project was considered for demonstration/disposition under section 18 HUD program.



Coffelt-Lamoreaux

- Residents are 90% female head of households, 71% Hispanic, 20% African American.
- Average income at Coffelt is \$10,000 annually with an average rent of \$140.00/month.
- Project fully lease provides housing for over 500 adults and 600+ children.
- HAMC developed a housing strategy to determine the priority of redeveloping our public housing in 2011.
- In 2012, HUD announced the Rental Assistance Demonstration (RAD)—HAMC applied to convert Coffelt.
- Project will be redeveloped using LIHTC, Historic Credits and other soft funds for a cost of over 43 million dollars.
- Early in the planning process we decided working with LISC to fund and identify the consultants to prepare the HIA report would benefit the overall project.

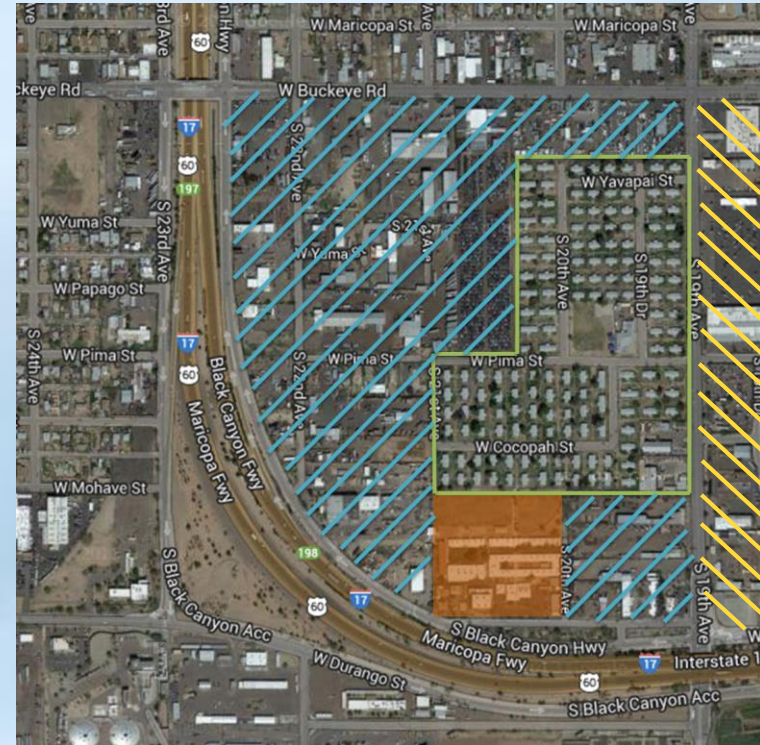


What is a Health Impact Assessment (HIA)?

- A multi-disciplinary process used to evaluate the potential; effects of a policy or a project on the health of a population
- Uses evidence from scientific literature, information from stakeholders, qualitative and quantitative analyses of primary and secondary data;
- Intense community engagement;
- Identifies evidence-based strategies and recommendations that could mitigate identified threats and promote healthy decisions

Why a HIA for Coffelt - LISC

- LISC and other funders provided support to a local place-based CDC partner, Phoenix Revitalization Corporation (PRC), for work in neighborhood adjacent to Coffelt.
- Coffelt was not included in the Quality of Life planning due to its isolation and inaccessibility.
- St. Luke's Health Initiatives launched HIA training.
- LISC acted as catalyst and convener to introduce the County Housing Authority and County Health Dept. and suggested a HIA for Coffelt.
- LISC used HUD Sec. 4 capacity building grant to fund PRC to engage the residents and assist in the HIA.
- LISC secured FHLB AHEAD grant to hire consultant.
- Total cost of HIA was \$30,000.
- Subsequent grant funded the publication of Case Study.

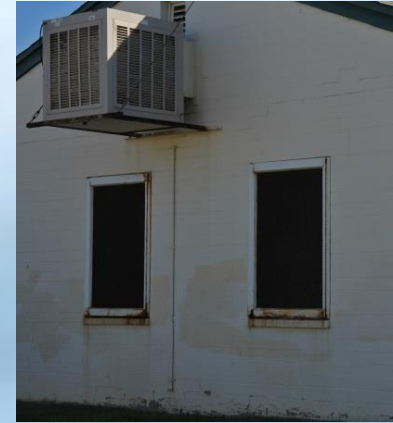


HIA steps

- Screening
- Scoping
- Assessment
- Recommendations
- Reporting
- Monitoring/Evaluating

Findings

- Park in disrepair
- Park play equipment not to code
- Housing units aging and in a state of disrepair
- Poor indoor and outdoor air quality; insufficient cooling
- Vermin infestation in units
- Limited access to healthy food
- Site aged and in disrepair
- Inadequate shade/lighting on site
- Site teeming with rodents and stray dogs
- Unsafe streets around site
- Unsafe public transportation
- Lack of social cohesion
- Limited social activities



Recommendations from HIA: Healthy and Safe Housing

- Improve indoor air quality by replacing doors, windows, flooring, and adding HVAC
- Reduce hazardous materials such as lead and asbestos by gutting units, replacing roofs, and adding soil.
- Improve health conditions due to rodents and vermin by “sealing” the units constructing a block wall around the perimeter, and designing an effective water drainage
- Mitigate urban heat island effect by adding trees and reinstalling flood irrigation
- Increase safety by improving lighting in the complex

Recommendations from HIA: Surrounding Neighborhoods

- Increase options for healthy food
- Upgrade existing park
- Reduce motor vehicle and pedestrian injuries by transforming 19th Avenue into a complete street and adding a crossing at Pima Road
- Control the population of stray dogs
- Increase social cohesion by creating a resident council

What did we do?

Healthy and Safe Housing

Action

- Replacement of all doors and windows.
- Second bath added to 3 & 4 bedrooms.
- Swamp coolers replaced with HVAC.
- New lighting plan.
- New landscaping plan.
- Fencing around entire property.



What did we do?

Access to Healthy Food

Action

- Fresh Express will be providing twice-a-month visits to the site for fresh produce and fruits.
- Community garden has been constructed into park design.



What did we do?

Access to Physical Activity

Action

- ACF and LISC funded the design of an intergenerational park.
- City of Phoenix Park and Recs department will establish a 2015/2016 budget for Park Rec Coordinator and Maintenance.
- School district and adjacent school (Arthur Hamilton Elementary) committed resources for programming on site, sharing events, coordinating computer center and parent/teacher engagement.
- Art 4 mobile committed to program arts for children.



What did we do?

Access to Safe Streets and Transit

Action

- Held several stakeholder meetings to develop the strategies to mitigate and respond to recommendation from HIA report.
- City of Phoenix will add/improve bus shelters on 19th Avenue.
- City of Phoenix commissioned a study of 19th Avenue for consideration of HAWK crosswalk.
- City of Phoenix discussing interior street dedication.

New HAWK crosswalk makes this busy intersection safer for pedestrians/students to cross 19th Ave. to get to the bus stop

Street median helps to slow traffic and helps mitigate the heat island effect

New bike lane that also creates a buffer from vehicular traffic and helps people use alternate methods of transportation like biking



Tree lined streets that provide shade and create a buffer between the pedestrians and vehicular traffic

New ADA compliant ramps at each corner, making these streets accessible

4'-0" minimum sidewalks shaded by tree lined streets

Landscaped strip separating the street from the housing unit fence

***Pedestrian HAWK Crosswalk on
19th Avenue and Pima***

What did we do?

Social Cohesion

Action

- Frequent meetings with residents to update them during development process
- Newsletter and all notices provided in English and Spanish
- PRC to provide resident leadership training for future resident engagement
- Using arts and resident participation to preserve history of place and express identity



Value of HIA

- Being fully engaged as action researchers and decision-makers, residents felt empowered
- Brought together an unprecedented cooperation between several city and county departments (still continues)
- The evidence-based, community-embedded recommendations generated enthusiasm and passion in the funding community
- Projected to be a catalyst for long term community development/neighborhood revitalization
- County Health Department, LISC Phoenix, local CDC and residents invested in monitoring plan

Resources

Coffelt-Lamoreaux Public Housing Redevelopment HIA was funded by Local Initiatives Support Corporations (LISC) Phoenix and the Access to Housing and Economic Assistance for Development (AHEAD) program from the Federal Home Loan Bank (FHLB) of San Francisco.

To learn more about this HIA and a case study of the HIA, visit:

[http://www.lisc.org/phoenix/news & resources/publications.php](http://www.lisc.org/phoenix/news_and_resources/publications.php)