

Building Stable Communities: The Neighborhood Stabilization Program
Pima County, AZ

VIDEO SCRIPT

OPENING SHOTS OF TUCSON

Gary Bachman, Pima Neighborhood Investment Partnership (PNIP):
The target area for NSP2 is comprised of 30 census tracts located in the city of Tucson. It's about 70 square miles. It's a large target area that's mainly low and moderate-income neighborhoods. Predominantly comprised of Hispanic communities. And it also has some of our poorest neighborhoods.

SHOTS OF FORECLOSED AND ABANDONED HOMES IN CITY OF SOUTH TUCSON

Gary Bachman:
We've noticed foreclosures starting to happen in 2007 and we could see that where there were vacant properties, there was obvious decline.

Gary Bachman:
So we convened a series of meetings where we explored what we could do with the NSP2 grant knowing that it was competitive. We had to put together a good application.

CONSORTIUM MEETING

Gary Bachman:
"So I want to welcome everyone to our Quarterly Meeting. I'm Gary Bachman, I'm the program manager for the Pima Neighborhood Investment Partnership or our NSP grant and then we'll just go around the room and introduce everybody."

Peggy Hutchinson:
"We are doing acquisition/rehab as well as a new small multifamily housing project for kinship families."

Habitat for Humanity representative:
"NSP2 funds is helping to assist in the building of 35 homes. 9 of which we have dedicated."

Gary Bachman:
We've received the Neighborhood Stabilization award of 21.1 million dollars, allocated to each of the five eligible activities.

Mike Czechowski, City of Tucson:
"Mike Czechowski with the City of Tucson. We are doing acquisition and rehab."

Paul Sorenson, SALT:

“On the land banking side we’ve bought some land. We’ve bought some houses or we have some houses in escrow.”

Gary Bachman:

I think all these are important tools when you’re considering revitalization of community.

TRANSITION TO CITY OF SOUTH TUCSON AND PRIMAVERA

SCENE OF GARY AND PEGGY LOOKING AT PROPERTIES

Peggy Hutchinson:

“Gary this is the site for the Las Abuelitas multi-family housing project for grandparents raising grandchildren and we sometimes call those families kinship families.”

Peggy Hutchinson:

So, Primavera decided to be very strategic and target the NSP2 funds in a specific geographical area. It’s an area where we have been working, and where we provide a variety of services, and that’s the city of South Tucson. And it’s a 1.2 square mile area. And there’s a high level of poverty. Probably about 46% of the families are living below the poverty line.

Peggy Hutchinson:

Primavera’s mission is to provide pathways out of poverty through safe, affordable housing, workforce development, and neighborhood revitalization. And we do that by providing a continuum of services and programs.

TRANSITION TO SCENE OF MARIA DANIELS WITH HER FAMILY

Peggy Hutchinson:

Our asset-building program is basically focused on financial education, homeownership education to assist families in purchasing their first home. Many of them are single moms or dads with children.

SCENE WITH MARIA MEETING WITH HER CREDIT/FINANCE COUNSELOR DISCUSSING HER PATH TO ACHIEVE HOMEOWNERSHIP

Maria Daniels:

Going through the program with Primavera Foundation I’ve learned that I could afford a home so I’m very excited to get through this process and become a homeowner.

Peggy Hutchinson:

They’re very, very hardworking families, extremely dedicated, and really want to make a difference for their children.

Peggy Hutchinson:

The city of South Tucson has also been a critical partner for Primavera in this NSP2, and really the overall community development work that we're doing.

Peggy Hutchinson:

We have focused in the city of South Tucson purchasing foreclosed homes as well as what are defined as blighted properties, and that definition comes from the city of South Tucson's neighborhood preservation code.

Joel Gastelum, Planning & Zoning Administrator, City of South Tucson:

"This particular property covers almost a full city block. It's a major issue. A major hazard that this individual has people living under. "

Joel Gastelum:

The main focal point of the neighborhood preservation ordinance is landlord accountability.

Peggy:

They wanted to have some kind of code enforcement. So that they could go out and routinely go after some of these slum landlords. Now with this code enforcement they have a strategy. On top of that they actually are mapping it. So, they're really mapping every single property.

Joel Gastelum:

The windshield survey is a success measures tool that we are going parcel by parcel assessing every parcel in the city of South Tucson.

SCENE WITH JOEL GASTELUM, CITY OF SOUTH TUCSON and JOY WILCOX,
PRIMAVERA FOUNDATION doing "windshield surveys"

SCENE WITH TEENAGERS INTERVIEWING RESIDENT

Peggy:

Because we identified that youth are an asset within the city of South Tucson, we invited and asked youth if they would help us with a component of our survey project. We wanted to do surveys to get a sense of what residents think about the neighborhood, what their perspective is. What is their vision?

Peggy:

That is enabling us to have a baseline survey—an assessment of what's happening in the community, in the neighborhood, so that we will have a strategy to say, "Okay, we know exactly what we're doing and at the end of the day we're going to transform this city."

Gary Bachman:

We went around the room and you've heard a number of projects that are well underway and I think we are making excellent progress towards meeting both the intent of the grant as well as spending the money.

Noemi Ghirghi, US Department of Housing and Urban Development, Phoenix Office:
And I really think that what you guys are doing here is really going to provide a very interesting demonstration of what NSP can do to revitalize communities so it's a lot of interesting things that are going on.

Jerry Camp, JC Construction:
We're doing a full rehab, following green standards and we went from laying off the last 3 guys to putting 24 guys back to work.

Michael McDonald, Habitat for Humanity:
We're working in Corazon Del Pueblo subdivision and we are the only member of the Pima County Consortium doing subdivision development. We wanted to work with for-profit builders to share and borrow their home designs, to improve the quality of our housing and to have a really vibrant, robust, mixed-income neighborhood.

Mike Czechowski, City of Tucson, Pima County Community Land Trust:
To date we have purchased approximately 40 homes in this area. Pima County Community Land Trust is an entity to create an affordable housing option for folks. We have a 99 year lease with another renewable 99 year lease. If and when that particular homeowner decides to sell they have to sell it as an affordable home to the next person in line and the land trust connection maintains that affordability.

Peggy Hutchinson:
The Neighborhood Stabilization Program came at a time of crises in our nation, a time of economic crises, and it was an incredible opportunity. It's funding that isn't just short-term funding. And it's going to have longstanding, sustainable impact on neighborhoods across this country.

FINAL CLOSING MONTAGE