

# NSP 1-2 -3 is Making Excellent Progress in Creating Community and Employment



by Gladys Schneider

Just take a look at the economic activity the Neighborhood Stabilization Program has brought to Florida. The City of Cape Coral, often referred to as the epicenter of the United States foreclosure process, has a simple formula for buying and selling foreclosed homes and they use it aggressively. With a staff of two and a solid relationship with two nonprofit housing organizations, the City is second only to Orange County California in drawdowns from NSP3 and is number one in Florida.

Amy Yearsley and Millie Babic, City NSP staff, and the Cape Coral Housing Development Corporation headed by Bonnie Timberlake, and Lee County Habitat for Humanity headed by Kitty Green, work closely to identify great homes and get them purchased. Yearsley attributes much of the smooth purchasing to Fannie Mae, through the assistance of Calvin Richardson. Over 100 homes have been completed

and many more are planned as they continue to bring in program income with the sales of the homes. Cape Coral is not only known for the rampant speculation in single family homes that occurred in this platted city but also for the presence of toxic drywall that was used in abundance. They are careful to avoid these units and have been able to go green with solar panels, access to transit and energy saving features in the homes. The City plans to meet its 25% low income set aside in a partnership with the Fort Myers Housing Authority where they have located a multifamily property suitable for rehab.

**The City of Cape Coral is #1 in Florida in Drawdowns from NSP3.**

The City of Cape Coral asked the Florida Housing Coalition for technical assistance early in their process and we were pleased to provide guidance in program design.

All NSP grantees are invited to contact the Coalition for help either with just a question or more in-depth assistance.

Call **850-878-4219** or email [info@flhousing.org](mailto:info@flhousing.org). HNN

## Editor's Note

While foreclosures and double digit unemployment might justify a doom and gloom view about the housing market, we should acknowledge that our affordable housing market and housing related employment has been saved or decidedly aided by federal stimulus programs such as TCAP, TCEP, and NSP. We have avoided greater economic disaster due to the wise investment of federal housing funds into our economy. Unfortunately, the prospect for continued federal housing assistance in the near future looks unlikely, depriving Florida of over \$2.7 billion in Project Rebuild funds from the American Jobs Act, to put construction workers on the job rehabilitating and refurbishing vacant and foreclosed homes.

## FLORIDA HOUSING COALITION'S EXPERTISE TAPPED ACROSS THE NATION

The Florida Housing Coalition also provides NSP technical assistance around the country. Stan Fitterman has worked extensively with the City of Oakland, California, on a partnership between the city and a community land trust. Lisa

Hoffmeyer, Aida Andujar and Gladys Schneider have been working with Nassau County New York with DRGR, program design and operating policies. Aida Andujar and Gladys Schneider presented at a HUD grantee workshop for the Manhattan

HUD field office training on Section 3 and Affirmative Marketing. Gladys Schneider has worked with the City of Port Arthur, Texas, preparing a land bank re-use plan. Aida Andujar has assisted CHDO's in Gulfport, Mississippi. HNN