



Neighborhood Stabilization Program

Since its inception in 2009, the city of Phoenix Neighborhood Stabilization Program (NSP) has helped address the effects of the foreclosure crisis in the hardest hit areas.

Learn about the strategies and methods used to help stabilize Phoenix neighborhoods.

1. Housing Crisis and Housing Recovery
2. Housing Recovery Funds, Phoenix NSP
3. Rehabilitation of Historic Homes in Garfield
4. Energy Efficiency Through Green Rehabs
5. NSP Invests in 'Green' Building Practices
6. NSP Green Demolition
7. NSP Multi-Family Housing
8. Benefits of Housing Counseling
9. NSP Impact



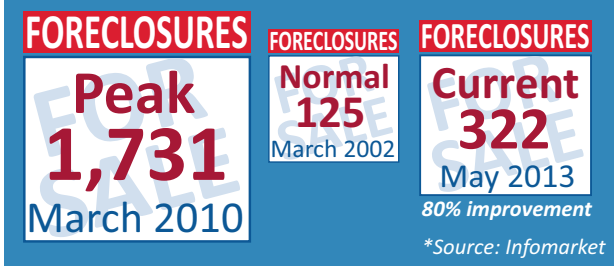
Housing Crisis and Housing Recovery



Neighborhood Stabilization Program

Phoenix Foreclosures

75,389 since 2006

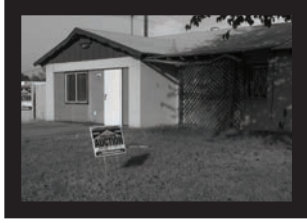


Distressed Households

\$9 trillion loss in home values nationwide
2006 to 2009

Phoenix:

- ▶ 56% drop in home values
- ▶ 80% of households under water



Nationwide:

- ▶ 25% drop in home values
- ▶ 23% of households under water

*Sources: Cromford Report,

Vacancies

Empty Homes in Maricopa: 14%
Highest Rate in the Country

*Source: 2010 Census



Community Impact

Average Cost of a Foreclosure:

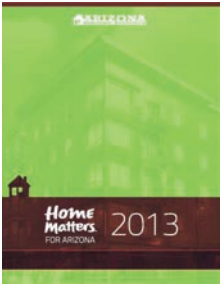
- ▶ To Community: \$77,935
- ▶ To City Tax Payers: \$6,500



Never to Forget
Arizona top 5 for:

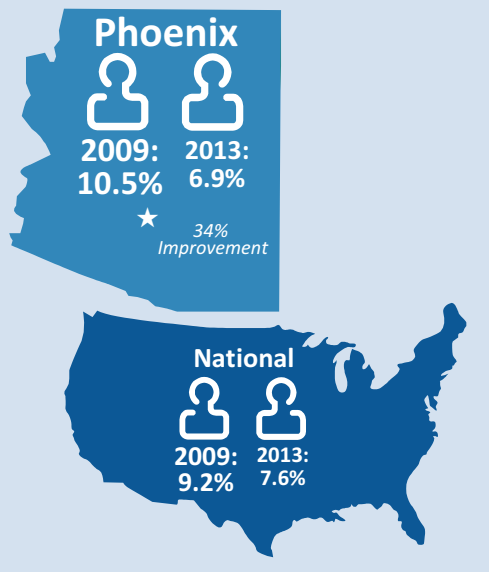


Find out more in Arizona Housing Alliance's report:
Home Matters for Arizona 2013.



Unemployment

*Source: US Bureau of Labor Statistics



Housing Recovery Funds, Phoenix NSP



Neighborhood Stabilization Program

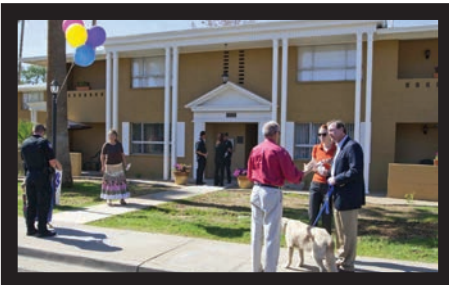
**Phoenix Receives \$115 Million
2008-2010**

Preserve neighborhoods so they are healthy and desirable by stabilizing and improving property values

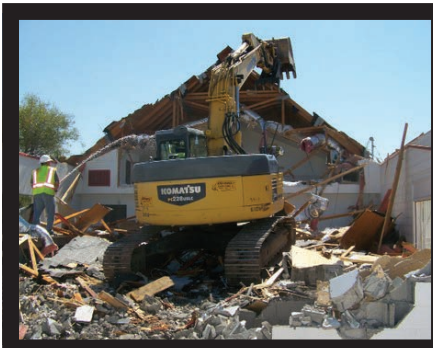
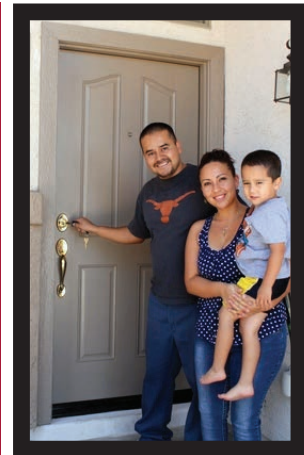
NSP is designed to help address the effects of foreclosures in neighborhoods across the nation

- ▶ Strategic use of funds in hardest hit areas
- ▶ Preserve affordable rental/multi-family housing opportunities
- ▶ Educate homebuyers for long-term success
- ▶ Redevelop blighted areas

Program Goals



- ▶ Put vacant, foreclosed houses back into productive use
- ▶ Revitalize affordable rental/multi-family housing communities
- ▶ Set aside 25% of housing units for low income households
- ▶ Provide incentives and opportunities for sustainable homeownership
- ▶ Provide community outreach and homebuyer education
- ▶ Demolish and redevelop blighted areas
- ▶ Create jobs



Federal Partners

*HUD Assistant Secretary, Mercedes Marquez,
HUD Phoenix Field Office Director, Rebecca Flanagan,
Phoenix Staff and NSP Partners*

Local NSP Partners

*Visit our website to learn more
about the Neighborhood
Stabilization Program:*

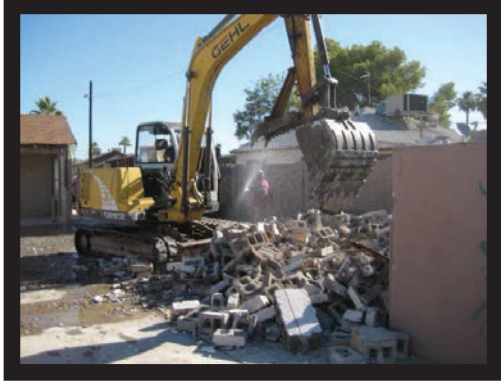


NHS Phoenix Rehabilitates Historic Homes in Garfield

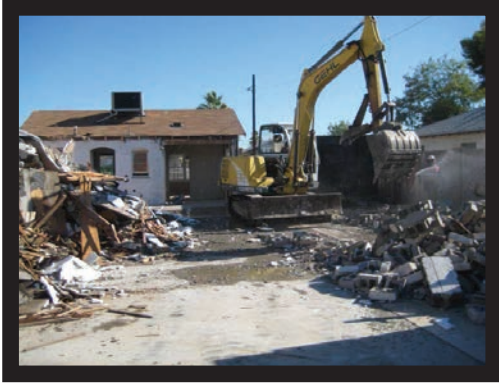


Neighborhood Stabilization Program

Historic Rehabs



- ▶ A historic home is 50+ years old and representative of its time period.
- ▶ NHS Phoenix restored historic homes to their original character and appearance.

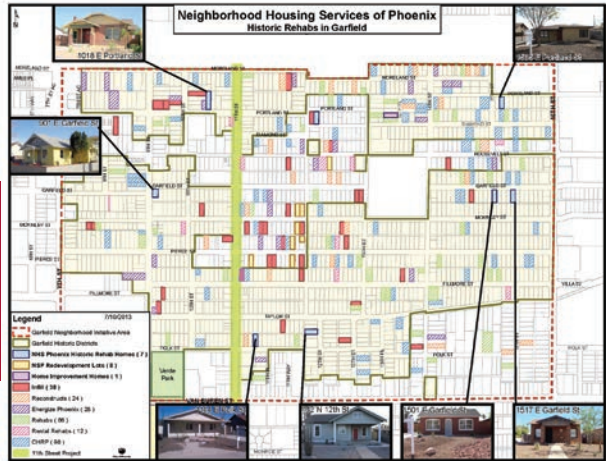


- Additional NSP improvements include:**
- ▶ Replacing architectural, mechanical, electrical, plumbing systems and structural retrofit
 - ▶ Removing asbestos, mold and lead-based paint
 - ▶ Increasing energy-efficiency

Garfield Historic District

- ▶ The oldest historic neighborhood in Phoenix
- ▶ Representative of all historic architectural styles in Arizona

What is a Neighborhood Initiative Area (NIA)?
Targeted efforts to improve the quality of life in a designated area.



Who: NSP Developer Partner
What: Provides full range of programs and services that encourage create and support homeownership
Where: West Phoenix, South Phoenix, Downtown Phoenix
NSP Contributions: 63 Rehabilitations of vacant, foreclosed homes
Community Involvement:

- ▶ 3 Outreach and/or educational events in Garfield
- ▶ Longterm NIA Partners

Learn more about Neighborhood Housing Services of Phoenix:



“NSP helped increase the reach to potential homebuyers with dedicated resources like down payment and closing cost assistance and available properties for owner-occupants.”
Patricia Garcia Duarte



412 N. 12th Street

Built in 1916
Heavy structural historic renovation with asbestos, mold, lead-based paint remediation



Energy Efficiency through Green Rehab Improvements



Neighborhood Stabilization Program

Insulation and Ventilation

- ▶ Attic Air Barrier Repair
- ▶ Increased Insulation Level to R-31.5



HVAC



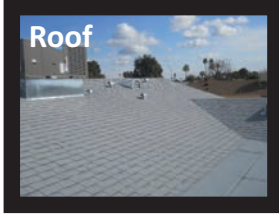
Improving Energy Efficiency by 8% by installing 14 SEER Cooling and Heating Units

Duct System



- ▶ Sealing Air Leaks to Mechanical and Ventilation Systems
- ▶ Installation of Bar-Faced Grilles, Return box with Fresh Air intake and Automatic Exhaust Fan
- ▶ Reduced Static Pressure of HVAC

Roof



- ▶ 30-year Architectural Roofing
- ▶ Installation of Light Color Shingles to Decrease Heat Load

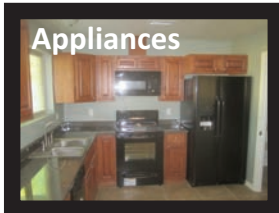


Windows

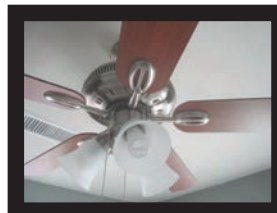


Installation of Low-E windows

Appliances



Energy Star Dishwasher and Refrigerator



Lighting and Fans

- ▶ Installation of Compact fluorescent Light Bulbs - 25% more Energy Efficient
- ▶ Energy Star Ceiling Fans

Energy Efficiency Benefits: \$\$\$\$ - Saves Homeowners Money by Reducing Annual Energy Cost and Improves Indoor Environmental Air Quality.

Annual Savings of Renovated Existing Homes – approx. \$593
Annual Savings of New Build Homes – approx. \$1,809



"NSP gave us the chance to roll up our sleeves alongside city staff and other developers to address the growing challenges and needs of our most impacted areas, a great effort all around that has elevated all of our skills and made us a stronger more efficient organization."



Who: NSP Developer Partner

What: FSL Real Estate Services is an affiliate of one of the largest non-profit organizations in Arizona, yet we offer the most personalized and caring services possible.

For more than 30 years, the Foundation for Senior Living has worked to improve the quality of life for families, seniors, adults with disabilities and their family caregivers, especially the most vulnerable among us.

FSL provides specialized housing services including home improvement, sales, neighborhood revitalization, energy efficient construction and design as well as community outreach.

Where: North Phoenix, South Phoenix, Central Phoenix

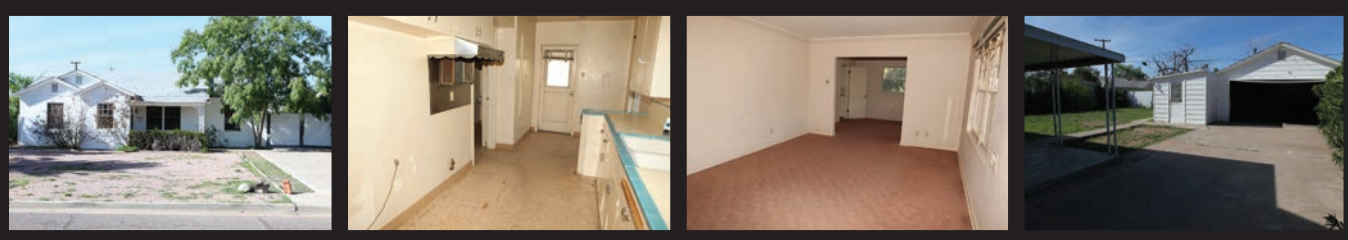
NSP Contributions:

- ▶ 111 Rehabilitations of foreclosed, vacant homes
- ▶ 4 Multi-family communities

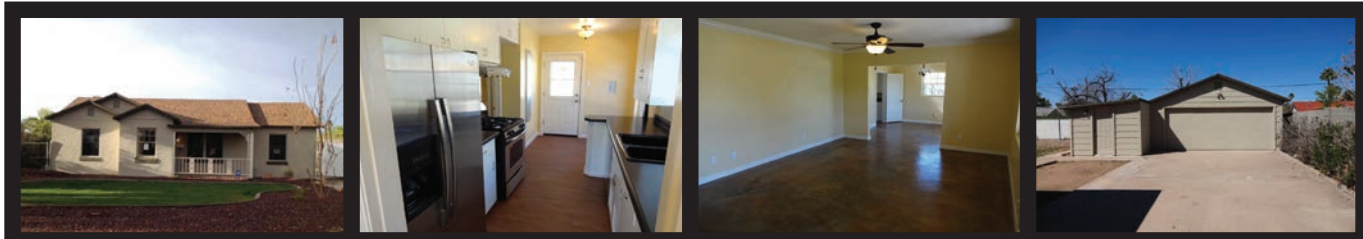
Community Involvement: 2 Graffiti wipe-out events

Windsor, Phoenix, Arizona

Before



After



NSP Invests in 'Green' Building Practices



Neighborhood Stabilization Program

Gordon Estates

Pilot Project Targeting 'Green' Innovation with Technology



- ▶ 14 Affordable Green Homes with high-performing energy and water efficiency
- ▶ 14 Solar-Photovoltaic Systems / High Efficiency Windows / Spray Foam Insulation
- ▶ Home Energy Rating System (HERS) Index of 38 on the largest floor plan
- ▶ Green Building Standards – NAHB Gold, Energy Star V3, EPA Indoor Air Plus, WaterSense
- ▶ 3 Replicable Architectural Plans for Future Redevelopment



This Home is Targeted to Achieve the Following Codes, Ratings, and Standards

In Phoenix, 'Zombie' Subdivisions Rise From the Dead

Green Home 101 Workshops and Tours



April 2013 - Green workshops educated over 200 industry professionals and community members about construction strategies and lessons learned during green building process.

Gordon Estates Dedication Ceremony



Councilman Johnson at Gordon Estates Dedication Ceremony



Who: NSP Developer Partner
 What: Mandalay Communities is committed to quality construction and project management
 Where: South Phoenix and West Phoenix
 NSP Contributions: 84 Rehabilitations of vacant, foreclosed homes
 Community Involvement: 2 Community clean-up events

Learn more about Mandalay Communities:

"We are particularly proud of our partnership with the City of Phoenix, Neighborhood Stabilization Program which has positively impacted our community and educated countless homebuyers. We can see the difference our partnership with NSP has made in neighborhoods that were affected by high foreclosure rates."



South Phoenix, Graffiti Wipe-it-Out Event, November 3, 2012

NSP Green Demolitions



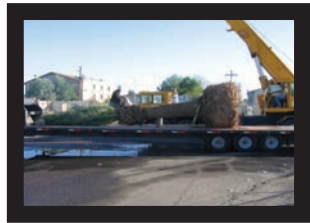
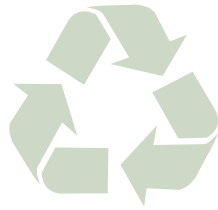
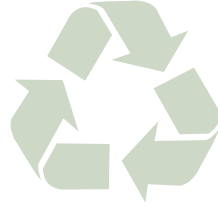
Neighborhood Stabilization Program

Blight Elimination
Demolition of physical deteriorating and unsafe structures; abandoned properties in Target-Distressed Neighborhoods.



Dilapidated and unsafe homes

Green Demolition
The reduction of demolition waste by reducing, reusing and recycling all demolition waste removed from a project site.

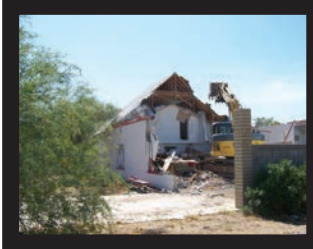
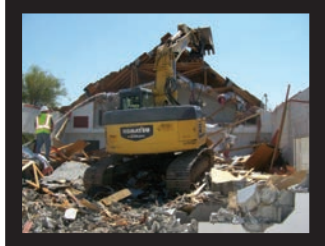


Accomplishments

- ▶ **102** blighted housing units demolished for future infill development
- ▶ **22,077** tons of recycled waste diverted from phoenix landfills
- ▶ **73%** of all demolition materials recycled



22,077 tons equivalent to 1,474 buses



Barracks

52 Multi-Family Demolition Event



- ▶ Originally 'Sunset Manor Apartments'
- ▶ 52 multi-family units
- ▶ On Maricopa "Dirty Dozen" slum property list since 2001
- ▶ 507 Police reports from 2001-2009
- ▶ Acquired and demolished in 2010



Multi-Family Housing



Neighborhood Stabilization Program

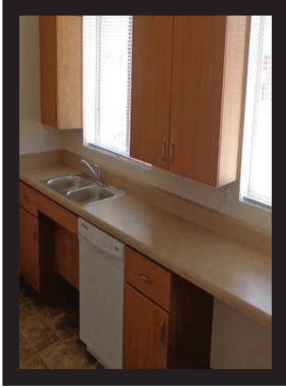
Park Lee Apartments

523 Units Undergoing Rehabilitation

- ▶ 420 Units reserved for affordable and workforce housing
- ▶ Renovations include: exterior painting, interior rehabilitation, new irrigation system and landscaping improvements



Phil Gordon at Grand Opening of Park Lee Apartments

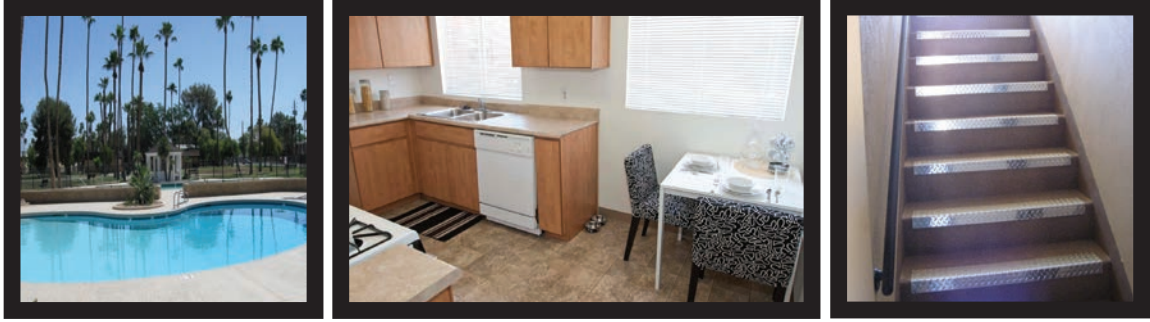


ADA Accessible

Before



After



Former Charm



Largest and most luxurious apartment community in Phoenix and the state of Arizona when it opened in 1955

Collins Court Apartments



80-Unit Permanent Supportive Housing for Homeless

- ▶ Close to desired jobs and services including Valley Metro bus routes, a full-service grocery store, a library, park, and Metro Center shopping mall
- ▶ All units 50% or below AMI
- ▶ 100% Occupancy

Before



After



Ocotillo Apartments

173-Unit Housing Located on Light Rail Corridor

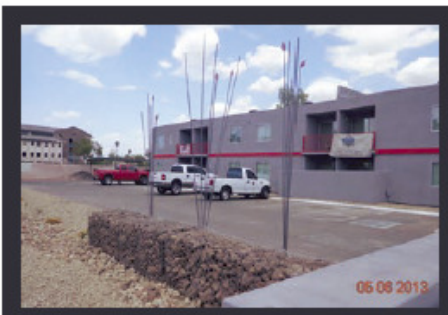
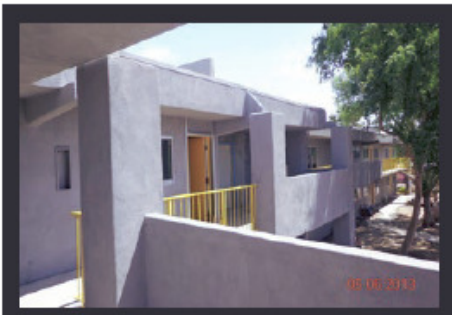
- ▶ 118 Units for low income households at or below 50% AMI
- ▶ 30% Occupancy



Before



Currently Under Rehab



Housing Counseling and Homebuyer Education Benefits



Neighborhood Stabilization Program

Pre-Purchase Counseling:

- ▶ 99.8% of counseled, NSP homebuyers have stayed current on mortgage payments
- ▶ Counseled homebuyers are one-third less likely to become seriously delinquent on their mortgage



More than 600 potential homebuyers attend the two-day Neighborhood Lift event



Check out the Arizona Housing Alliance's Report: Home Matters for Arizona 2013

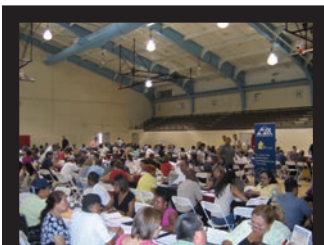
**2,100 Homebuyers
Counseled Through NSP**



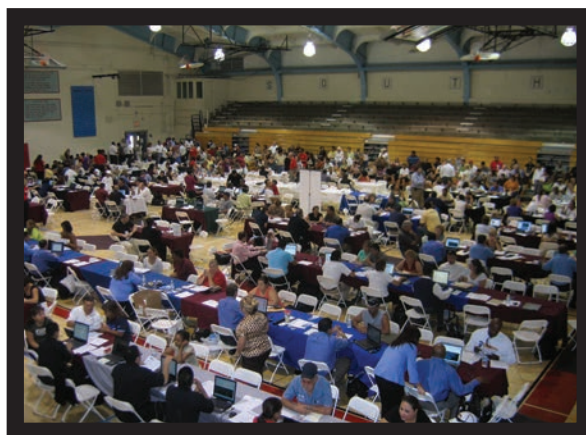
Housing Counseling Services:

- ▶ Pre-purchase counseling and homebuyer education
- ▶ Foreclosure prevention and mortgage default counseling
- ▶ Credit repair counseling and budgeting strategies
- ▶ Anti-predatory lending counseling

Foreclosure Prevention Counseling:



Deputy City Manager Jerome Miller at a foreclosure prevention event



- ▶ 69% of delinquent homeowners are able to remain in their homes after receiving counseling
- ▶ On average, distressed homeowners receive better loan modification terms:
 - \$110 lower monthly payment
 - 5 basis points lower interest rate

**4,226 Homeowners
Assisted**

In partnership with:



HUD Certified Housing Counseling Agencies



Chicanos Por La Causa, Inc.
A PROMISE OF OPPORTUNITY

NSP Impact



Neighborhood Stabilization Program

Put Housing Units Back Into Productive Use

Goal: 1,982 units Outcome: 2,541 units
Exceeded Goal by 21%

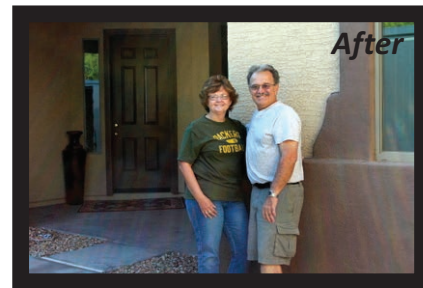
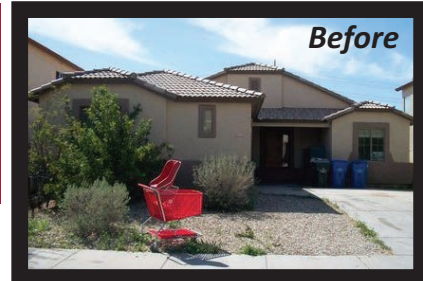


- ▶ Energy efficient improvements on all homes
- ▶ Few to no repairs for an average of ten years

Additional Phoenix NSP Activity

Chicanos Por La Causa Neighborhood Stabilization Program 2
Single Family - 53
Multi-Family - 400 units

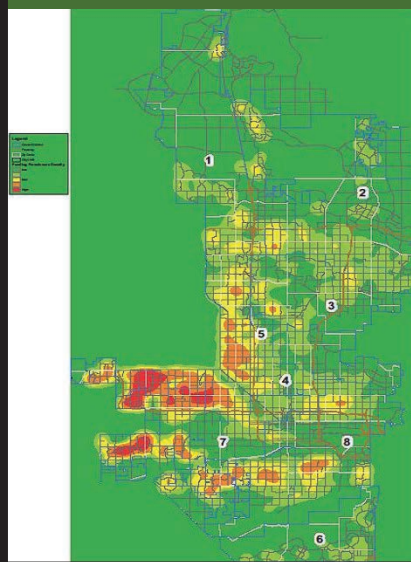
Your Way Home AZ (AZ Department of Housing)
Single Family - 117
Multi-Family - 372 units



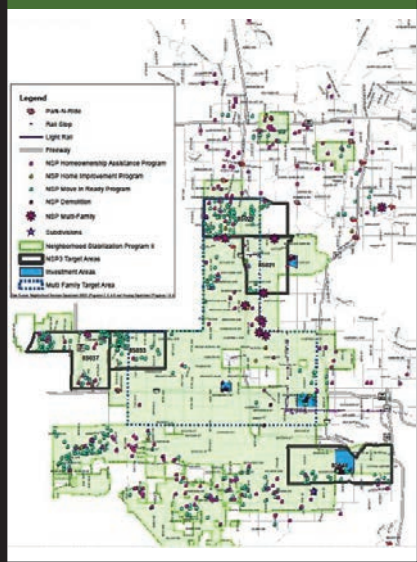
Strategic Use of Funds

- ▶ 68% of NSP activity clustered in targeted areas
- ▶ 67% of 12 cluster areas saw higher impact of neighborhood improvement

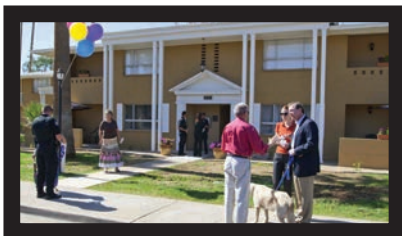
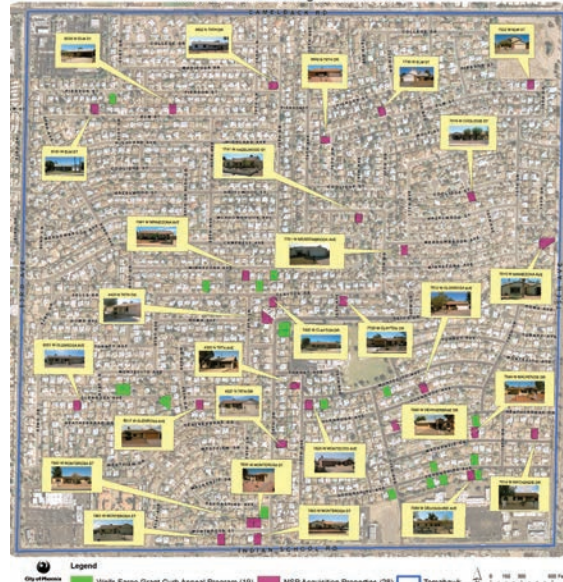
Hardest Hit Areas



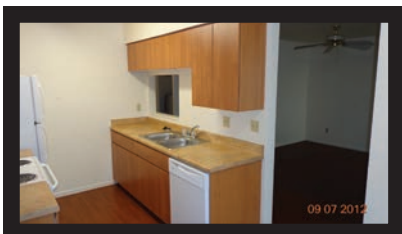
NSP Response



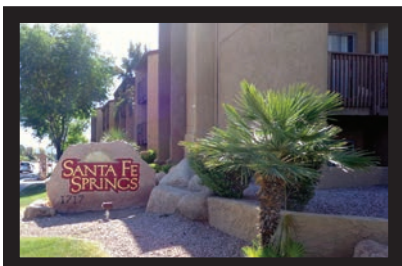
Example of Targeted Efforts



Grand Opening of Park Lee



Recently Renovated Interior



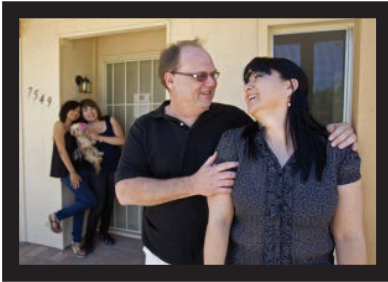
Santa Fe Springs Apartments

Revitalize Affordable Multi-Family Housing Communities

- ▶ 5 of 9 multi-family rental communities on light rail corridor
- ▶ 1866 total units
- ▶ 75% of units received major interior rehabilitation
- ▶ 65% of units reserved for low-income households



Sustainable Homeownership



- ▶ 466 families accomplished homeownership
- ▶ \$6.9 million in buyer assistance
- ▶ All buyers received pre-purchase counseling and homebuyer education
- ▶ 99.8% homebuyers remained current
- ▶ \$41.5 million in mortgage loans



Community Outreach and Homebuyer Education

- ▶ 142 events & presentations
- ▶ 2,700 attendees
- ▶ 2,100 homebuyers counseled



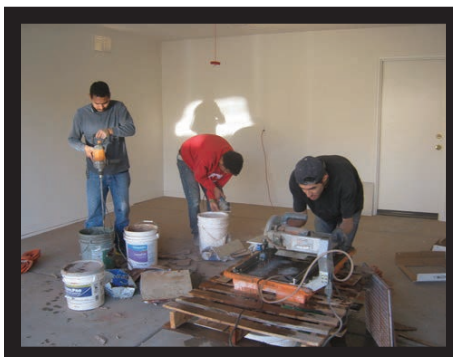
NSP staff, Arizona Homebuyer Expo, April 2013

Demolition and Redevelopment

- ▶ 102 blighted housing units demolished
- ▶ 73% recycling of demolition waste
- ▶ Rescued Subdivision: 14 newly constructed 'Green' homes with solar power



Job Creation



- ▶ 1,277 job generated or retained
- ▶ 56% of NSP home rehabilitation contracts went to small, low-income contractors

Single-family Homes, Under Construction



Collins Court Apartments, Under Construction