

## 2013 AGENCY AWARDS OF EXCELLENCE WINNERS

### ADMINISTRATIVE INNOVATION

#### **Paperless Portability Document Processing**

The Housing Authority of the County of Alameda (HACA) has over 1,300 billed ports with Oakland Housing Authority (OHA). The processing of invoices, 50058's and 52665's required HACA to provide the documents needed by OHA to review and make payment took literally reams of paper and several FedEx mailings per week. HACA determined they could send electronic copies of OHA's required documents to an FTP site which they developed and gave access to OHA. OHA is able to process their port outs quickly and efficiently, and HACA gets timely payment.

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#### **Innovative Communication - Multimedia Report**

The San Diego Housing Commission (SDHC) recognized the importance of utilizing modern digital technology to enhance community outreach and succeed in an evolving communications world. SDHC's Community Relations and Communications Department produced two in-house multimedia reports, using digital publishing software with the following features: embedded video interviews and profiles seamlessly integrated within the report; comprehensive information through clickable documents linking to permanent locations on SDHC's website; and integration of Google maps and graphics. Permanently accessible on SDHC's website, the reports are "live" documents that can be updated to remain current. They promote government transparency and reach a wider, more diverse audience.

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### **Campus Solar Field**

The Cuyahoga Metropolitan Housing Authority has begun the largest renewable energy project in Cuyahoga County. In an effort to be innovative and energy efficient, they built a 1.1 megawatt solar field at the Campus that will power the administrative headquarters. It will save the authority several million dollars over the lifetime of the panels. It will produce power on a post-industrial brown field site that would otherwise go unused. The cost to the authority was \$0. Additionally, it will create jobs for residents.

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## **AFFORDABLE HOUSING**

### **Loussac Place**

Loussac Manor, built in 1967 by the Alaska State Housing Authority, was a 62-unit public housing development that needed substantial renovations. The exorbitant price of the renovations made redevelopment a more cost effective plan. Cook Inlet Housing Authority (CIHA) competed and won the bid to redevelop the property. CIHA redeveloped Loussac Manor as “Loussac Place, Where Families Grow,” which consists of 120-units of 5 Star Plus energy rated, mixed-income housing. Loussac Place now features a mix of 1-4 bedroom apartments, all with their own front doors and garage, which adds a real sense of ownership for the residents.

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### **Creekside Village**

The Housing Authority of the County of Santa Barbara (HACSB) recently completed Creekside Village, a 39-unit tax credit development with a preference for farm worker families in rural Los Alamos, CA. This project, which has been in the works for more than a decade, is meant to fill a need in North Santa Barbara County for affordable housing focused on year-round agriculture workers in the surrounding area, most of whom previously commuted long distances to their jobs or had to double or triple up with other families for living accommodations.

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### **Agnes Kehoe Place**

With the loss of over 600 affordable housing units in the City of Spokane, Spokane Housing Authority (SHA) has become a leader in providing innovative solutions in replacing lost units. Community Partners had written-off a foreclosed building as an “old pile of bricks.” SHA stepped forward with no funding lined up and reinvented the building in under four years’ time. The redevelopment of Agnes Kehoe Place contributes 51 affordable units while focusing on the preservation of a historic neighborhood building. It overcame economic challenges in a time when investors had stopped investing, incorporated outstanding design best use, and spurred neighborhood revitalization.

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## COMMUNITY REVITALIZATION

### **CrescentCourt: Partner in a Revitalized Community**

The Brockton Housing Authority (BHA) transformed Crescent Court from a 1960s barracks-style development to a public housing centerpiece that contributes to downtown Brockton’s ongoing downtown renewal. Innovative financing, an \$8.2 million pooled bond financing collateralized on capital funds, jumpstarted the \$14.5 million revitalization project that now meets modern standards for aesthetics, function, and livability. The BHA was the first in its state (and perhaps the region) to use this funding mechanism. Once a liability, Crescent Court is now a downtown renaissance asset, encourages additional development of abandoned properties, houses more working families, inspires resident pride/ownership and is safer.

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### **Nueva Maravilla - "A Green Community"**

The Housing Authority of the County of Los Angeles (HACoLA) completed its \$12 million HUD approved Energy Performance Contract to revitalize Nueva Maravilla and complete the Nueva Maravilla - A New Green Community Project. The HACoLA utilized \$12 million from several funding sources, including ARRA, CFRC, CF, CDBG and EPC, to complete this Project. "Going Green" measures provided the HACoLA with significant energy and water savings. Energy Conservation measures include the installation of photovoltaic solar panels, cool roofs, pervious concrete parking lots, efficient lighting, condensing water heaters, solar thermal hot water heaters, plumbing fixtures, and irrigation and xeriscaping throughout the property.

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## **PROJECT DESIGN**

### **Healy Terrace**

Healy Asylum, an orphanage built in 1893, had been vacant and deteriorating for several years. Lewiston Housing Authority renovated this historic downtown property into 32 apartments for the elderly and an office suite housing the nonprofit Center for Wisdom's Women. The project was financed with a combination of Low Income Housing Tax Credits, federal and state Historic Preservation Tax Credits, and HOME funding. Its operations are supported by Project Based Vouchers and a Tax Increment Financing district. Renamed Healy Terrace, the project is fully occupied and a local landmark was restored to its former prominence.

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### **Heritage Park Senior Campus**

With the senior population continuing to grow at exponential rates, the Minneapolis Public Housing Authority saw a need to provide affordable housing and services for seniors, particularly those suffering from memory loss issues. With this need in mind, the Thomas T. Feeney Manor and the Heritage Park Senior Services Center (HPSSC) were created. The Thomas T. Feeney Manor is a 48-unit assisted living and memory care facility providing enhanced care services, while HPSSC is a state of the art community center offering physical therapy, clinic services, adult daycare, a fitness center, and a therapy pool all exclusively for seniors.

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### **On Site Combined Heat and Power Plant**

With visions of reducing its carbon footprint, producing on-site electricity, and saving on natural gas usage, the Reading Housing Authority (RHA) decided to install a combined heat and power plant to serve its developments. Lacking sufficient capital available for funding, the RHA took an innovative approach in uncovering resources -- leveraging federal grants, and an energy savings program to fund the installation without extending the agency's budget. The result was the successful deployment of modern, energy-saving technology that has trimmed the RHA's carbon use by 40% and significantly diminished its overall energy spending.

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### **Parkside - Past and Present, WOW!**

From rough beginnings, the former Highland Heights development, now known as Parkside, gets its "wow factor" of today. The Murfreesboro Housing Authority had planned to demolish the 60-unit complex where no one wanted to live. This 1950's vintage row-house development had outlived its purpose. With the downturn of the economy and the rising need for affordable housing, the mindset changed. Along came ARRA money to jumpstart the renovation. Amassed

funding from ARRA 2009, 2008-2011 Capital Funds, and reserves provided the path to a gorgeous 46-unit property that is the pride of the whole community.

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### **Paisano Green Community**

The Paisano Green Community is the first net-zero, LEED Platinum, public housing community in the United States. Constructed by the Housing Authority of the City of El Paso, this \$15 million project was funded by an \$8.25 million ARRA grant. The new 73-unit community uses no fossil fuels. The entire property is powered by clean electricity generated on site by solar photovoltaic panels and wind turbines. Innovative design and construction strategies implemented in the project have brought it in on budget while providing the highest quality of life possible for its senior residents.

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### **Westbury Splash Park**

Portsmouth Redevelopment and Housing Authority constructed the Westbury Splash Park in an effort to provide children with much-needed recreation. This new water feature is colorful, inviting, and safe for children. It is located in downtown Portsmouth adjacent to a neighborhood recreation facility and playground. It is the first of its kind in the City and opened in July, 2012. The park is a redevelopment project that was developed on land once occupied by a highly inefficient, antiquated 1800's City water pump facility. The new facility costs less to operate than a pool and the insurance liability is greatly reduced.

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## RESIDENT AND CLIENT SERVICES

### **Denver B-cycle Partnership**

Residents within Denver Housing Authority's Mariposa Community struggled with consistently reliable and affordable transportation options. Through a partnership with Denver B-cycle (the first large-scale municipal bike sharing system in the United States), Mariposa residents were provided with free bicycle memberships, helmets, and education on biking safety. Because of this partnership, 110 residents found an economical and convenient solution to their transportation barrier. Access to Denver B-cycle has increased resident mobility, provided access to a greater variety of healthy food options, and reduced expenditures for transportation.

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### **Health Care Partnership**

Most residents (77%) in the St. Paul Public Housing Agency's 16 hi-rises are elderly or have disabilities and face barriers to accessing health care. To address unmet health needs, the PHA formed a successful partnership with Metropolitan State University that brings nursing students on-site to provide free medical care, under the supervision of skilled faculty supervisors. The services include mini-clinics, blood pressure and medicine checks, diabetes wellness, and foot care. Residents benefit with improved health, and student nurses increase their knowledge and skills in working with low-income elderly and disabled individuals in the community.

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### **Sherman Gardens Safe Village Initiative**

The Sherman Gardens Safe Village Initiative is a coalition of community partners that worked closely and provided a comprehensive array of resources to reduce crime, enhance safety, and improve the quality of life in Southern Nevada Regional Housing Authority's (SNRHA) Sherman Gardens community, which consists of approximately 315 households (approximately 1,000 residents). The partners for this initiative include the SNRHA, residents, local criminal justice agencies, social service organizations, clergy, and schools. The goal of the initiative is to improve the community by utilizing a collaborative, broad community approach to address the issues that challenged the community.

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### **Smoke-Free Documentary Inspires a Nation**

To provide healthier and safer living conditions and reduce preventable health hazards associated with smoking, secondhand smoke exposure, and residential fires, the Providence Housing Authority (PHA) implemented a Smoke-Free Policy in April 2011. At the time, the PHA was a pioneer of the national smoke-free public housing movement and received numerous calls from housing authorities (HAs) requesting information regarding the policy's implementation. This prompted the PHA to document its Smoke-Free Policy experiences with a professionally produced documentary. This documentary served to gain stakeholder support and served as a consultation tool for HA's interested in all aspects of a smoking ban.

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### **Home TBRA Program**

The Housing Authority of the City of New Braunfels is located on the Interstate 35 Corridor in south Texas between San Antonio and Austin. Their Voucher Program waiting list is years long. When applicants did receive a voucher their turn-back rate was high because clients had a difficult time paying for security and utility deposits which can cost \$700 or more. The authority previously secured small grants from the Texas Department of Housing and Community Affairs



(TDHCA) HOME Program, Tenant-Based Rental Assistance (TBRA), which did paid security and utility deposits. They were able to secure more of these funds, which created a supplemental program to their Voucher Program.

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### **Education Foundation Scholarship Program**

The Portsmouth Redevelopment and Housing Authority (PRHA) Education Foundation Scholarship program provides scholarships to youth and adult public and assisted housing residents that are pursuing post-secondary education or employment training through traditional two- or four-year colleges or universities, vocational and trade schools, apprenticeships or employment training programs. In 2012, its inaugural year, the PRHA Education Foundation awarded 23 scholarships to residents pursuing education and employment training opportunities. PRHA has outstanding residents that need support as they pursue education and economic self-sufficiency. The scholarship program provides needed financial support.

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