



*The city of Phoenix received three rounds of funding through the Neighborhood Stabilization Program (NSP1, NSP2 and NSP3) from the U.S. Department of Housing and Urban Development to address the effect of foreclosures in the city’s hardest hit neighborhoods by renovating vacant and abandoned homes, offering buyers homeownership opportunities, incentives and the educational tools to ensure success in the long-term.*

The City of Phoenix Neighborhood Stabilization Program (NSP) provides eligible buyers with a \$15,000 loan to use toward closing costs and down payment on newly improved foreclosed homes that are "move in" ready and available for sale in specific Phoenix ZIP codes. The Move-In Ready Program is strategically targeted to some of the hardest hit areas in Phoenix, such as zip code 85353. The community is comprised of newer homes and was not as stable as some established neighborhoods. Just a few years ago, 66% of sales in 85353 were bank-owned foreclosures and another 18% were short sales.

NSP federal funds made it possible for the city to acquire and rehabilitate 48 vacant foreclosed houses, of which 21 have already sold or are under contract to owner occupants approved through the program.

To illustrate the foreclosure and vacancy problem in the area, only a few months the pictured home was a neighborhood eyesore and local dumping ground; a place Ruth & Neal Bauman never would have considered as a potential home when they moved from Wisconsin in 2011. Thanks to the city’s Neighborhood Stabilization Program (NSP) the Bauman’s never had the chance to see the ‘before shot’ of the house.

Ruth & Neal Bauman searched for a home more than a month before they came across a home with a NSP sign in the front yard; it stood out amongst all the other homes they were seeing on the market. Once they saw the interior and heard about the renovations which included energy-efficient systems and appliances, the Bauman’s knew this was the perfect home for them. Excited to show family and friends their new home, Ruth said, “We have a large family in Wisconsin, this home gives us plenty of room to have visitors.”

As retirees, they didn’t want the hassle of finding a home that needed a lot of work done to it, so it was a key selling point that “everything was already done.” Utilizing the city’s program was an easy decision for the Bauman’s, especially with \$15,000 to assist with closing costs and down payment. “NSP is a great program and we hope the city keeps doing it so that others may take advantage of it.”

Homebuyers are excited to purchase a Move-In Ready house and recognize the added value and quality the new renovations add to the home. Typical home renovations include health and safety issues, new energy-efficient systems, enhanced curb appeal and improved design finishes.

