



City of Phoenix Neighborhood Stabilization Program Fact Sheet

Neighborhood Stabilization Program (NSP) funds are helping communities hit the hardest with foreclosures by putting foreclosed and abandoned properties back into productive use.

In 2009, the city of Phoenix received \$39.4 million in HUD Neighborhood Stabilization Program (NSP1) grant funds from the Housing and Economic Recovery Act of 2008 (HERA) and in 2010, received \$60 million in Neighborhood Stabilization Program (NSP2) funds under the American Recovery and Reinvestment Act (ARRA) and awarded an additional \$16 million in funding (NSP3) through the Dodd-Frank Act. Funding from these grants is expected to address more than 2,200 single- and multi-family properties in Phoenix.

- NSP funds are being used to:
 - Encourage owner occupants to purchase vacant and abandoned properties in need of repair within Phoenix neighborhoods through incentives and down payment assistance.
 - Prepare homebuyers for successful, long-term homeownership through housing counseling.
 - Purchase and rehabilitate foreclosed multi-family complexes to provide affordable housing for households at or below 50 percent of the area median income.
 - Purchase blighted foreclosed/abandoned properties to demolish and redevelop in targeted areas.

- Outcomes to date include:
 - 126 newly constructed, energy-efficient, single family homes in the South Phoenix Village (SPV) neighborhood (24th Street east to 32nd Street / Broadway Road south to Roeser Road). These SPV homes range in size from 1,314 to 1,690 square feet and come with \$15,000 in home buyer assistance in the form of a zero percent interest, deferred loan that is fully forgivable after 15 years. To date, 100 SPV homes have been sold to eligible homebuyers.
 - 421 foreclosed homes have been purchased for rehab and resale to program eligible buyers. The renovated, Move-In Ready (MIR) homes feature energy-efficient systems, improved design finishes, enhanced curb appeal, and a home warranty.
 - 14 newly built 'green' homes that meet and exceed the Gold performance rating in green design, under the National Association of Home Builders (NAHB), the foremost green rating system for residential construction in the United States, including ENERGY STAR v3, EPA Watersense, and Indoor Air Plus certifications. These high-quality, energy-efficient homes with solar power are located in the South Mountain Area. Energy consumption in these homes are reduced by up to 70 percent over a traditional new home, with estimated energy costs of less than \$69 per month to operate a 1,990 square foot home.
 - 191 homebuyers purchased foreclosed homes in Phoenix as their primary residence, using NSP down payment assistance.
 - 105 blighted properties – including a 52-unit multi-family complex – have been purchased for demolition and redevelopment to revitalize and stabilize target neighborhoods.
 - 10 multi-family properties have been purchased for rehabilitation to provide over 2,098 affordable rental units. More than 1,472 units are set aside for households at or below 50 percent of the area median income.