

Project Name:  
Applicant:

**PEAR TREE PLACE, I, II & III - Yakima, Washington**  
**NEXT STEP HOUSING**



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# 2015 RUDY BRUNER AWARD PROJECT DATA



# PROJECT DATA

Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

Project Name Pear Tree Place Location \_\_\_\_\_ City Yakima State WA

Owner Next Step Housing

Project Use(s) Newly constructed, affordable housing for special needs populations in an Alcohol and Drug Free Community

Project Size 74 units Total Development Cost \$12,022,417

Annual Operating Budget (if appropriate) \$399,995

Date Initiated March 1, 2007 Percent Completed by December 1, 2014 100%

Project Completion Date (if appropriate) April 1, 2014 Project Website (if appropriate) www.nextstephousing.com

Attach, if you wish, a list of relevant project dates \_\_\_\_\_

## Application submitted by:

Name John Mifsud Title Executive Director

Organization Next Step Housing

Address 2900 Powerhouse Road, Suite 120 City/State/Zip Yakima, WA 98902

Telephone ( 510 ) 842-8586 Fax ( 510 ) 842-8586

E-mail john@nextstephousing.com Website (if appropriate) www.nextstephousing.com

## Perspective Sheets:

Organization	Name	E-mail
Public Agencies <u>Yakima County Division of Human Services</u>	<u>Tim Sullivan (see attachment)</u>	<u>Tim.Sullivan@co.yakima.wa.us</u>
Architect/Designer <u>Traho Architects</u>	<u>Barbara Cline</u>	<u>Barbara@traho.com</u>
Developer <u>Next Step Housing (NSH)</u>	<u>John Mifsud</u>	<u>john@nextstephousing.com</u>
Professional Consultant <u>Colliers International</u>	<u>John Campbell</u>	<u>John.Campbell@colliers.com</u>
Community Group <u>Yakima Neighborhood Health Services</u>	<u>Rhonda Hauff</u>	<u>rhonda.hauff@ynhs.org</u>
Other <u>Blue Moutnain Action Council</u>	<u>Melissa Winona, MSW</u>	<u>melissaw@bmacww.org</u>

Please indicate how you learned of the *Rudy Bruner Award for Urban Excellence*. (Check all that apply).

- Direct Mailing     Direct Email     Previous Selection Committee member     Other (please specify) \_\_\_\_\_
- Online Notice     Previous RBA entrant     Professional Organization
- Social Media     Bruner/Loeb Forum

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Signature **John Mifsud**

 Digitally signed by John Mifsud  
DN: cn=John Mifsud, o=Next Step Housing, ou=Administration,  
email=john@nextstephousing.com, c=US  
Date: 2014.10.20 10:07:52 -08'00'

Date 10/10/14

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**2015  
RUDY BRUNER AWARD  
PROJECT  
AT-A-GLANCE**



# PROJECT AT-A-GLANCE

Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

This sheet, the Project Data sheet, and the representative photo will be sent to the Committee in advance as the *Project Overview*.

## PEAR TREE PLACE I, II & III

Project Name

Address 2900 Powerhouse Road, Suite 120

City/State/ZIP Yakima, WA 98902

1. Give a brief overview of the project. Approximately 500 words.

Next Step Housing (NSH) is the largest provider of special needs, permanent housing in Central Washington. Pear Tree Place (PTP) is our latest campus of new construction consisting of 74 apartment homes developed in three phases over the last 7 years. The combined budget for the three-phase development totals \$12,097,311. Major funding for this permanent housing came from the Washington State Housing Trust Fund supporting all three phases for a grand total of \$8,500,000. Additionally, PTP is the largest Alcohol and Drug Free Community in Washington housing people in long-term sobriety from substance abuse. Concurrently, 18 units also serve households living with Developmental Disabilities (DD). Of the 74 new units, 41 households were previously homeless when they first moved in and, with NSH On-Site Case Management Services, have since stabilized. PTP made history in Central Washington on two counts. First, NSH created the very first new construction units for homeless individuals and families and the very first permanent housing for 18 homeless veterans. Secondly, NSH is also very proud that PTP is a precedent-setting, green development and the very first sustainable design and construction in all of Yakima County!

NSH pre-leased PTP I in September of 2007. PTP II was pre-leased in September of 2009 and PTP III opened in November of 2013. Since our first signed, rental agreement, the complex has housed 164 adults and 139 children. This year, PTP III is enjoying a 97% Occupancy Rate and a 98.68% Collection Rate. Additionally, in 2013, PTP II enjoyed at 99.98% Occupancy Rate and a 100% Collection Rate. Last year, PTP I enjoyed at 99.83% Occupancy Rate and a 100% Collection Rate! After a recent, on-site inspection by Patricia Arnold, a Field Asset Manager from the Washington State Department of Commerce who works for the Housing Trust Fund, Ms. Arnold documented, "I found PTP in excellent physical condition and well maintained. I have the highest respect for Next Step Housing's Property Management and Maintenance staff who, in my observation, are proactive and efficient in their approach to preventive maintenance."

NSH is very proud that PTP has also earned some national recognition:

- \* In 2008, PTP was honored with the nomination of the Affordable Housing Finance Magazine's Reader's Choice Award for Special Needs Housing;
- \* In 2009, Pear Tree Place was a Finalist for the Home Depot Foundation 2009 Award for Excellence for Affordable Homes Built Responsibly;
- \* In 2014, PTP has been recognized as a "Community of Quality" by the National Affordable Housing Management Association in Washington, DC.

2. Why does the project merit the *Rudy Bruner Award for Urban Excellence*? (You may wish to consider such factors as: effect on the urban environment; innovative or unique approaches to any aspect of project development; new and creative approaches to urban issues; design quality.) Approximately 500 words.

NSH made history with PTP because it was the very first sustainable, green development in the entire County. Many features promote health and safety of residents, increase durability/sustainability, and minimize use of resources both during construction as well as ongoing operations. NSH also incorporated a number of green features from other sustainable metrics including the following: TOWARDS RESOURCE MANAGEMENT: 1) Planting many trees and protecting natural features; 2) Minimizing cut and fill in grading; 3) Storing rock, soil and vegetation on-site; 4) I-Joist framing members; 5) OSB sheathing; 6) Cement-fiberboard siding, fascia and trim; 7) Design employs standard dimensions; 8) Smaller square footage floor plans; 9) Recycled drain piping; 10) Recycled content drywall. TOWARDS ENERGY CONSERVATION: 1) Energy efficient water heating; 2) Advanced framing; 3) Compact fluorescent T-8 lamps and electronic ballast lighting; 4) Day-lighting; 5) Comprehensive air sealing; 6) Energy Star appliances; 7) Reduced east and west facing glazing; TOWARDS ENVIRONMENTAL QUALITY: 1) Absorb surface water runoff by minimizing impervious surfaces; 2) Low toxic cabinets, sub-floor and underlayment; 3) Low toxic paints and finishes; 4) Water based grouts and mastics; 5) Designating no-smoking units; 6) Wash to concrete trucks sluicing into slab or basement areas; 7) Job site recycling planning; 8) High capacity exhaust fans; 9) Low flow faucets; 10) Drought resistant plants and slow growing grasses; 11) Limit carpet to only staircases in apartments, less than 5% of unit; 12) Energy efficient heating/cooling system. Concurrently, the sustainable features integrated into the design, development, construction and ongoing operations of PTP III exceed the benchmarks reached in the first two phases. PTP III boasts a wide range of sustainable features that continue NSH's history-making commitment to building sustainable, affordable housing. Sustainable excellence at PTP III includes the following green achievements: 1) PTP III meets the Enterprise Green Communities Criteria for building sustainably; 2) Exceeds the 2009 Washington State Energy Code Requirements that enhance interior comfort and long-term performance; 3) Exceeds the EPA's Energy Star Qualified Homes Standards; 4) Exceeds Washington's Evergreen Sustainable Development Standards. Additional sustainable features at PTP III include: 1) An integrated design process where NSH staff, the Architects, Contractor, and Structural, Civil, Mechanical and Electrical Engineers previewed all building materials, systems and assemblies; 2) An exemplification of efficient use of land and construction materials; 3) Barrier-free accessibility within the apartments and the site; 4) Enhanced indoor environmental qualities with ventilation exhaust fans; 5) A minimization of water consumption through Water Sense plumbing fixtures; 6) Control of airborne contaminants by using paint with no volatile organic compounds and non-vinyl, bio-based flooring; 7) Limitations to heat loss and heat gain through walls due to insulation, high performance windows and air sealing details; 8) A distinct conservation of residents' electricity costs with Energy Star light fixtures and appliances; 9) Stopping the migration of moisture both into and from within the building with exterior vapor barrier strategies; 10) The minimization of long term operating and maintenance costs; 11) The continuation of a campus-wide, smoke-free building policy. PTP III's healthy, indoor environmental and sustainable standards also enhance the larger Yakima community by creating new, affordable housing built green for citizens living with special needs who might not otherwise be able to afford this quality housing and facilities. This new, urban landmark is a spacious, beautiful campus that visually enhances the neighborhood and distinctly enhances the self-esteem of everyone living and working at Pear Tree Place.

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**2015**  
**RUDY BRUNER AWARD**  
**PROJECT DESCRIPTION**



# PROJECT DESCRIPTION

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1. Describe the underlying values and goals of the project. What, if any, significant trade-offs were required to implement the project? Approximately 500 words.

Next Step Housing (NSH) pioneered the development of Alcohol and Drug Free Communities (ADFC's) in Washington and created the first ADFC's for families with children. Our two-, three- and four-bedroom permanent housing units are the only communities where kids can grow up clean and sober in the entire state. This is a boon to both residents in long-term recovery and parents with children. People in recovery have shared identity and peer support built into their community and can rest assured no one is using alcohol or illegal drugs in their proximity. Drinking alcohol is not against the law and substance abuse touches all income levels and social classes. Low-income families often have no choice but to live in neighborhoods where substance abuse may be prevalent. For people in recovery, this is a constant temptation to relapse. Because PTP is a NSH property, the housing is differentiated and in high demand because of the high quality, the affordability and because they communities are clean and sober. A Zero Tolerance for Substance Abuse Policy ensured by regular, random, observed Urine-Analysis and Breathalyzer checks confirms the ongoing safety of all of our residents. Because over 60% of all violent crime in Washington is directly related to alcohol and drug use, PTP is markedly safer than comparable housing where alcohol consumption is tolerated as it is not illegal. For this reason, PTP is the both the largest and likely the safest ADFC in the State.

Also, the 4 four-bedroom apartments in Phase II are designated SOLA Homes (State Operated Living Alternatives). Region 2 of Yakima's Department of Social and Health Services (DSHS) Division of Developmental Disabilities (DDD) manages around-the-clock, professional care-giving staff serving 16 unrelated adults living with significant Developmental Disabilities (DD). These 4 four-bedrooms are actually 16 separate but clustered bed/units. Most of these residents are wheelchair riders. Some cannot speak. Some cannot raise a fork to their mouths. They cannot live independently. These 16 adults each have their own rooms with automated, state-of-the-art traction equipment suspended from the ceilings throughout their homes to increase their mobility & independence as well as their personal dignity & quality of life. All apartments have roll-in showers & fully accessible kitchens. They are the only four-bedroom units in an ADFC in Washington. DSHS DDD employs 25 full- & part-time caregivers who meet the needs of residents 24/7. These residents have permanent tenure with rent control to ensure long-term affordability with their limited, fixed Supplemental Security Incomes.

The major trade off in the creation of PTP was the 5.64 acre parcel of the campus had to be developed in three separate phases. Low income housing tax credit funding criteria awarded by the Washington State Housing Finance Commission increased competitiveness by encouraging smaller developments. More points were garnered for developments under 26 units. Because of this, PTP was developed over 7 years in three phases. It would have saved time to develop the entire parcel all at once. During the PTP development process, patience was essential and eventually paid off.

Aside from housing people living with many different special needs, 41 (or 64%) of the 74 new units serve households who were previously homeless. Some were chronically homeless. With NSH On-Site Case Management Services, they have since stabilized. This combination of service-enriched, affordable housing has served the Yakima community well. PTP made regional history by creating the very first new construction units for homeless adults as well as homeless families with children. It is also the very first, affordable, permanent housing for homeless vets in all of Central Washington.

Finally, NSH is extremely proud our precedent-setting, green development remains the very first sustainable design and construction in all of Yakima County. The integrated energy efficiency in design benefits all of our residents living there.

2. Briefly describe the project's urban context. How has the project impacted the local community? Who does the project serve? How many people are served by the project? Approximately 500 words.

Many of our residents were previously homeless, at risk of being homeless or have experienced episodic homelessness. Pear Tree Place (PTP) has significantly decreased the number of homeless and chronically homeless people living in homeless shelters, on the streets, in their cars or couch surfing in Yakima. Since the opening of Phase I to our recent grand opening of Phase III, the development has served 164 adults and 139 children. PTP I, II & III currently houses, 99 adults and 59 children. Of these households, 38 or 51% were homeless when they first moved in. At move in, 49 adults (or 50%) and 43 (or 73%) of our children were homeless. At PTP I, II & III, 73 (or 46%) of our total current residents are People of Color (POC). Of the POC, 47 or (64%) were homeless when they first moved in. Of the total number of current households, 18 (or 24%) are veterans. Of that total, 18 (or 100%) of our veterans were homeless when they first moved in.

Of the current 74 households at PTP I, II & III, 32 (or 43%) are living with Developmental Disabilities (DD). Of these, 16 (or 50%) have significant DD with on-site, 24 hour care. 16 unrelated adults live in 4 four-bedroom units known as SOLA Homes, State Operated Living Alternatives. These adults have new facilities with state of the art equipment and around the clock care. The extended families and social networks of these 16 people are profoundly impacted for the better by having affordable, brand new housing with professional 24 hour care for their adult children living with severe DD. They also know their loved ones are living in an Alcohol and Drug Free Community (ADFC) which distinctly minimizes the occurrence of violent crime. PTP is one of the safest places in Yakima for their adult children. Additionally, at PTP I, II & III, 29 (or 39%) of our total resident households are living with physical or other disabilities including Chronic Mental Illness (CMI) and HIV. Combining these two populations of DD and all other disabilities at PTP, 61 households (or 82%) are living with disabilities. Of these households with disabilities, 25 (or 41%) were homeless when they first moved in. This has had a profound impact on the extended families and social networks of all of our families throughout the local community.

Since we leased our first apartment, 97% or our resident households were below 50% of the Yakima Area Median Income (AMI) or, by HUD's definition, "very low income." Additionally, of those below 50% AMI of our current households, PTP serves 53 (or 72%) who were actually at or below 30% AMI or "extremely low income" when they first moved in. Comparable housing would never be affordable to lower-income households but PTP was designed to serve them specifically and to provide them with housing options they would otherwise not be able to afford.

The 2014 Yakima Homeless Point in Time Survey published by the Yakima Homeless Network reports that there are at least 45 homeless veterans on any given night of the year in the City. Given that number, the 18 units at Pear Tree Place alleviated 40% of the veteran homeless problem in Phase III of our development. For every 10 homeless veterans in Yakima, PTP now houses 4. It is documented that stable housing likewise decreases the burdensome number of hospital emergency room visits as well as nights in jail saving local taxpayers thousands upon thousands of dollar every year.

3. Describe the key elements of the development process, including community participation where appropriate. Approximately 400 words.

Soon after acquiring site control, Next Step Housing (NSH) organized a series of community charettes to include stakeholders in our design process and to do both outreach and community education about our Pear Tree Place (PTP) vision. We wanted to be good neighbors. The site was already zoned R2 and appropriate for multi-family residential development. NSH was aware neighbors would experience a lot of change during construction and ensured they were educated about what to anticipate and when. The first charette was held at the EPIC Place Campus directly across the street. For many years, EPIC provided community services for homeless families and children including a homeless childcare center and nursery, a computer center, residential substance abuse treatment for pregnant teens and young mothers and transitional housing for homeless youth. We invited all associated service providers in the Yakima Homeless Network, some current NSH residents and staff, the architects and several local, public funders to our first charette. Stake holders were clustered into five work groups to develop potential outcomes for the vision. They had blank site plans and, in teams, actually located the first set of buildings with parking and a playground and basketball court on the site. Many of their ideas were integrated into our final design for Phase I. We also had a second open community meeting held at Stone Church right next door. Because of strong community outreach, this meeting was very well attended & NSH provided education to neighbors about Alcohol and Drug Free Communities (ADFC's). NSH staff shared our history of affordable housing development in Yakima and neighbor concerns were addressed. The vision for the PTP development was explained in detail to allay fears and garner neighbor support. NSH assured the homeowners their property values would rise and they eventually did.

For Phase II, another community charette was organized. Since Phase I was already constructed and turned out beautifully, this meeting was sparsely attended and the neighbors who did attend were very supportive of NSH's endeavor to house people living with disabilities.

Finally, all phases of our development included consultations with the Yakima Police Department to ensure our outcomes were aligned with Crime Prevention Through Environmental Design (CPTED). Landscaping plans ensured bushes were kept low with perimeter fencing where appropriate. Perimeter swales inhibit foot traffic and eliminate hiding places for illicit activities. High-quality, outdoor lighting was installed with daylight sensors as well as front and rear door lights. Security cameras were also installed to monitor all parking lot activity. Finally, the two monument signs to the property were also well lit. The integration of community input into the design process strongly contributed to the success of all three phases of PTP.

4. Describe the financing of the project. Please include all funding sources and square foot costs where applicable. Approximately 400 words.

Pear Tree Place (PTP) is a successful example of public, private and non-profit collaborative funding. The total development cost for all three phases was \$12,097,311. The total square footage for all 15 buildings on the campus is 61,377 bringing the average cost to \$197 per square foot. The following is a breakdown of costs by phase:

Phase I has 26 apartments in two-story, garden style buildings plus a Leasing Office, children's playground and basketball court. Total development cost was \$4,775,278. Average cost per square foot was \$177. Phase I has 6 one-, 7 two-bedroom units plus 13 three-bedroom town-homes. Funders included the Washington State Housing Finance Commission Low Income Housing Tax Credit Program for \$2,573,743; the Washington State Housing Trust Fund (HTF) for a \$1,600,000; a loan from the Washington Community Reinvestment Association for \$110,000 (that has been since paid off); the Yakima Office of Neighborhood Development Services for a grant of \$200,000; a Yakima County Housing and Human Services Homeless Housing Grant for \$161,500; a Chase Bank Foundation grant for \$50,000; a private donor contributed \$48,035; a Home Depot Grant for Green Building for \$26,000; and a \$6,000 grant from Enterprise Green Communities.

Phase II of PTP is 4 triplexes. Total development cost was \$3,622,788. Average cost per square foot was \$220 for 8 two- and 4 four-bedroom apartments plus a Community Clubhouse. The 4 four-bedrooms house 16 unrelated adults living with significant Developmental Disabilities in 16 beds for a total of 24 units. The HTF gave PTP II an unprecedented award of \$3,500,000; the largest award ever granted in the State. Additional funding included a Yakima County Homeless Housing Grant for \$122,788 from the Department of Housing and Human Services.

Phase III consists of 18 one- and 4 two-bedroom apartments plus 2 studios. Total development cost was \$3,624,351. The average cost per square foot was \$202. Funders included a grant from the Washington State Housing Trust Fund for \$2,500,000; a loan from the Washington Community Reinvestment Association Capital Plus Program for \$350,000; a grant for housing homeless veterans for \$324,000 from the Home Depot Foundation; and another grant for \$198,978 from the Seattle Federal Home Loan Bank Affordable Housing Program. Additionally, Next Step Housing contributed \$252,373 to this development from cash flow.

5. Is the project unique and/or does it address significant urban issues? Is the model adaptable to other urban settings? Approximately 400 words.

Our model of developing Alcohol and Drug Free Communities (ADFC's) is distinctly adaptable. All residents sign a Clean and Sober Housing Agreement and are fully educated about our Zero Tolerance for Substance Abuse Policy before move-in. They know Next Step Housing (NSH) does not tolerate substance abuse of any kind both on or off the premises. The National Sobriety Success Rate at certain treatment centers across the country for people with 1 to 5 years of sobriety is 24%. In 2013, our PTP residents had a 94.83% sobriety success rate that more than quadrupled the national average. For people with over 10 years of sobriety, the national sobriety rate is 33%. Last year, with a sobriety rate of 94.83%, our PTP residents overreached the national rate by 61.83%! At PTP, the number of people who stayed clean & sober in 2013 is unprecedented.

PTP is also unique because we successfully created three ADFC's on one campus with a distinct blend of different special needs populations. NSH has a 23-year history of combining a diversity of target populations with long-term success. Since 1991, combining special needs populations has been our forte and a boon for both Yakima as well as NSH's funders. NSH believes people in sobriety, people living with disabilities and veterans share parallel marginalization from mainstream society. Our 23 years of experience indicates that with our service-enriched housing model, they make good neighbors without incident. They have overlapping, shared identities with multiple needs and combine to create diverse, thriving communities.

As previously stated, PTP is also unique because of the number of homeless who have stabilized because of our housing. PTP I, II & III currently house 99 adults and 59 children. Of the 74 households, 38 or 51% were homeless when they first moved in. At move in, 49 adults (or 50%) and 43 (or 73%) of our children were homeless. At PTP I, II & III, 73 (or 46%) of our total current residents are People of Color (POC). Of the POC, 47 (or 64%) were homeless when they first moved in. Of the total number of current households, 18 (or 24%) are veterans. Of that total, 18 (or 100%) of our veterans were homeless when they first moved in. There is nowhere else in Yakima where homeless adults and families can readily access quality, affordable housing. Simultaneously, because PTP is an ADFC, it is likely over 60% safer than communities where residents can drink alcohol and are not regularly tested for substance abuse. In that, PTP is distinctly unique in the Yakima area and our demonstrated success indicates our methodologies work. We firmly believe our ADFC model can likewise be replicated in other urban settings. We'd be honored to help support that effort.

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**2015**  
**RUDY BRUNER AWARD**  
**COMMUNITY**  
**REPRESENTATIVE**  
**PERSPECTIVE**



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This sheet is to be filled out by the person who took primary responsibility for project financing or is a representative of the group which did.

Name	John Mifsud	Title	Executive Director
Organization	Next Step Housing (NSH)	Telephone	(510) 842-8586
Address	2900 Powerhouse Road	City/State/ZIP	Yakima, WA 98902
Fax	(510) 842-8586	E-mail	john@nextstephousing.com
Signature	John Mifsud	Date	11/19/14

Digitally signed by John Mifsud  
DN: cn=John Mifsud, o=Next Step Housing, ou=Administration, email=john@nextstephousing.com, c=US  
Date: 2014.11.20 14:26:50 -0800

1. What role did you or your company play in the development of this project? Describe the scope of involvement. Approximately 400 words.

In 2006, NSH purchased 5.74 acres of land from Enterprise Progress in the Community (EPIC), another Yakima non-profit. NSH then platted the land into two parcels. The first parcel for Phase I of Pear Tree Place (PTP) was purchased immediately. NSH negotiated a first right of refusal for purchase of the second half at a later date. In 2009, the second half of the tract was purchased. This latter half was slated for Phases II and III. NSH eventually developed all three phases of PTP. Phase III was actually infill housing on the site where we developed Phase II. It worked out beautifully and in a time frame we could manage given not all funding for all three phases was in place from the start. EPIC appreciated our vision and worked with us.

NSH selected, hired & supervised all architects, engineers & general contractors for all 3 phases. NSH attended all construction meetings & managed final construction punch-lists. We managed construction warranties on all 3 phases as well. NSH was also responsible for all financing of the developments ensuring associated partners were paid in a timely manner. All contracting, drawing down of funding & complying with all requirements from all public, private and non-profit sources was managed by NSH. We worked closely with architects to ensure the design best served our resident populations. We reviewed/amended all floor plans to maximize living space, keeping them spacious and efficient. Additionally, all finishes and Energy-Star appliances were selected by NSH. NSH also managed all Evergreen Sustainable Design Standard (ESDS) scoring, reporting and delivery.

In Phase III, funds were limited so we were compelled to devise a creative approach to cost savings. Because our in-house Maintenance staff has the capacity to rehab unit interiors, we asked our General Contractor to remove costs associated with flooring and interior painting from their construction budget. Through this innovative value engineering, NSH saved approximately \$300,000 by having our own Maintenance Team install all flooring, both laminate in open areas and new, bio-based tiling in bathrooms and kitchens. Our staff also painted all unit interiors on schedule ensuring a timely delivery of apartments for lease-up. Additionally, our Maintenance team is doing all the finishing of the interior of our new PTP Clubhouse including the installation of all lighting, plumbing fixtures, toilets, sinks and water heaters, all cupboards and counters and all interior and exterior painting. Our General Contractor on the Clubhouse provided just the shell. We will do the rest in house with substantial cost savings.

Aside from managing all construction and financing for all three phases, NSH staff also pre-leased all units before we received Certificates of Occupancy from the City of Yakima. NSH remains the Owner, Property Manager and Compliance Supervisor for all three phases of PTP.

2. What trade-offs or compromises were required during the development of the project? Approximately 400 words.

Back in 2007, when we first started our development process, the criteria for LIHTC's (Low Income Housing Tax Credits) in Washington State scored higher for smaller developments of 25 units with an additional manager's unit for a maximum of 26 units. Because of this, we developed the site in three phases. It would have been much, much easier and cost-effective to do it all at once. Given our funding sources and their scoring criteria, we simply could not.

Meanwhile, during our 7 year development cycle, criteria for tax credits changed and Phase II and Phase III were no longer competitive for this funding because of our Yakima location. This left us with fewer options and we had to proceed with less funding than planned but we made it work.

Also, the financial resources that funded the three phases only fund housing units and do not fund construction of commercial or community buildings. Because of this, we did not have the funding to build a Community Clubhouse that was very much needed, especially after we moved in our homeless vets with Phase III. They require ongoing, wrap-around, Case Management Services as well as a space where they can congregate for group therapy, support group programming, 12 Step meetings as well as recreational and social activities. We also need a private office for our Case Manager for brief, strategic counseling, employment services and one-on-one long-term, individual, progress planning. Still, our funders could not help with this major expense.

The shell of the Clubhouse cost approximately \$220,000 and NSH paid for it from our developer fee from Phase III. We might have used that money as seed money for new units but chose to fund the needed community space instead. It was a trade-off, but, in the end, we believe we made the right choice. Recently, a community Thanksgiving Celebration happened in the new Clubhouse. Many of our residents with significant Developmental Disabilities attended as well as the HUD Department of Social and Health Services staff who care for them 24/7. In so many ways, the Clubhouse effort is already paying off.

3. How was the project financed? What, if any, innovative means of financing were used? Approximately 400 words.

The following are the successful applications for funding NSH made for each of the three phases of Pear Tree Place (PTP).

For Phase I, we received funding from the Washington State Housing Trust Fund (HTF) for \$1,600,000. We built 26 units, 8 ones-, 7 twos-, and 11 three-bedroom town homes. 8 units are set-aside for households living with Developmental Disabilities (DD). 7 are designated, project-based homeless units with rental vouchers through the Yakima Housing Authority. 6 units are set-aside for large families. 10 units target households at 30% or below the Area Median Income (AMI). Another 7 are at 40% & 9 are at 50% AMI. We received \$2,573,743 in Low-Income Housing Tax Credits from the WA State Housing Finance Commission (WSHFC) and then sold the credits to Enterprise Communities (EC). Yakima Office of Neighborhood Development Services awarded us \$200,000 to help us buy the land. Thanks to them, we had site control. The Washington Community Reinvestment Association (WCRA) gave us a loan for \$110,000 that we paid off early in 2013. Yakima County Department of Human Services (YCDHS) gave us \$161,500. Chase Bank Foundation gave \$50,000. The Oak Hill Fund gave \$48,035. EC gave \$28,000. The Home Depot Foundation gave \$26,000. Yakima Federal Credit Union gave \$1,000. The total development costs were \$4,804,035 from 11 funding different public, private and non-profit sources.

Phase II was much easier with only two funders! We received an unprecedented \$3,500,000 from the HTF! YCDHS gave \$122,788 for a grand total of \$3,622,788. We built 4 triplexes with 4 four-bedroom ground floor units serving 16 unrelated adults with significant DD in 4 State Operated Living Alternatives (SOLA) homes with professional care provided by DSHS 24/7. The SOLA homes have state-of-the-art traction equipment to increase independence and quality of life for our residents living with significant DD. The triplexes include 2 two-bedrooms on the second floor. 6 of these units are set-aside for homeless families. Our 16 beds in Phase II serve adults at or below 30% AMI. The 8 two bedrooms serve households at 50% AMI.

Phase III has 2 studios, 4 twos-, and 18 one-bedroom units. 6 units are set-aside for people living with DD. The remaining 18 serve homeless vets. 10 units serve households at 50% AMI. 11 serve those at or below 30% and 2 serve households at 80% AMI. The HTF awarded PTP III \$2,500,000. We received another \$324,000 from the Home Depot Foundation because our primary focus was veteran housing, the very first clean and sober permanent housing for vets in all of Central Washington. The Seattle Federal Home Loan Bank Affordable Housing Program awarded NSH \$197,978. We took out a loan with the WCRA for \$350,000 and NSH contributed another \$477,373 for Phase III including the value of the land and costs for the Community Clubhouse. The grand total for the development of Phase III was \$3,849,351.

Phase III is also the only phase of PTP with operational support. We successfully applied for and received an operations grant from the HUD McKinney Homeless Program for an annual award of \$43,109. This funding supplements our rent roll and operations as 8 homeless/disabled vets only pay 30% of their income in rent even if their income is zero. These affordable rents also include an allowance for their disability as well as another allowance for utility costs. This HUD McKinney Homeless funding also supports On-Site Case Management Services provided by NSH staff.

Finally, we received \$20,000 from the National Endowment for the Arts (NEA) after we opened Phase I. With it, NSH installed several outdoor art pieces created in collaboration with the children who lived in the apartments to enhance the site curb appeal and the children's investment in their new homes. We believe it was rare distinctly unique for the NEA to fund outdoor art at an affordable housing community but they did at PTP.

4. What do you consider to be the most and least successful aspects of the project? Approximately 400 words.

PTP is, we speculate, one of the largest if not the largest affordable housing collaboration of non-profits in Washington State history! The Owner/Buyer/Developer/Manager, NSH, is a non-profit. The Seller of the land, EPIC, is too. We hired another non-profit, the Office of Rural and Farm Worker Housing, to support our efforts to write a successful tax credit application for Phase I. Once that application was funded, we sold the tax credits to another non-profit, Enterprise Communities. Of the 11 funding sources for Phase I alone, the Oak Hill Fund was another non-profit as was the Home Depot Foundation and Enterprise Green Communities. We hired another non-profit, the Pomegranate Center, to work with the children living in our community, to develop several pieces of outdoor art to enhance the curb appeal of the PTP landscape. 8 non-profits collaborated on development. Another 8 non-profits partnered to provide services. 7 public agencies & another 7 banks also funded development & ongoing operations.

Referrals and ongoing services are provided by another array of non-profit providers including Triumph Treatment Services, Comprehensive Mental Health, Community Living, the Jonathan Wainright Memorial Veteran's Center, the Union Gospel Mission, Yakima Neighborhood Health Services and the Yakima YWCA. Concurrently, the Blue Mountain Action Council helps residents with move-in costs including first month's rent and security deposits. Another 8 non-profits are involved with ongoing resident services.

Several public sector agencies also support PTP ongoing. The Yakima Housing Authority provides each phase with Section 8 project-based and portable rent vouchers that support our operations. The Yakima VA Center also supports 8 chronically homeless vets with services as needed including primary medical and dental care. The Washington State Housing Finance Commission awarded tax credits for Phase I. HUD Region 2 of the Yakima Department of Social and Health Services provides 24 hour, in-home professional care to 16 unrelated adults living in Phase II. They also provide Case Management and Transportation services to residents living with DD in all three phases of PTP. The HUD McKinney Homeless Program provide operations support for 8 homeless/disabled vets in Phase III. Also, Phases I and II were both funded by the Yakima County Department of Human Services. Phase I was also funded by the Yakima Office of Neighborhood Development Services. 7 public agencies have involvement with the development of PTP and its ongoing operational success.

Many private organizations and foundations also contribute to the ongoing success of PTP. These include small, annual grants from the Chase Bank Foundation, the Wells Fargo Foundation, the US Bancorp Foundation, the Bank of America Foundation and Yakima Federal Savings and Loan Bank. The Washington Community Reinvestment Association provided loans to Phases I and III and the Seattle Federal Home Loan Bank funded Phase III.

The least successful aspect was the lack of available funding to maximize the density allowance at the 5.74 acre site. Inaccessible tax credits, changing scoring criteria that made Yakima less competitive, funding caps and limited sources tightened our development budgets for Phases I and III. However, the campus is now spacious with a basketball court and playground equipment for children as well as toddlers. The 18 buildings are beautiful. Still, if we were able to access more funding, we could have built more units and housed more people. Funding for affordable housing is a challenge in Yakima. Local sources of funding have become non-existent. Fortunately, NSH remains competitive with our WA Housing Trust Fund.

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**2015**  
**RUDY BRUNER AWARD**  
**PROFESSIONAL**  
**CONSULTANT**  
**PERSPECTIVE**



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This sheet is to be filled out by a professional who worked as a consultant on the project, providing design, planning, legal, or other services. Copies may be given to other professionals if desired.

Name	John A. Campbell, CMI, MAI	Title	Senior Valuation Services Director
Organization	Colliers International Valuation & Advisory Services	Telephone (206 )	965-1129
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Signature	John A. Campbell	Date	11/7/14
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Digitally signed by John A. Campbell  
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Date: 2014.11.07 14:37:19 -0800

1. What role did you or your organization play in the development of this project? Approximately 400 words.

Colliers international prepared the Market Studies for all three Phases of Pear Tree Place (PTP) between 2005 and 2011. I was familiar with the success of Next Step Housing's Sommerset Apartments back in 2003. That development received a Community of Quality Award from the National Affordable Housing Management Association (NAHMA) for Outstanding Turnaround of a Troubled Property. I was therefore happy to assist with three Market Studies for the development of three new Alcohol and Drug Free Communities (ADFC's). My first involvement with ADFC's was with the Sommerset Apartments which was also developed by Next Step Housing (NSH). Our analysis for PTP was more extensive than for our typical market studies. I had to research alcohol and substance abuse find facts relating to substance abuse in Washington State and specifically, the Yakima area. The findings were quite alarming and the need for housing of this type became clear. I learned that NSH had quite an extensive network of treatment providers from which many referrals for their communities come. At the time, there were less than 100 units in Yakima that provided housing for clean and sober individuals. Most of these were studios or bedrooms in transitional housing. These properties had long waiting lists. The need for permanent housing in larger units suitable for small and large families was evident. Yakima County and the City of Yakima has a high homeless population and many of these individuals also suffer from substance abuse.

The research for our Market Study involved contacting many of the local service providers. These included Lupita Parker, Executive Director of the Yakima Coalition for the Homeless; Tim Sullivan, Housing Specialist with the Yakima County Department of Human Services, Rhonda Hauff, Chief Operations Officer for the Yakima Neighborhood Health Services, and T.J. Mattingly, Housing Director for Triumph Treatment Services. Many publications and studies were researched including the Yakima Annual Homeless Point In Time Survey; Out of Reach a national study that documents the need for affordable housing across the nation for low-income people living with Developmental Disabilities; and, data from HUD's Department of Social and Health Services.

2. Describe the project's impact on its community. Please be as specific as possible. Approximately 400 words.

The community impact of Pear Tree Place (PTP) has been huge. With the development providing housing for formerly homeless individuals and families, homeless veterans as well as individuals and families living with Developmental and other disabilities, PTP serves populations in need of clean, safe and affordable housing. Additionally, they all live in clean and sober, Alcohol and Drug Free Communities. With the development of the three phases of PTP, the housing currently serves approximately 100 adults and 60 children. Within this community, over 50% of these households were formerly homeless. Of the 74 current households at PTP, 43% are living with Developmental Disabilities (DD). The 4 four-bedroom units at Phase II are operated under the State Operated Living Alternatives Program and house 16 unrelated adults with around the clock care. The impact on these individuals and their families is significant. Because they are an extremely vulnerable population living below 30% of the Area Median Income, the impact that they now have safe and affordable housing is major.

No other agency in the Yakima area offers this kind of diversity in a safe environment with the amenities that PTP has to offer. New construction at these affordable prices would not exist but for Next Step Housing (NSH) and their PTP development. Further, 24% of the current households are veterans and all of these veterans were formerly homeless when they first moved to PTP. They hailed from five different Washington cities as well as Springfield, Illinois and two cities in California. That homeless vets from 8 different cities across the country are now permanently housed has national impact as well as local.

It is clear that PTP has made a great impact on reducing the number of homeless veterans, families and children as well as so many people living with Developmental Disabilities that did not have the option for this high-quality housing before PTP was built.

3. How might this project be instructive to others in your profession? Approximately 400 words.

Pear Tree Place was a very innovative development in terms of the sources of financing and the populations served. So many of the affordable housing Market Studies we prepare serve general populations or large households along with disabled households. While there is a need for these, PTP integrates so many more segments of the community that are in great need of affordable housing. PTP is definitely a replicable example of how housing can serve a diverse population and be highly successful. I understand their vacancy rate is less than 2%! This is the only property of its kind that I have been a part of that serves such diverse populations and needs. It's a testimony to the skill and capacity of the developing organization.

4. What do you consider to be the most and least successful aspects of this project? Approximately 400 words.

Certainly the most successful aspect of the project is that it has served 174 adults and 139 children since the opening of Phase I in 2007. These may seem like small numbers, but this is a great accomplishment in a market as small as Yakima. The property maintains a near 100% occupancy rate and collection rate. That is truly an accomplishment and a testament to both the need and the dedication of all involved with the project's ongoing success. The 2014 Yakima Homeless Point In Time Survey tallied 45 homeless veterans on any given night of the year in Yakima. The property now houses formerly homeless and chronically homeless veterans in 18 of its units. That translates to a 40% reduction of homeless vets in Yakima. That is an astounding number and gives hope that homelessness in Yakima can be conquered.

The other very successful aspect of the project is the serving of so many households with Developmental Disabilities (DD). There are 32 households, or 43% of the property that fall under this category. These people now have a new, affordable and safe place to live and have access to the care that they need. They are all enrolled for services with the Region 2 Department of Social and Health Services (DSHS) Division of Developmental Disabilities that include Case Management, assigned Independent Living Skills Specialists (one per client), transportation and counseling. For those living with significant DD, they have 24 hour care.

The location of the project is also a huge plus. Within the Yakima Valley, there is no better location than in the central area of the City of Yakima when it comes to access to all aspects of care and services. Lastly, the property is an extremely safe property because it is an Alcohol and Drug Free Community. Most violent crimes and instances of domestic violence are drug or alcohol related. PTP is a safe haven for people in recovery from substance abuse, homelessness or those living with disabilities. At PTP, they can live with less fear of violence and without fear of their immediate neighbors becoming involved with illegal drugs or alcohol. As I understand it, all phases of PTP are certified Crime Free Neighborhoods.

At this point in time, I have not heard of or seen any aspects of the project that I would consider unsuccessful. I would only hope that the future will bring more projects like this one to Yakima and other areas. This is a model that should garner national attention.

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**2015**  
**RUDY BRUNER AWARD**  
**ARCHITECT**  
**OR DESIGNER**  
**PERSPECTIVE**




# ARCHITECT OR DESIGNER PERSPECTIVE

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This sheet is to be filled out by a design professional who worked as a consultant on the project, providing design, planning, or other services. Copies may be given to other design professionals if desired.

Name	Barbara Cline, MS, AIA	Title	Project Architect
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Signature		Date	November 14, 2014
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1. Describe the design concept or this project, including urban design considerations, choice of materials, scale, etc. Approximately 400 words.

A striking aspect of the Pear Tree Place (PTP) multi-family apartment campus is the suitability of the location for its use and the scale of its buildings as designed, relative to its suburban infill site. The adjacent neighboring properties exhibit a typical mix of residential housing and community facilities in an area of the City that has been transitioning from obsolete orchards over a period of several decades. The neighborhood is characterized by one and two story, single-family dwellings. Nearby, there is also a single story elementary school, churches with both low and high profile rooflines, a residential substance abuse treatment campus and a few remaining fruit trees. PTP is a similar mix of one and two-story buildings to reflect the context of the neighborhood as well for economical construction and to maximize open space.

The buildings were limited to a maximum of 6 units each and also included a mix of studio, one and two-bedroom units so that the appearance of each apartment would create a pleasing mix of elevations. The contour of the surrounding land slopes up to the west and opens up to long distance, territorial views of the Yakima Valley foothills to the north and east. Intersecting lines of non-grid roads created a very pleasant platform for the campus. The design concept as realized was held very consistently over the three phases of construction, an aesthetic ideal that was clearly defined by Next Step Housing (NSH) at development inception. Occurring over 7 years, the clarity of this ideal and the attention to design details allowed the architectural teams to retain the initial vision while allowing for variations within the theme.

Visual interest makes the complex anything but institutional which is a great gift to the surrounding community. It feels substantially permanent and suitable. The exterior palette of lap siding, shingle siding, composition roofing, subdued color changes and extremely well designed and maintained grounds relate clearly to the types of building materials frequently occurring in this area of town. PTP both fits in while maintaining and raising the bar. NSH has every reason to take pride in their PTP developments because of the quality of its thoughtful design.

2. Describe the most important social and programmatic functions of the design. Approximately 400 words.

The mission and measure of success for Pear Tree Place (PTP) focused on three critical goals. 1) Meeting the needs of the diverse resident populations all living with special needs; 2) Ensuring the development be marketable - Next Step Housing (NSH) wanted PTP to be intelligently and tastefully designed with strong curb appeal and an impressive visual appearance. NSH also wanted their clientele to feel pride in their homes and wanted the neighborhood to respond positively to the new construction. NSH's endeavor hoped to raise current property values of housing in proximity; 3) NSH designed the development to be cost effective with mandated energy-efficient construction materials, systems and appliances so that operations and ongoing maintenance would be manageable both for residents as well as the owner, NSH, for the long term.

PTP III, the third and final phase of the campus development, created the first clean and sober permanent housing for homeless veterans in all of Central Washington. 2 studios, 18 ones- plus 4 two-bedrooms serve individuals and small families; 6 units were set-aside for adults living with Developmental Disabilities (DD) who choose to live independently. PTP III is infill housing on 5.74 acres of land where NSH developed both Phase I that opened in 2007 and PTP II that opened in 2009. Phases I and II are similarly two-story, smaller scale apartments building whose populations include homeless individuals and families as well as people living with Developmental Disabilities. Phase III has increased affordable housing options for special needs individuals and small families with children at or below 30% and 50% of the Yakima Area Median Income (AMI) in a well-established neighborhood characterized by single-family homes and higher end condo communities. Also, 8 units are set-aside for homeless vets with project-based Veterans Affairs Supportive Housing (VASH) Vouchers through NSH's partnership with the Yakima Housing Authority. Another 8 will units serve homeless/disabled veterans with a committed award from the HUD McKinney Homeless Program to support operations.

PTP III is the seventh NSH Alcohol and Drug Free Community (ADFC) in Yakima monitored by random Urinalysis and Breathalyzer checks. Residents typically arrive service-enriched from the Yakima Vets Center (YVC) and Community Living. The vets come from five counties in Central Washington: Yakima, Benton, Franklin, Walla Walla and Kittitas Counties. Many vets are living with physical disabilities and/or mental health issues including bi-polar disorders and PTSD. They have established at least one year in recovery from substance abuse. Some are homeless veterans who served our country in foreign wars including recent returnees from Iraq and Afghanistan. The campus maintains an open, non-institutional feel because of the ample open spaces, the residential design, and placement of the buildings with varying setbacks and rooflines. The community is very quiet and is advantageous to vets. They can live independently and also be in a community of shared identity. There is generous space between buildings to increase both quiet and privacy, both benefit veterans.

## ARCHITECT OR DESIGNER PERSPECTIVE (CONT'D)

3. Describe the major challenges of designing this project and any design trade-offs or compromises required to complete the project. Approximately 400 words.

The development process for Pear Tree Place (PTP) III included a comprehensive analysis of housing planning with an emphasis on design that is accountable to both the residents and to the environment; this two-part accountability created two primary areas of challenge.

Accountability to the residents meant creating comfortable space within a compact floor plan and within construction budget constraints. The developer and architect both sought to maximize the cost/benefit ratio in the interest of livability. Floor plans were iterated several times, with attention paid to locating functional cabinetry, anticipating furniture arrangements, sizing desirable windows, relating flooring material changes to the room layout and creating very useable kitchen spaces. Every square foot was subject to analysis, with the net result producing clearly organized, open floor plans with a cozy character.

Once the apartment footprints were designed, PTP dictated a process of careful consideration of building placement limited to remaining land within the site. Four new buildings were located within the existing apartment complex successfully. Also, the studio and one-bedroom apartments for veterans were located in the quietest part of the campus, separate from the adjacent access roads as well as from the two-bedroom family units. It was challenging to ensure single adults had quiet and privacy and also be sure small families with children were also accommodated in the design. Many vets are either single parents or partnered and raising children.

Great consideration was given to site amenities to accommodate resident needs. The site is quite spacious with several, large, open areas with walking paths and play areas for children offering a very residential feel in a multifamily development. High visibility is maximized throughout for added security. Most buildings are set away from the street increasing quiet and privacy, both required markers for success when housing veterans who have experienced active duty. Existing many added trees also increased quiet and privacy. Only the one, western side of the property is on a street. The northern side is a bank of townhomes from Phase I and the southern side is a single-family home. The eastern side is fenced and conveniently on the Yakima Community Greenway that encircles the City and meanders along the Yakima Canal. The PTP Campus affords residents immediate access to this well-appointed walkway for biking, jogging and walking.

Although the property is predominantly flat, the western border is an 8-foot incline landscaped with native, drought tolerant plants. This incline provides additional security and privacy. Although it is easy to get onto the site, it is more difficult to leave. Concurrently, privacy is increased because inherent sight lines inhibit passersby from being able to see inside the ground floor units.

Design accountability to the environment was equally subjected to detailed review and iteration: sustainability and energy efficiency directed selection of construction materials and methods. PTP meets the EPA's Energy Star Qualified Homes requirements and fully adheres to, in fact exceeds, the Washington State Department of Commerce's widely-recognized Evergreen Sustainable Development Standard (ESDS). The ESDS includes third-party certification of the design and implementation process. Emphasis on energy-efficiency and sustainable design and construction underscores NSH's commitment to the environment and contributes to the long-term viability of this housing. Given the limited funding sources available for affordable housing, this challenge was well met with a high-quality outcome.

4. Describe the ways in which the design relates to its urban context. Approximately 400 words.

The site for Pear Tree Place (PTP) was appropriately selected for this multi-family campus. Zoning and land use features enhanced the development as well as the immediate locale. The site complies with local "critical area" ordinances including protection of wetlands, wildlife habitat, floodways, aquifer recharge and geologically hazardous areas. PTP is also located within the Urban Growth Area designated by the municipal Comprehensive Plan. No rezoning was required as it was already zoned for residential development. No development restrictions affected the density planned and zoning allowed for two-story buildings construct enough units to make the operations budget viable for with an affordable, low-income rent roll. The project demonstrated a commitment to being located within an existing neighborhood and in close proximity to infrastructure, thereby encouraging resource-efficient development of land, reduction in development costs, conservation of energy and adding to the vitality of the overall community.

PTP has immediate access to existing roads, municipal water, sewer and local utilities from existing infrastructure. PTP is compact and spacious both, designed for a minimum density of 10 units per acre. Maximum lot coverage allowed was 80%. PTP lowered the coverage to create open space for residents and aesthetic appeal, including walkways and play areas for children. This compact approach resulted in a resource-efficient development of the land, reducing costs and automobile dependence with a more walkable community. Simultaneously, PTP invigorates livable development patterns in the neighborhood. Numerous community facilities, social services and retail, two public parks, an elementary school, two churches, a bank, several restaurants, a supermarket and hardware store are literally within three blocks.

There is a public bus stop located on the same block as the access road to the site. An interior pedestrian walkway system connects to the public sidewalk. On-site storm water retention was designed to direct water to open space for recharging and eliminated run-off onto adjacent properties and street. Dedicated, permanent and viable growing spaces are distributed throughout the campus, allowing each apartment building its own space for gardening; a very desirable amenity in this urban context. Buildings were placed employing the principals of Crime Prevention Through Environmental Design (CPTED): visibility is maintained throughout, the campus, parking areas are close to each apartment, stairways and entry doors are readily accessed and easy to see, landscaping is designed without hidden areas, no alcoves/recesses occur at building perimeters, and pedestrian pathways increases safety by bringing more eyes on public spaces. Landscaping was professionally designed to provide shade, scale, texture and color variation, all within the context of locally appropriate plant materials.

The net outcome was a large campus with a distinct sense of open spaces for gathering and play. It is successfully located in the City of Yakima close to amenities but also has a somewhat pastoral disposition. The garden style apartments are appropriate to their urban context while simultaneously having a natural, spacious character covering the equivalent of two city blocks with ample trees, colorful shrubs and flower beds contributing to a country-side character.

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**2015**  
**RUDY BRUNER AWARD**  
**OTHER**  
**PERSPECTIVE**



# OTHER PERSPECTIVE

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Name \_\_\_\_\_ Title \_\_\_\_\_

Organization \_\_\_\_\_ Telephone (    ) \_\_\_\_\_

Address \_\_\_\_\_ City/State/ZIP \_\_\_\_\_

Fax (    ) \_\_\_\_\_ E-mail \_\_\_\_\_

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**Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

1. What role did you play in the development of this project? Approximately 400 words.

2. Describe the impact that this project has had on the your community. Please be as specific as possible. Approximately 400 words.

3. What trade-offs and compromises were required during the development of the project? Did you participate in making them? Approximately 400 words.

4. What do you consider to be the the most and least successful aspects of this project? Approximately 400 words.

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**2015**  
**RUDY BRUNER AWARD**  
**PUBLIC AGENCY**  
**PERSPECTIVE**

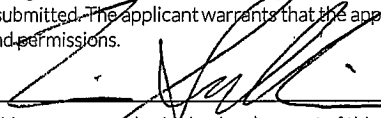


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This sheet is to be filled out by staff representative(s) of public agency(ies) who were directly involved in the financing, design review, or public approvals that affected this project.

Name	Tim Sullivan	Title	Senior Manager, Housing & Homeless Program
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Signature		Date	11/12/2014
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1. What role did your agency play in the development of this project? Describe any requirements made of this project by your agency (e.g., zoning, public participation, public benefits, impact statements). Approximately 400 words.

Yakima County Department of Human Services Affordable Housing Program provided funding to support the first two phases of the Pear Tree Place (PTP) development using local filing fee revenue designated for affordable housing development. Yakima County's funding was also instrumental in leveraging additional state funding for the development from the Washington State Housing Trust Fund. The County did not have sufficient resources to fund Phase III of construction but did receive a HUD Continuum of Care (CoC) grant on behalf of Next Step Housing (NSH) to help support operations and supportive services costs for the disabled/homeless veterans living there.

The Washington State Legislature passed SHB 2060 into law in 2002. The law requires County Auditors to charge a \$10 surcharge on all recorded documents with the exception of those previously excluded from any fees. The intent of this act is to assist in the development and preservation of affordable low-income housing to address critical local housing needs. Permissible uses include acquisition, construction, or rehabilitation of housing, supporting building operation and maintenance costs, rental assistance vouchers for housing or operating costs for emergency shelters and licensed overnight youth shelters.

The County retains up to 5% of these funds for administration. Of the remaining amount, 40% is forwarded to the State Department of Commerce and is deposited into the State Housing Trust Fund to be used to support extremely low-income persons with incomes at or below 30% of the area median income. The remaining 60% is retained by the County is deposited into a special fund to be used for housing that is affordable to very low-income persons at or below 50% of the Area Median Income (AMI).

Under the State legislation that governs the County's filing fee revenue; the County is required to fund housing that serves households at or below 50% of the AMI. To ensure affordability, the County required NSH to sign a 20 year Covenants, Conditions and Restrictions (CC&R) Agreement with the Yakima Auditor's Office to ensure long-term affordability. In addition, the applicant is required to set-aside units for homeless residents and provides supportive case management under the HUD CoC operations and supportive services funding.

2. How was this project intended to benefit your city? What trade-offs and compromises were required to implement the project? How did your agency participate in making them? Approximately 400 words.

Next Step Housing (NSH) has been a champion of affordable housing in Yakima for many years. Instead of going out and building affordable housing based on a perceived need, they have been proactive and collaborative in their approach to determining the need by partnering with Yakima County Human Services, the Homeless Network of Yakima County and the City of Yakima to achieve the best affordable housing outcomes for the very low-income and homeless individuals and families. If there is an opportunity to create more affordable housing in Yakima, NSH is always one of the first organizations at the table to offer their support and expertise.

NSH's proactive approach to meeting the community's affordable housing needs through Pear Tree Place (PTP) has benefited the City of Yakima by providing attractive high quality affordable housing in diverse neighborhoods. They have also rehabbed many other rundown housing structures that have created even higher quality housing units in our community. These developments have also created more jobs and has helped to decrease crime in neighborhoods because of the high level of on-site staffing and case management that is provided.

If there is one trade-off or compromise that was necessary to implement the project and ensure its long-term viability, it was the need to target more units toward the higher 50% household AMI in order to ensure future sustainable revenue streams. Again, it is difficult to build housing that is affordable and it is also difficult to serve the lowest income or most needy. NSH has created a balance to serve all levels of income and are still able to maintain their ongoing operations and maintenance.

## PUBLIC AGENCY PERSPECTIVE (CONT'D)

3. Describe the project's impact on your city. Please be as specific as possible. Approximately 400 words.

Affordable housing is a chronic need in many communities and Yakima is no exception. Next Step Housing (NSH) developed Pear Tree Place (PTP) to address this need and has been successful in expanding affordable housing through three phases of construction. PTP has been a tremendous resource to the community's efforts to address homelessness and provide lower-income individuals and families with newly constructed housing options that previously never existed. In each phase of construction, NSH has ensured that units were set-aside to serve homeless populations and have provided on-site case management and other supportive services to our neediest populations. Without PTP, our community would have a lot more unsheltered homeless struggling to find decent, safe, affordable housing.

4. Did this project result in new models of public/private partnerships? Are there aspects of this project that would be instructive to agencies like yours in other cities? Approximately 400 words.

Next Step Housing (NSH) has been an active partner and deeply involved in the local Continuum of Care (CoC) Homeless Network of Yakima County since the inception of the Network back in the winter of 2004. Management staff currently serve on the Executive Board for the Homeless Network and help plan and participate in Network sponsored activities and events.

NSH is a local HUD CoC grantee for two developments that provide Permanent Supporting Housing to homeless/disabled individuals. NSH has used HUD funds to provide operations support and supportive services to a portion of units in both the Somerset and at Pear Tree Place III that serve mostly homeless/disabled and chronically homeless households. Each year NSH housing meets or exceeds their program goals and outcomes which include retaining housing for a year, enrolling in case management services, participants in services achieving individual service goals, increasing living skills and/or income, receiving in-home healthcare, independent living training and employment services.

Through its partnership with the Homeless Network and its member organizations, NSH has been uniquely able to coordinate services for their tenants such as health services, assistance in accessing entitlements, treatment and resource referrals that other local housing providers do not provide. This partnership has assisted the Yakima County Department of Human Services because we are able to house clients in our programs and coordinate with NSH's on-site Case Management Services Program.

5. What do you consider to be the most and least successful aspects of this project? Approximately 400 words.

The most successful aspect of Pear Tree Place (PTP) is that it has some of the best designers, architects and contractors working on the development of the brand new housing units at PTP. The look of the apartments surpasses most comparable commercial designs. Mid to higher end materials were used and the use of available space is very functional and goes above and beyond what you might see in a commercial development. Also, Green Building design and appliances were used extensively in the development in order to make each unit more energy efficient. This, in turn, helps to maintain affordable utility costs for residents while also increasing the long-term value of the property.

The least successful aspect of the development is that Next Step Housing (NSH) was hampered by the rising costs of construction and ceilings on awards from funders. Had funding sources been able to provide NSH with larger financial awards, they could have developed more units at PTP. They were limited both by new construction costs and caps on awards that did not allow maximum density of the site. The upside of this is the campus is spacious and beautiful. The downside is that were the resources available, more people could have been housed to further maximize the impact on low-income and homeless households in the Yakima community.

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**2015**  
**RUDY BRUNER AWARD**  
**COMMUNITY**  
**REPRESENTATIVE**  
**PERSPECTIVE**



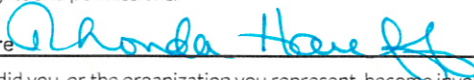
# COMMUNITY REPRESENTATIVE PERSPECTIVE

Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

This sheet is to be filled out by someone who was involved, or represents an organization that was involved, in helping the project respond to neighborhood issues.

Name	Rhonda Hauff	Title	COO / Deputy CEO
Organization	Yakima Neighborhood Health Services	Telephone	(509) 574-5552
Address	PO Box 2605	City/State/ZIP	Yakima WA 98907-2605
Fax	(509) 574-5564	E-mail	rhonda.hauff@ynhs.org

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Signature  Date 11/15/14

1. How did you, or the organization you represent, become involved in this project? What role did you play? Approximately 400 words.

Yakima Neighborhood Health Services (YNHS) is a Community Health Center founded in 1975 and located in downtown Yakima. As the local Health Care for the Homeless grantee funded by the US Department Health and Human Services (DHHS) Bureau of Primary Health Care, we are closely integrated into the community-wide homeless response strategy. Our staff is active in the Homeless Network of Yakima County. We work very closely with many network agencies, advocates and housing providers to coordinate services. Our mission is to provide affordable, accessible, quality health care; to promote learning opportunities for students of health professions; to end homelessness; and to improve quality of life in our communities.

YNHS has collaborated with Next Step Housing (NSH) to bring an array of health services to previously homeless residents living at NSH properties since 2003. These services include: 1) Health and independent living skills trainings; 2) Annual nursing assessments including blood pressure checks; 3) In-home health visits as needed; 4) Referrals to full primary medical and dental care; and 5) Case management. NSH residents also have free and full access to medical and health services at our two health clinics in Yakima. The first is our full-scope Community Health Center on 8th Street as well as our Health Care for the Homeless satellite clinic co-located with Triumph Treatment Services at their main office on South Naches Avenue, also in Yakima.

While NSH was in pre-development for Pear Tree Place (PTP), they asked if we'd provide services to 8 homeless/disabled veterans at their newest phase of the PTP development. These 8 households would meet the requirements and be enrolled in the HUD McKinney Homeless Program. As it turned out, NSH had already received this operations funding award before construction began. Our collaboration and service provision is confirmed with a Memorandum of Understanding updated annually. Because we provide these services to 11 units at NSH's Sommerset Apartments, we agreed and committed to provide medical services including independent living skills training to these new 8 NSH residents who were veterans and previously homeless. Through DHHS, we secure funding to provide the scope of support services identified above for the homeless living at PTP.

YNHS and NSH have collaborated for 11 years on the Yakima Homeless Network. We welcomed the opportunity to further serve homeless veterans in Yakima and we are already seeing the fruits of our efforts in the stabilization of veteran households at PTP.

2. From the community's point of view, what were the major issues concerning this project? Approximately 400 words.

As I understand it, Phase I of Pear Tree Place (PTP) experienced some NIMBYism (Not In My Backyard Syndrome) when neighbors realized it was being funded by the Yakima Office of Neighborhood Development Services (ONDS). This concern dissipated after a community meeting was held and Next Step Housing (NSH) shared their intentions and ensured neighbors about safeguards the new community would have. They explained their Zero Tolerance Policy for substance abuse and the random Urinalysis and Breathalyzer checks they conduct with residents as needed. Once, the beautiful, new construction was in place, no one complained. Phase II and III had absolutely no corresponding concerns arising from neighbors before or after development.

I believe the major concern was that first and foremost, people did not want low income housing in their neighborhood. Since most neighbors are homeowners, they likely thought it would bring down their property values. They also had fears about the types of people that would be housed there. These are valid concerns but because NSH screens new residents with professional scrutiny and the construction of PTP is of such high quality, fears have since been allayed. PTP construction added needed neighborhood infrastructure including sewer lines, sidewalks and street lights. NSH bore the costs of these improvements to the neighborhood and neighbors soon realized PTP actually increased their property values.

Concurrently, NSH only develops Alcohol and Drug Free Communities (ADFC's). Neighbors were misinformed and jumped to the conclusion that the development would be housing active addicts. This is far from the case. Once they learned the truth that everyone at the complex had to have at least one year of documented sobriety before they could even apply, fears again were circumvented through community education. It is my understanding that many of the residents are in long-term sobriety and have been clean and sober for many years. Some also have no issue with substance abuse at all and simply agree to live in an ADFC. It is also certified as a Crime Free Neighborhood.

At Yakima Neighborhood Health Services, we are very prompt to supply referrals whenever one of our homeless clients needs housing and there is a vacancy at PTP. It is a very nice place to live. The staff are skilled and the look and finishes of the units are comparable to some market rate housing in Yakima.

## COMMUNITY REPRESENTATIVE PERSPECTIVE (CONT'D)

3. Has this project made the community a better place to live or work? If so, how? Approximately 400 words.

Absolutely. At Pear Tree Place (PTP), Next Step Housing (NSH) has created almost 40 brand new units of outstanding, green construction for homeless individuals and families. The campus is beautiful. It is a distinct improvement to the neighborhood with many trees, well kept lawns and flower and vegetable gardens. The curb appeal of the property is strong.

By housing as many previously homeless individuals and previously homeless families with children as they do at PTP, our homeless shelters and transitional housing facilities in Yakima are less taxed and spaces have been freed up to house more single adults and families in need. Because 40 previously homeless single adults as well as families with children are housed, PTP has made a significant contribution to the stability of the households living there. This in turn has contributed to overall neighborhood stability. Additionally, PTP has also contributed to increased housing and community development in Yakima. Because of the success of the three-phase development at the PTP location, a 12 acre lot across the street was recently sold and more new housing is going to be developed right across the street and further new housing options in the neighborhood.

Each of the three phases of construction also created an array of jobs in the community. The job site employed over 30 Yakima workers at a time. The architects, engineers and surveyors were also local. Construction workers poured foundations and installed sidewalks and parking lots, framed, insulated and roofed the apartment buildings, installed all electrical wiring and fixtures as well as all plumbing, put up exterior siding and interior drywall, did all the carpentry, cabinetry and countertops, painted inside and out as well as all landscaping. Additionally, NSH has contributed to community development as PTP has an on-site, full-time Resident Manager as well as two full-time Maintenance workers. NSH also hired a bilingual/bicultural, on-site Case Manager to work with residents, focused on the previously homeless and disabled veterans. These jobs with benefits have certainly made the community a better place to live.

PTP is also a boon to families with children as Robertson Elementary School is right across the street. Children have a basketball court and playground equipment on-site as well as large grassy areas for play and recreation. The school across the street has a soccer field and additional playground equipment to compliment what is provided at PTP.

Because my staff has worked closely with NSH staff for many years, I know the contributions they have made to make the community a better place to live. Diana McClaskey, the NSH Deputy Director, has been a Board Member of the Yakima Homeless Network for several years. She was also the previous Chairperson of the Homeless Services Committee. Diana is also the past Chairperson of the Clean and Sober Housing Alliance and was recently appointed to be Co-Chair of the Yakima County Alcohol and Substance Abuse Advisory Board. Connie Cleary, the NSH Asset Manager, attends all general meetings of the Homeless Network and represents NSH on the HMIS (Homeless Management Information Systems) Committee for the network. She also represents NSH at the Yakima Landlord Association. Perry Williams, the House Manager of NSH's Denney House is a current member of the Clean and Sober Housing Alliance and Rigoberto Dominguez, the NSH Case Manager, has recently been added to the Board of Directors of Triumph Treatment Services. I can safely say that the NSH staff works very hard to make the community a better place to live and work.

4. Would you change anything about this project or the development process you went through? Approximately 400 words.

I do not have concerns or suggestions for changes. NSH has been very collaborative with YNHS and our partners in the Homeless Network, to meet the needs of the homeless we serve. We value this partnership and so appreciate the housing NSH is providing in our community, as well as their willingness to collaborate.

# Community Report

2012-2013



NEXT STEP — HOUSING

# President & Director's Message 2012-2013



We are pleased the new construction of Phase III at Pear Tree Place is now complete and fully occupied. Next Step Housing embarked on a new journey with this expansion of our continuum of care to include veterans, both single adults and small families. Most were homeless and disabled so our priority has been to encourage stability by providing service-enriched, clean and sober housing first. Although quite demanding for all involved, the Board and Staff welcome the challenge because we know, without a doubt, it is the right thing to do. With so much war at home, abroad and in our own lives, we are grateful for the chance to increase the quality of life for veterans through affordable, permanent housing. We believe no one deserves it more.

We want to especially thank the Washington State Housing Trust Fund for their steadfast support. Since 1997, they have funded all of our developments for a grand total of \$11.6 million creating 167 units. We are also very grateful to the McKinney Homeless Program that supports our operations. Thanks to this invaluable annual funding, Next Step Housing has expanded on-site Case Management Services to accommodate the increase in our portfolio and better serve our residents.

At Next Step Housing, we think of Pear Tree Place III as a monument to peace, housing those who have truly earned it. We hope you will too. May it remind us all to increase the peace in our own minds and hearts and in the lives of those we hold dear.



# Pear Tree Place III

The Grand Opening for Pear Tree Place Phase III was on November 20, 2013. It was very well attended with many of our funders and community partners who traveled from Seattle, Olympia, Spokane and Portland including:

- Washington State Housing Trust Fund
- Seattle Federal Home Loan Bank
- The Home Depot Foundation
- Banner Bank
- Lundgren Construction
- Traho Architects
- HUD McKinney Homeless Program
- HUD VASH Program
- Yakima Veterans Center
- Yakima County Human Services Program
- The Yakima Housing Authority
- Triumph Treatment Services
- Yakima Neighborhood Health Services
- Community Living, and...
- Blue Mountain Action Council.

Many veterans were present, both new residents at Pear Tree Place III as well as veterans from the Yakima Community. Sunnyside VFW brought a color guard of flags that enhanced the official ribbon-cutting ceremony. The 18 veterans in the new housing at Pear Tree Place III were stationed in Viet Nam, Korea, the Philippines, Panama, the United States and Europe as well as recent returnees from the wars in Iraq and Afghanistan. Together, they served for a combined total of 106 years in the American Armed Forces.

According to current numbers from the Annual Yakima Point-In-Time Survey, there are 42 homeless veterans on any given night in Yakima. The 24 new units at Pear Tree Place III include 4 two-bedrooms, 18 one-bedrooms and two studios. These new units resolved 43% of the homeless veteran problem in Yakima County.

One young husband and new father, Isidro Mendoza, served in Iraq and was hired by Next Step Housing to work on the construction of the development. He and his family were eligible for a two-bedroom townhome. When Diana McClaskey, Next Step Housing's Deputy Director, showed him the new apartment, she let him know, "The reason you are getting this new home is because of your service to our country." His response was, "Well...this makes it all worth it."

To all of the veterans at Pear Tree Place III, the Board and Staff say, "Welcome home!"



**BUILDING E**



**BUILDING F**



**BUILDING G and H**





# Awards



Sharon Robinson  
Contract Manager  
Washington State  
Housing Trust Fund  
**2013 Ally of the Year**



Sherry Caraway  
Field Manager  
The Home Depot Foundation  
**2013 Ally of the Year**



Guillermo Sandoval  
Vice President  
Banner Bank  
**2013 Ally of the Year**



Jennifer Ernst  
Executive Director  
Seattle Federal Home Loan Bank  
Affordable Housing Program  
**2013 Ally of the Year**



Jack Peters  
Director  
HUD Community Planning  
& Development  
**2013 Ally of the Year**



John Mifsud  
Executive Director  
Next Step Housing  
**2013 Special Visionary Award**





T.J. Mattingly, Housing Director  
Sophia Sanabria-Gomez, Case Manager  
Triumph Treatment Services  
**2013 Partner of the Year**



Georgina Espinoza Gutierrez  
Housing Facilitator  
Yakima Housing Authority  
**2013 Community Hero Award**



Keith Erickson  
Maintenance Specialist  
Next Step Housing  
**2013 Employee of the Year**



David Brown  
Services Coordinator  
Yakima County Veterans Program  
**2013 Community Hero Award**



Tim Read, BSN RN  
HUD/VASH Case Manager  
Veterans Health Administration  
**2013 Partner of the Year**



Rigoberto Dominguez  
Case Manager  
Next Step Housing  
**2013 Resident of the Year**



Mike Ryckman (with Family)  
Maintenance Superintendent  
Next Step Housing  
**2013 Success Story of Year Award  
AHMA of Washington**

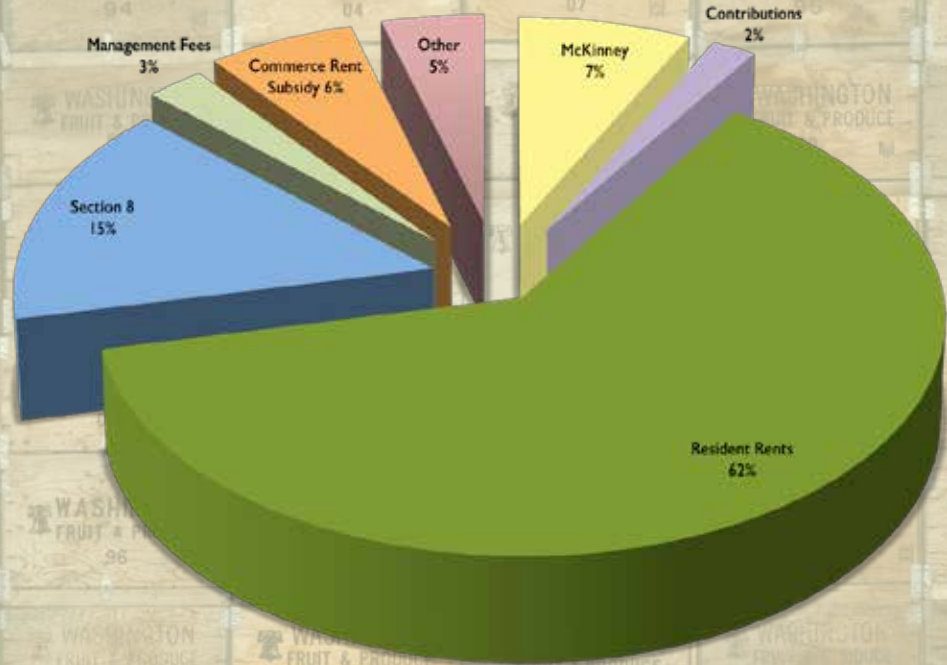


Randy Hauck  
Executive Director  
Community Living  
**2013 Partner of the Year**

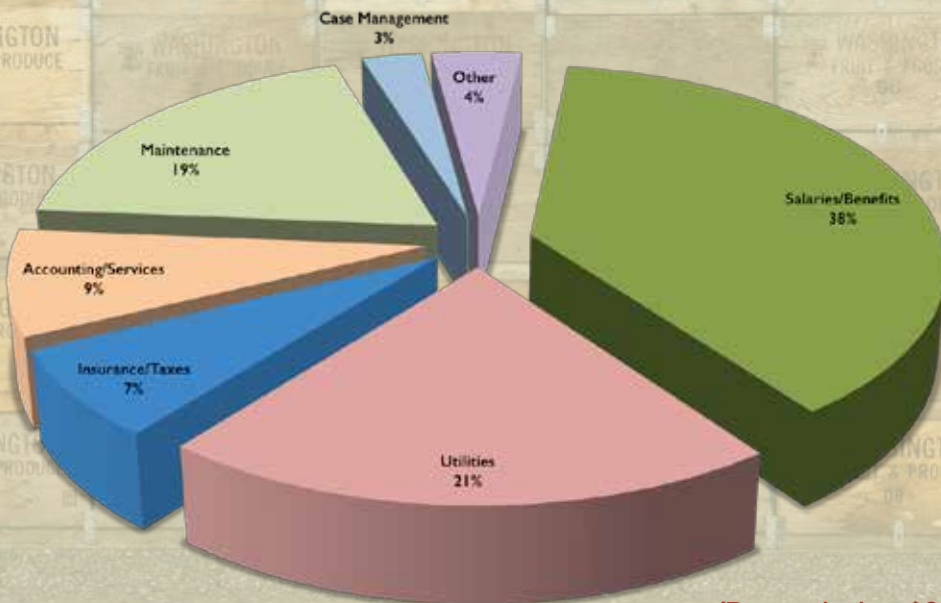


# Financials

**Operations Income \$639,382**



**Expenses \$463,773**

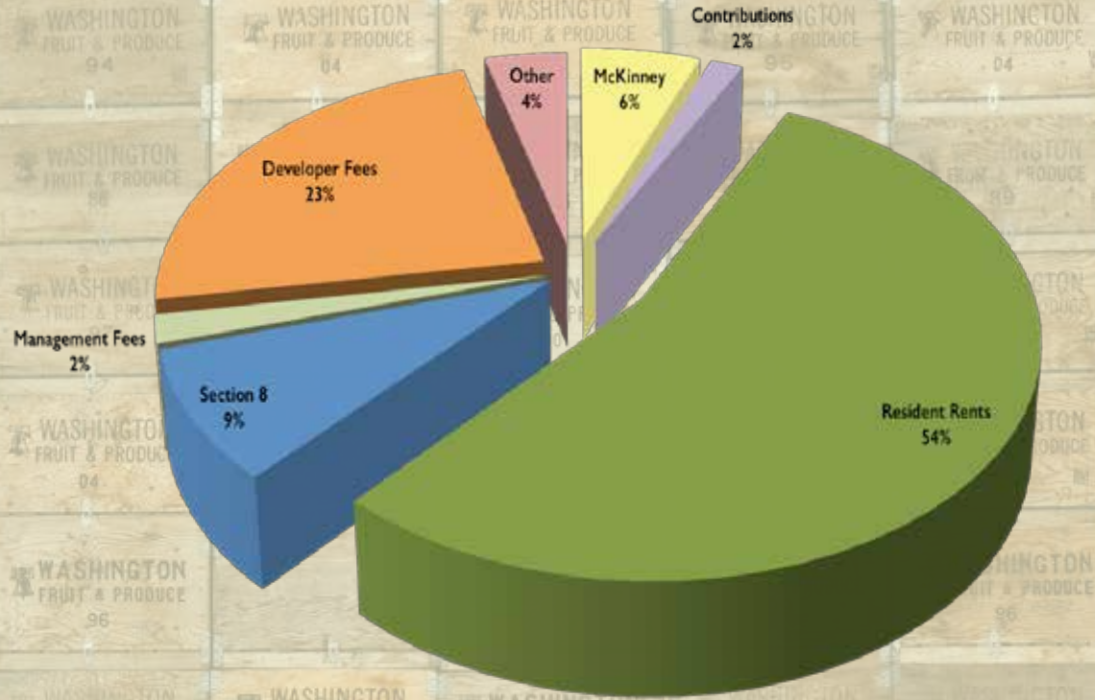


**(Depreciation \$227,845)**

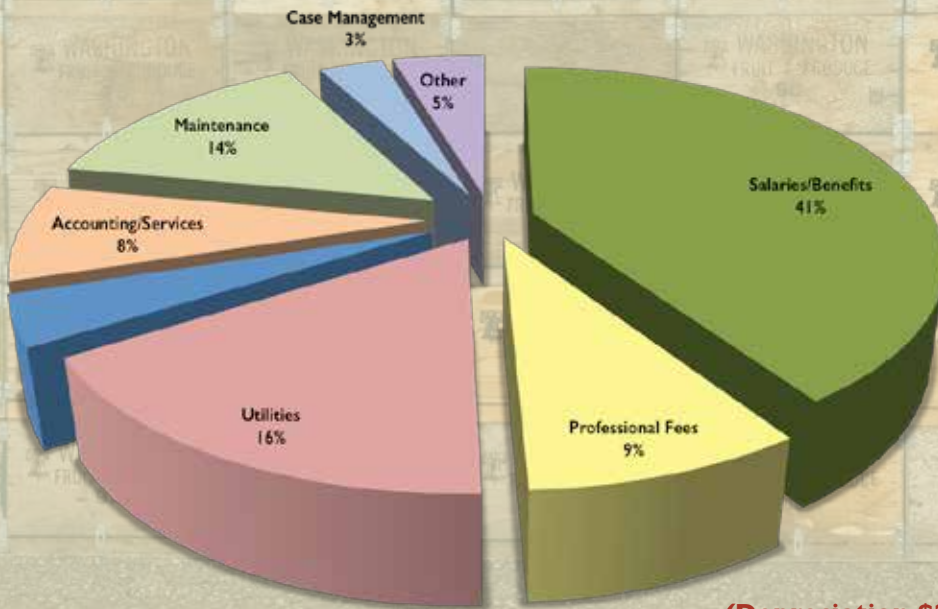
# 2012

# 2013

**Operations Income \$817,447**



**Expenses \$579,926**



**Capital Income \$2,819,220 (not shown)**

**(Depreciation \$246,616)  
(Loan Fees \$50,000)**



# Board of Directors



President  
Arnaldo Hernandez  
Since 7/99  
*DSHS Developmental Disabilities*



Vice-President  
John Probst  
Since 1/08  
*Catholic Charities Housing*



Treasurer  
Kerri Faulkner  
Since 4/09  
*Pear Tree Place*



Community Rep  
T.J. Mattingly  
Since 7/99  
*Triumph Treatment*



CHDO Rep  
Robert Barth  
Since 5/05  
*Alcoholics Anonymous*



CHDO Rep  
Hertis Harris  
Since 4/09  
*Crossroads House*



Community Rep  
Terry Wheat  
Since 10/03  
*Central WA Federal Credit Union*



Community Rep  
Lisa Baldoz  
Since 10/03  
*WA State Dept of Health*

# Staff



John Mifsud  
Executive Director  
Since 6/95



Diana McClaskey  
Deputy Director  
Since 3/02



Connie Cleary  
Asset Manager  
Since 1/05



Mike Ryckman  
Maintenance Super  
Since 3/03



Keith Erickson  
Maintenance Specialist  
Since 1/10



Rigoberto Dominquez  
Case Manager  
Since 3/13



Crystal Cleary  
Resident Manager  
Since 3/13



Perry Williams  
House Manager  
Since 3/13

# Case Management Services

Since 1986, the McKinney-Vento Homeless Assistance Act has created invaluable programs that have saved lives and helped hundreds of thousands of Americans become stable. Next Step Housing (NSH) has two contracts through this legislative response to homelessness in America. In partnership with the United States Department of Housing and Urban Development (HUD), NSH has assisted many previously homeless households increase their independence through affordable, service-enriched, permanent housing at the Sommerset Apartments and also at our new Pear Tree Place III.

Connie Cleary has been with NSH for 9 years and is Asset Manager for our entire portfolio. She is also Case Manager for 11 residents at the Sommerset where McKinney programming has been active for over 10 years. Most clients are referred from the Union Gospel Mission (UGM). They are reaching goals identified in their initial Skills Inventory/Needs Assessments as well as their monthly Individual Progress Reports. This year, all clients are stable and 6 are employed. Stability is constantly growing. The average stay for a McKinney resident at the Sommerset is now 6 years!

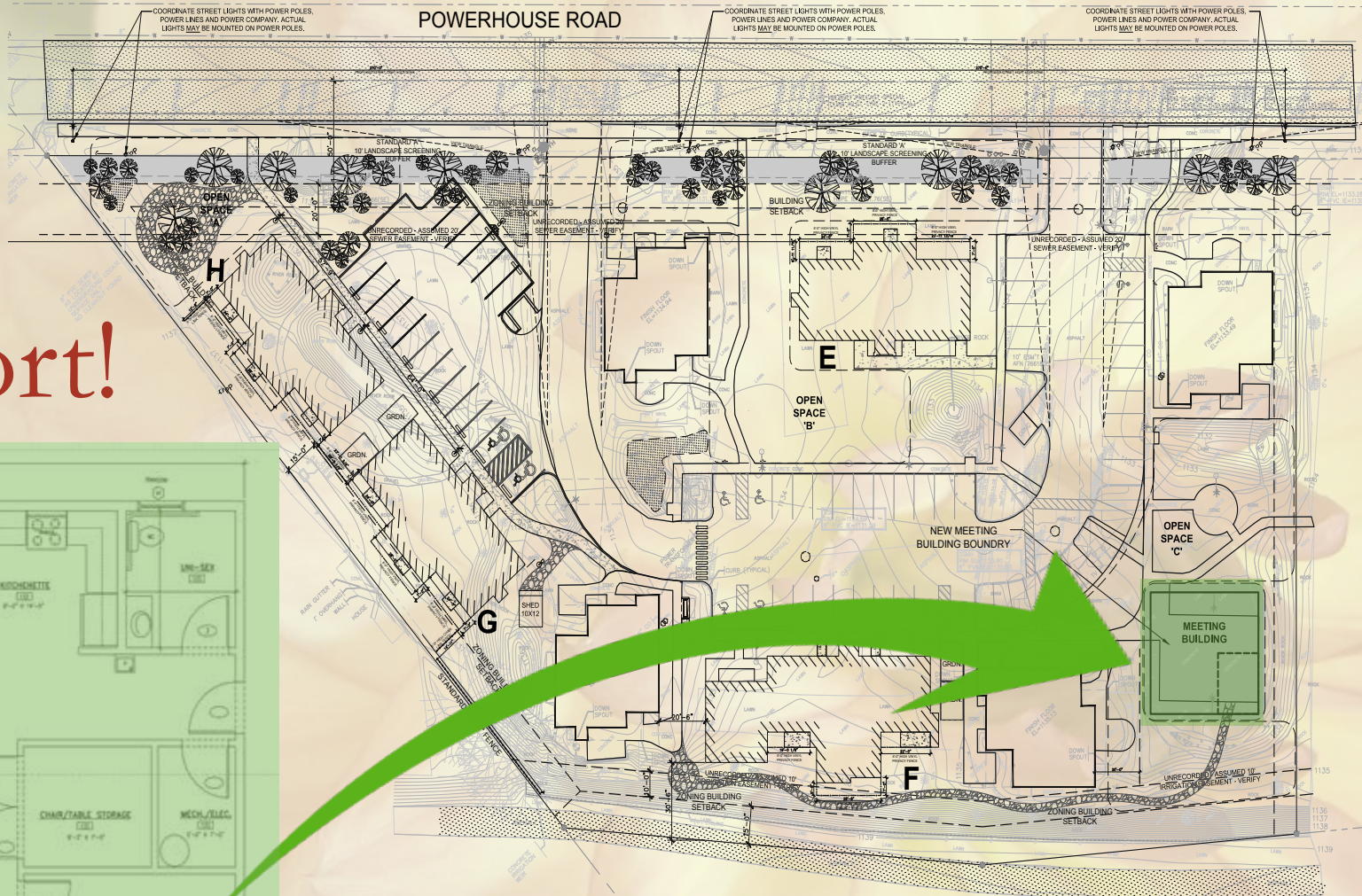
In October 2013, Diana McClaskey, NSH Deputy Director, hired and trained Rigoberto Dominguez, the new Case Manager for an additional 8 McKinney veterans at Pear Tree Place III (PTP III). Rigo also helps to support another 8 residents with Veterans Affairs Supportive Housing Vouchers from the Yakima Housing Authority. These residents were referred to or from the Yakima Veterans Health Administration as well as UGM. This federal/non-profit partnership now houses 16 vets at PTP III. Two have started working since they moved into our permanent housing. Their common interest in gardening as well as their shared identity as vets have both become cornerstones for their budding community.



Additionally, Yakima Neighborhood Health Services partners with NSH to provide McKinney residents with annual health care screenings, referrals to primary medical and dental care as well as monthly Independent Living Skills Trainings. In 2014, our McKinney residents have attended seminars in:

- *Nutritious Eating on a Budget;*
- *Seasonal Affective Disorder;*
- *Oral Hygiene & Healthy Skin;*
- *Vitamins and Supplements;*
- *Managing Colds and the Flu;* and
- *Organic Gardening.*

Please  
Support  
Our Effort!



## Our very best next step is to build a Pear Tree Place Clubhouse!

To provide the very best services for our vets possible, our Board has decided to build a clubhouse for one-on-one counseling, group therapy, meetings, social gatherings and skills trainings. **We need your help. Can you please help us reach our goal of \$240,000 by the end of the summer?** No contribution is too small. Go to [www.nextstephousing.com](http://www.nextstephousing.com) or make checks out to **Next Step Housing, P.O. Box 784, Yakima, WA 98907**. All contributions are tax-deductible. Thanks in advance for your generosity.

# Portfolio



This is an  
**ALCOHOL**  
and  
**DRUG FREE**  
**COMMUNITY**

Next Step Housing provides the only permanent Alcohol and Drug Free Communities (ADFC's) for individuals & families with children in Eastern Washington. 33% of our permanent housing units are set-aside for people living with Developmental Disabilities (DD). 11% of our units are dedicated to housing veterans. All of our properties are located in Yakima, WA.



## Clean House Apartments

(Permanent)  
220 N. Second Street 98901  
21 studios & 1 one bedroom  
Adults with established sobriety  
509.248.0633



## Lamplighter Apartments

(Permanent)  
406 N. Naches Avenue 98901  
12 one & 4 two bedrooms  
Adults/Families with established sobriety  
509.248.0633



## Sommerset Apartments

(Permanent)  
711 W. Walnut Street 98902  
5 studios, 20 one and 20 two bedrooms  
Adults/Families with established sobriety  
509.457-8771



## Pear Tree Place I

(Permanent)  
2900 Powerhouse Road 98902  
8 one, 7 two & 11 three bedrooms  
Adults/Families with established sobriety  
509.249.0390



## Pear Tree Place II

(Permanent)  
2902 Powerhouse Road 98902  
8 two & 4 four-bedrooms  
Adults/Families with established sobriety  
509.249.0390



## Pear Tree Place III

(Permanent)  
2902 Powerhouse Road 98902  
2 studios, 18 one & 4 two-bedrooms  
Adults/Families with established sobriety  
509.249.0390



# Pear Tree Place ~ Next Step Housing Visual Representation

## PHASE I



2 of 13 Three-Bedroom townhomes – back view



Children's playground equipment with two-bedroom units in the background



Two-bedrooms, side view



1 of 4 installations with NEA funded public art



Pear Tree Place – Next Step Housing ~ Ruby Bruner ~ Visual Representation



Three-bedroom townhome kitchen interiors



Pear Tree Place - Next Step Housing ~ Ruby Bruner ~ Visual Representation



Three-bedroom townhome bathroom



Pear Tree Place residents ~ Phase I

**PHASE II**



One of four triplexes ~ Front view



Resident and caregiver at the front door of a four-bedroom apartment home



One of four triplexes in Phase II ~ Side view



Four-bedroom kitchen



Action on the basketball court



Community and NSH Staff Award winners at Phase II Grand Opening ~ November 2009



Phase II residents at Grand Opening ~ November 2009



Four-bedroom living room

# PHASE III



One of four six-plexes in Phase III



Monument sign



Veterans ribbon-cutting at Grand Opening of Phase III



Local television station interviews vet at Phase III Grand Opening as he receives keys to new home



Vet in her new home at Phase III



Vets and their families



Children at Pear Tree Place



Pear Tree Place – Next Step Housing ~ Ruby Bruner ~ Visual Representation



Annual August National Night Out (NNO) Block Party at Pear Tree Place





Fire Department with their Arial Water Spray Fire Truck at the NNO Block Party





Holiday party for residents in new PTP Community Clubhouse



New Pear Tree Place Community Clubhouse ~ very close to completion

*Pear Tree Place – Next Step Housing ~ Ruby Bruner ~ Visual Representation*