

Formerly Failed Subdivision Boasts 14 Energy-efficient Homes Now Under Construction

In 2007, communities across the country were battered as the housing market collapsed and vibrant neighborhoods were transformed with waves of foreclosures and a multitude of vacant homes.

The city of Phoenix Neighborhood Stabilization Program (NSP) is counteracting the negative effects of foreclosures by putting vacant, foreclosed houses back into productive use. With the acquisition of a defaulted and partially developed subdivision located in the South Mountain community, NSP is leading by example by building green, environmentally friendly, energy-efficient homes. The city chose the project for its proximity to employment, major transportation and to build upon NSP synergy and neighborhood impact already occurring in the South Mountain area.

In November, the subdivision's transformation was set in motion as Mandalay Communities, a NSP developer partner, began converting the stagnant construction site into a dynamic housing development filled with activity. The NSP project, newly named Gordon Estates, has put contractors and workers back to work as 14 homes began construction. The homes will meet the Gold performance rating in green design, under the National Association of Home Builders (NAHB), which is the foremost green rating system for residential construction in the United States.

NSP and Mandalay Communities have incorporated the highest level of new construction and green building standards in the Gordon Estates' homes, taking into consideration: site design, preparation and development, energy efficiency, water conservation and indoor environmental quality for healthy living.



“Key objectives of this development are to embrace eco-friendly building practices through innovation and technology to provide homeowners with cost savings and value,” said Chris Hallett, director of the city’s Neighborhood Services Department. “Building high-performance energy-efficient homes reduces utility and operating costs, greenhouse gas emissions and the home’s carbon footprint. Altogether, green construction is better for the environment, the community and our future.”

Homes at Gordon Estates include advanced energy-efficient features including: six-panel solar energy system, 14 SEER heating/cooling system, Energy Star rated kitchen appliances, low-flow plumbing fixtures, dense spray foam insulation, low-e dual pane windows with sunscreens, and a **‘nest’ thermostat system or equivalent** to provide wall-to-wall comfort and maintain the home’s internal temperature. Other notable features include an alarm system, pre-wired ceiling fans in living spaces and two-tone paint throughout.

Available floor plans include great-room concepts with three to four bedrooms, two baths, two-car garages and courtyards. The homes range from 1,600 to 1,990 square feet and include Spanish, Craftsman and Ranch architectural designs with pricing beginning in the \$160s.

In addition to an energy-efficient home that meets the NAHB Gold performance rating, NSP eligible homebuyers can receive \$15,000 in assistance to use toward a down payment and closing costs.

Homes are scheduled for completion in early January 2013. For additional information, contact Claudia Schulz, sales manager for Mandalay Communities at 602-466-1155.

To learn more about the Neighborhood Stabilization Program and eligibility criteria, visit phoenix.gov/nsphome, call 602-262-6602, or email info@nspphoenix.gov.