



National Coalition for Homeless Veterans

## QUARTERLY WEBINAR

# EFFECTIVELY INCLUDING THE VOICES OF THOSE WITH LIVED EXPERIENCE

## March 10th 3pm

Sponsored by The Home Depot Foundation

MODERATOR

Jasmine Bazley  
Housing Associate, NCHV





National Coalition for Homeless Veterans  
**QUARTERLY WEBINAR**

### **Housekeeping**

- This webinar is being recorded
- You will get a recording of the presentation and a copy of the slides in our follow up email
- Please use the chat box to send in questions and comments throughout
- We will have a Q&A discussion at the end (last 15-30 minutes depending on questions)

### **Background**

- NCHV's role to share best practices and help communities find solutions
- This webinar series was developed using feedback from last year's quarterly webinar series & interaction with veterans and service providers

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## National Coalition for Homeless Veterans QUARTERLY WEBINAR

### 2022 webinar series on equity

- Great Progress has been made overall on addressing veteran homelessness
  - This does not apply equally across the population of veterans experiencing homelessness or housing instability
  - **We know** that there is an over-representation of veterans amongst the homeless adult population
  - **We know** that homelessness and housing instability disproportionately impacts certain races, ages, genders, etc.
  - **We know** that homelessness and housing instability looks different across different geographies, as do the solutions
  - **We know** that we can do a better job at applying equity across housing programs and development practices
- 
- Throughout the series, we are going to have speakers talk about specific demographic groups in their area of expertise
  - Topics covered today and throughout the series may seem very population-specific
  - However, the goal of the series is to
    - see the interconnectedness between issues
    - get down to the details as appropriate when discussing solutions
  - To truly end veteran homelessness, we must realize and adapt to meet the needs of all veterans

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National Coalition for Homeless Veterans  
**QUARTERLY WEBINAR**

**Today's topic: using the voices of those with lived expertise to influence housing design, community development, housing program administration, and on-site services**

- Most of the ways people tend to think of using the stories and experiences of those with lived expertise seems focused on programs and services
- We should also be thinking about how we use their expertise in housing development decision making
  - How do we create these opportunities for existing residents, and future residents
  - What have we learned from operational properties
  - How can we evolve from property to property to make housing better
  - How do we place people at the center of housing and community development decision-making
  - How do we create opportunity through housing

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National Coalition for Homeless Veterans  
QUARTERLY WEBINAR

Panelists



**RON HANTZ**  
Executive Director/Founder  
Network for Developing  
Conscious Communities



**LEON WINSTON**  
Ret. former COO,  
Swords to Plow shares



**MICHAEL TRAILOR**  
Chief Strategy Officer  
Native American  
Connections





# NETWORK FOR DEVELOPING CONSCIOUS COMMUNITIES

Presenter:  
Ron Hantz,  
Founder and Executive Director



## What is Equitable Community Development?

A principle based structural practice that intentionally includes a defined agreed understanding of ownership, wealth building and prosperity, which is inclusive and participatory that elevates Black indigenous communities to their highest potentially of conscious demonstration.

## What is Equitable Community Development Ecosystem Framework?

This framework guides how the city and state prioritizes its work, shapes its budget, policies, programs and investment; and structures the implementation of targeted community development ecosystem strategies and equitable development

## What fuels equitable community development

The work of community development must be fueled by conviction.

Stand-Up

Speak-Up

Important to educate on not knowing how to be but how to accomplish.

Reinvent community development by changing mindset, culture and philosophy.



# Inequitable Community Development

Community development ecosystem policies and practices that structurally advantage the privilege and structurally disadvantage organizations and communities of lesser means

## Equitable Community Development

generates a culture of inclusion that recognizes the impacts of the racial wealth gap, confronts racism and fosters diversity and inclusion in the planning and implementation process. It recognizes that "consciousness" in community development doesn't just happen. It requires intentionality among participants, from whose voices require hearing what the outcomes of development should be.

Consciousness lays out a framework of principles that developers, government, and private sector businesses should agree to.

## Community Development Equity Ecosystem Drivers

**Advance economic investment and opportunity.** Promote community led economic investment and opportunities for marginalized Black communities and enhance Black community cultural anchors. Provide access to quality education, training and living wage career and paths

**Prevent residential, commercial and cultural displacement.** Enact policies and programs that allow marginalized Black populations, businesses and community organizations to stay in their neighborhoods.

**Build on local cultural assets.** Respect local community character, cultural identity and values. Preserve and strengthen cultural communities and build the capacity of Black leadership, organizations and coalitions to have greater self-determination and ownership.

## Community Development Equity Ecosystem Drivers

Promote transportation mobility and connectivity. Prioritize investment in effective and affordable transportation that supports transit-dependent communities.

Develop healthy and safe neighborhoods. Create neighborhood partnerships that enhance community health through access to public amenities, healthy affordable and culturally relevant businesses and safe environments.



What is conscious community development ?

is dependent on each generation relearning and committing to the awareness of consciousness within its culture.

Generations develop consciousness as a main ecosystem centered on how we think, perceive and visualize ourselves and communities.

# Seven Steps Conscious Community Development

1. When promoting redevelopment in communities of color and/or on behalf of communities of color, work openly and fairly with those communities to develop action plans for increasing collective asset wealth and equity ownership.
2. Develop a defined partnership agreement that specifically outlines the equity participation, role(s) and responsibilities of community stakeholders in designated community project and/or program.
3. Determine at conceptual stage of project and/or program an implementation strategy for workforce development training and hiring of local businesses of color and community residents.

## Seven Steps Conscious Community Development (Cont)

4. Prohibit localize concentration of multifamily and single family rental housing units in under-invested neighborhoods.
5. Establish an income diversity plan for multi-family and single-family rental projects to eliminate high concentration of low-income housing units.
6. Multifamily and/or single-family rental housing should be considered a secondary housing option in under-invested neighborhoods where homeownership rate is less than 40%.
7. Develop mindful and intentional practices to ensure feasibility of transference of asset ownership over time to local community ownership.



Presenter:

Ron Hantz, Founder and Executive Director  
Network for Developing Conscious Communities

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# Lessons Learned:

## Designing Equity into the Development of Permanent Supportive Housing For Veterans and Veteran Families

Leon Winston, retired

Former COO and Housing Director

Swords to Plowshares, San Francisco





**The Veterans Academy**  
**Soon to be renamed**  
**Jon Paulson Veterans Community**  
Opened July, 2000

- The Veterans Academy opened in 2000 to provide permanent housing for formerly homeless disabled veterans.
- 108 veterans are currently living at the Academy, located in the Presidio of San Francisco, a former Army base converted to a national park.
- The facility was originally intended to be a transitional program and learning academy for homeless veterans. The nature of the operating subsidies made that unworkable, so it became a PSH site and quite a learning experience for us. Finally being renamed this year.
- Over time space intended for educational program was converted to lounge space and additional housing units (was originally 100 units)
- Also added was a community garden



# Veterans Commons

Opened 2012

75 Studio Apartments

Adaptive reuse of historic building deemed surplus property by City of San Francisco

100% ADA adaptable units

All with walk in/roll in showers





# Edwin M. Lee Apartments: A Veteran and Family Community

Opened February 2020

62 formerly homeless veterans

- 50 one-bedroom
- 12 studios

57 affordable family units

- 5 one bedroom
- 31 two bedroom
- 21 three bedroom





# Edwin M Lee Apartments

Slide courtesy of LMS Architects



DESIGN FOR EQUITABLE COMMUNITIES	DESIGN FOR WELLNESS	DESIGN FOR ENERGY	DESIGN FOR RESOURCES	DESIGN FOR WATER
<p>EQ1. Generous ramp design for veterans, strollers, and multigenerational communities</p> <p>EQ2. Integrated elements for children to play</p> <p>EQ3. Community garden area for residents</p> <p>EQ4. Community kitchen for broader Mission Bay/SF community</p> <p>EQ5. Transit-oriented (Muni)</p> <p>EQ6. Bike parking &amp; bike network</p> <p>EQ7. Pedestrian community: Walk score 91</p> <p>EQ8. Electric car charging stations</p> <p>EQ9. Gender neutral restrooms in common areas</p>	<p>WE1. Generous courtyard offers opportunities for respite, healing, and play</p> <p>WE2. Units and corridors offer views and daylight from all cardinal directions</p> <p>WE3. Continuous filtered ventilation provided to each unit</p> <p>WE4. Heating controls and natural ventilation options allow for thermal comfort</p> <p>WE5. Biophilic finishes, green roofs, horizon views, and indoor-outdoor connections enhance a connection to nature</p> <p>WE6. Common areas feature art inspired by nature &amp; community from local artisans</p>	<p>EN1. Orientation strategies reduce loads</p> <p>EN2. High performance building enclosure and windows reduce thermal energy loss</p> <p>EN3. Exterior sunshades reduce heat gain from south facing windows</p> <p>EN4. LED lighting and Energy Star rated appliances used throughout the building</p> <p>EN5. Ceiling fans in common areas reduce cooling demand</p> <p>EN6. Roof top solar photovoltaic panel system generates electricity for all common areas</p> <p>EN7. Solar thermal panels reduce domestic hot water heating energy needs</p>	<p>RE1. 70% cement replacement in concrete</p> <p>RE2. Rapidly renewable bamboo plywood used in common area woodwork and corridors</p> <p>RE3. Granite curbs and cobbles found on-site re-used in landscape design</p> <p>RE4. Ground floor concrete slab polished and sealed to provide durable floor with minimal material use</p>	<p>WA1. Low-flow water fixtures</p> <p>WA2. Drip irrigation w/ smart sensors at green roofs &amp; courtyard</p> <p>WA3. 100% stormwater managed on-site in bioswale planters</p>
<p><b>DESIGN FOR ECONOMY</b></p> <p>EM1. Prefabricated framing minimizes waste</p> <p>EM2. Durable finishes reduce maintenance</p> <p>EM3. Passive design allows low-cost operation</p> <p>EM4. Amenities and support services available for low income residents</p>	<p><b>DESIGN FOR ECOLOGY</b></p> <p>EG1. Post industrial landscape restored with native habitat</p> <p>EG2. Dark sky compliant light fixtures</p> <p>EG3. Designed to bird safe standards</p> <p>EG4. High-reflectance paving for heat island mitigation</p>		<p><b>DESIGN FOR DISCOVERY</b></p> <p>DI1. PV energy generation monitoring and energy disclosure ordinances allow for post-occupancy energy evaluation</p> <p>DI2. Future post occupancy surveys and thermal studies to be completed after first year of building use</p>	<p><b>DESIGN FOR CHANGE</b></p> <p>CH1. Mission Bay soil settlement is mitigated with "hinge slab" entrances and ramps, allowing accessible access</p> <p>CH2. On-site renewable energy reduces demand on an increasingly strained energy grid</p> <p>CH3. Common areas are designed to be flexible and accommodate multiple uses over time</p> <p>CH4. Certain common areas include option for mechanical cooling in peak heat events</p> <p>CH5. Building is "purple pipe" plumbed to integrate future municipal recycled water system</p>



# Maceo May Apartments Anticipated opening February 2023

Former Naval Station Treasure Island. This project replaces Swords to Plowshares existing use of former Navel family housing units currently housing formerly homeless veterans (singles and families) and adds additional capacity serving currently homeless veterans and families

105 units of permanent supportive housing for formerly homeless veterans and veteran families.

24 studio, 47 1-bedroom, and 34 2-bedroom units









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NATIVE AMERICAN CONNECTIONS



**Mission:** *“Improving the lives of Native American people through culturally appropriate behavioral health, affordable housing, and community development services”*





NATIVE AMERICAN CONNECTIONS

# ENCANTO POINTE

*Permanent Supportive Housing Community*



**E**ncanto Pointe, Arizona's first "Housing First" apartment community, is part of a larger regional effort to complete 1,000 units of permanent supportive housing for the chronically homeless by 2015. Encanto Pointe is a 54-unit (one-bedroom) permanent supportive housing community designed to serve chronically homeless individuals in a service-enriched environment. The community consists of a single building designed around a secured community courtyard accessed through a single point of entry.

Residents, at their request, will be "wrapped" with supportive services tailored to their specific needs.

### DESIGN FEATURES

- Single Point of Entry*
- Security Cameras*
- Interior Courtyard*
- Community Gathering Space*
- Large Donation Room with Large Freezer & Refrigerator*
- Kitchen Area in Community Room*
- Media Center/Library*
- Fitness Center*
- AC Auto Shut Off Sensors on Windows & Doors*
- Timers on Stoves/Ranges*
- Built in Shelving*
- Hard Surface Flooring & Counters*
- Emergency Pulls in Bath*
- Overflow Drains in Kitchen & Bath*
- 1" Drywall for Long Term Durability*
- HotBox to prevent Bedbugs*
- Interior Bike Storage*



Housing First is a nationally recognized BEST practice that ends chronic homelessness.



MAP TO SITE  
*Conveniently located near public transportation*

Encanto Pointe  
4175 N. 9th Street  
Phoenix, AZ 85014

Development Cost:  
\$10,512,665

### Funding Sources:

- AZ Dept. of Housing
- LIHTC - National Equity Fund
- City of Phoenix GO Bonds
- FHLBSF AHP - Republic Bank AZ
- 45 Section 8 Project Based Vouchers
- 10 HUD-VASH Vouchers
- Corporation for Supportive Housing
- Valley of the Sun United Way
- BMO Harris Bank
- Target Corp

Accepts Section 8  
Housing Choice and  
HUD-VASH Vouchers

Placed In Service:  
December 2012

### Awards & Recognition

- 2013 Charles L Edson Tax Credit Excellence Award - Honorable Mention
- 2013 ADOH Housing Hero - Exemplary Urban Multifamily Project
- 2013 AZ Coalition to End Homelessness Homeless Award
- 2013 AHF Reader's Choice Nominee

**Energy Features**  
Low-Flow Water Devices  
Radiant Barrier Roof  
Solar Panels



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# Encanto Pointe

Permanent Supportive Housing for Chronic Homeless



**4175 N. 9th Street, Phoenix, AZ 85014**

Encanto Pointe, Arizona's first "Housing First" apartment community, began as part of a larger regional effort to complete 1,000 units of permanent supportive housing for the chronically homeless by 2015.

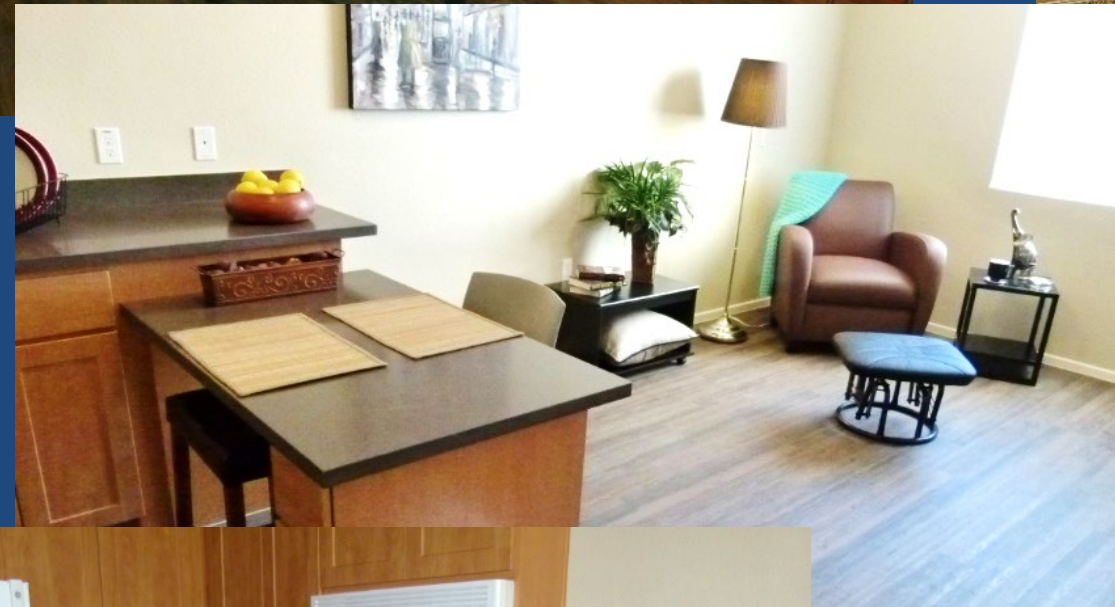


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# Encanto Pointe

Permanent Supportive Housing for Chronic Homeless



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# DUNLAP POINTE

*Permanent Supportive Housing Community*

Dunlap Pointe is a 54-unit permanent supportive housing community designed to serve chronically homeless persons in a service-enriched environment. Situated on the edge of the Phoenix Mountain Preserve, this secured community is accessed through a single point of entry. Residents, at their request, will be “wrapped” with supportive services tailored to their specific needs utilizing a Housing First service model.



As one part of a two-part campus, Dunlap Pointe is adjacent to Patina Mountain Preserve, a 55-bed congregate living community. Together, these developments will create a safe and secure environment with rich and holistic supportive services, using best practices from NAC’s 45+ year history serving the residents of Phoenix.

Dunlap Pointe is also a substantial partner in the State and City efforts to end homelessness, including veteran homelessness, by offering permanent, supportive housing solutions to honor the unique barriers encountered by these vulnerable populations.

### DESIGN FEATURES

- Single Point of Entry
- Security Cameras
- Exterior Courtyard
- Community Gathering Space
- Community Bike Repair Space
- Kitchen Area in Community Room
- Media Center/Library
- Computer Lab
- Fitness Center
- AC Auto Shut Off Sensors on Windows & Doors
- Timers on Stoves/Ranges
- Built in Shelving
- Hard Surface Flooring & Counters
- Overflow Drains in Kitchen & Bath
- HotBox to prevent Bedbugs
- Interior Bike Storage



Housing First is a nationally recognized BEST practice that ends chronic homelessness.



MAP TO SITE  
Conveniently located near public transportation

Dunlap Pointe  
1427 E. Dunlap Ave.  
Phoenix, AZ 85020

Development Cost:  
\$12,760,000

Proposed Funding Sources:

- AZ Dept. of Housing
- LIHTC - National Equity Fund
- LISC
- Home Depot Foundation
- Wells Fargo Foundation
- PetSmart Foundation
- FHLBSF AHP - Raza Development Fund

Accepts Section 8  
Housing Choice and  
HUD-VASH  
Vouchers

Placed In Service:  
March 2021

### Energy Features

Designed & Constructed to  
achieve LEED Platinum  
Certification



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# Dunlap Pointe

Permanent Supportive Housing for Chronic Homeless & Homeless Veterans



**1427 E. Dunlap Avenue, Phoenix, AZ 85020**

Dunlap Pointe is a 54-unit permanent supportive housing community designed to serve chronically homeless persons in a service-enriched environment.

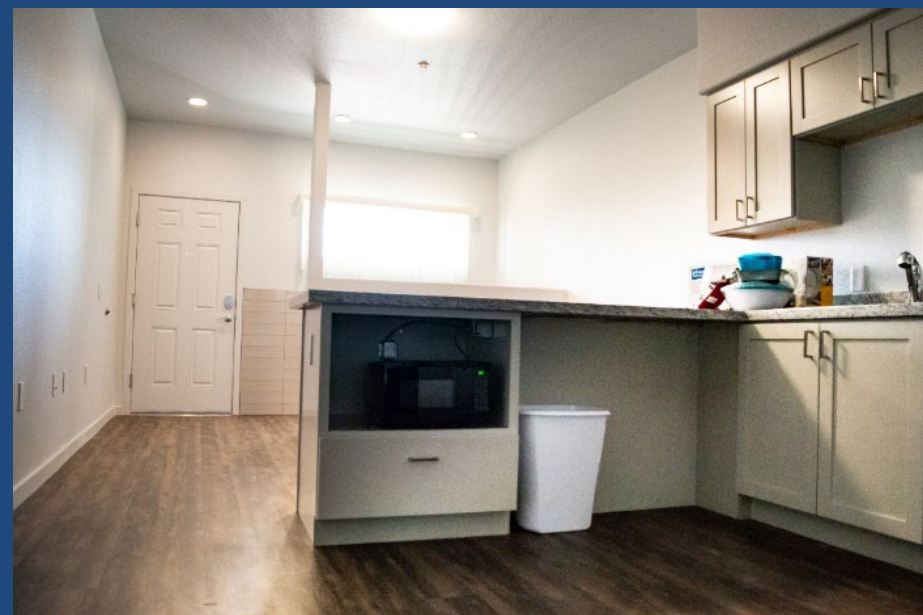
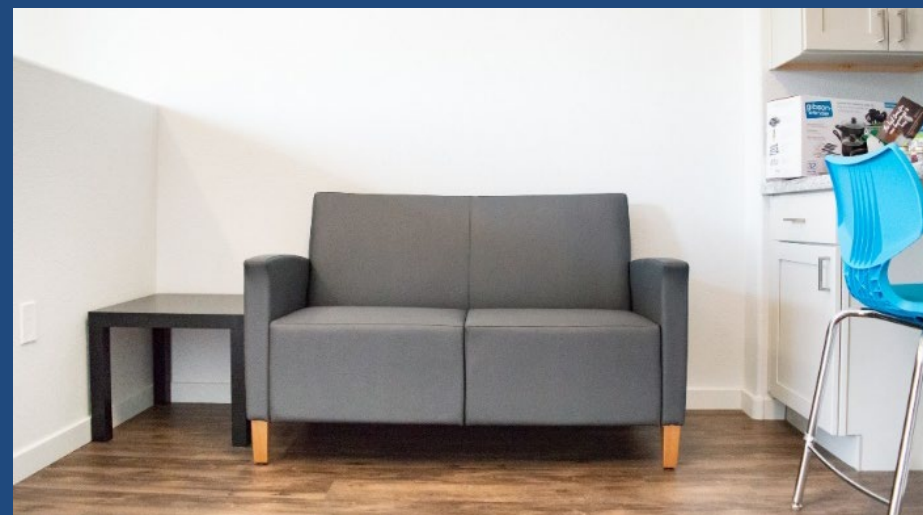
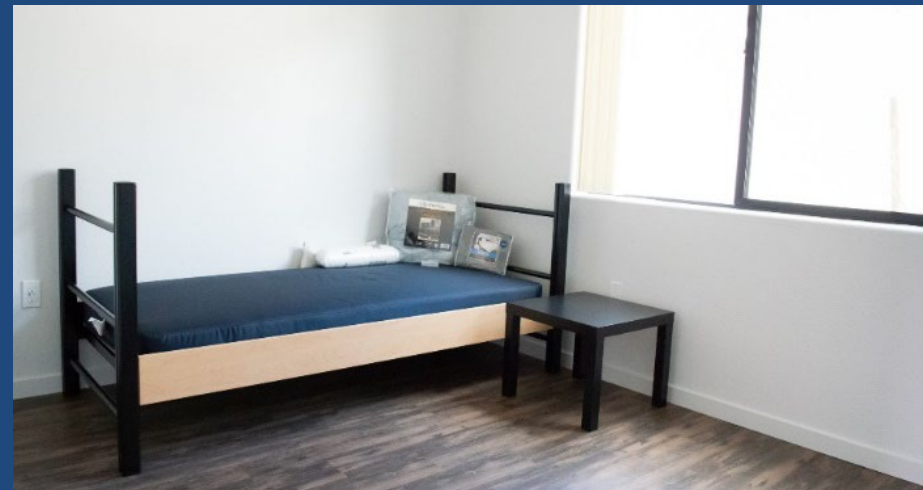


NATIVE AMERICAN CONNECTIONS



# Dunlap Pointe

Permanent Supportive Housing for Chronic Homeless & Homeless Veterans





# Patina Mountain Preserve & Dunlap Pointe

## Residential Substance Use Treatment & Permanent Supportive Housing



A two-part campus, Dunlap Pointe sits adjacent to Patina Mountain Preserve, a 55-bed congregate substance use treatment living community. Together, these developments will create a safe and secure environment with rich and holistic supportive services, using best practices from NAC's 50 year history serving the residents of Phoenix.



NATIVE AMERICAN CONNECTIONS



# Patina Mountain Preserve Wellness Center

Residential Substance Use Treatment Center for Men



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# Patina Mountain Preserve Wellness Center

Talking Circle Room | Group Meeting Room





# Patina Mountain Preserve Wellness Center

Counselor & Resident Constructed Sweatlodge







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# Q&A

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THANK  
YOU

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