



NSP Session Highlights

FHC Annual Conference participants who attended the Neighborhood Stabilization Program (NSP) sessions heard first-hand from HUD's Washington team what is on the radar for the next 18 months as NSP goes into expenditure deadline and grant closeout; measuring NSP's local impact; how NSP builds supportive housing partnerships; and NSP's green success. This year's Conference offered exceptional access and networking throughout for Florida's NSP family.

Arriving at The NSP Expenditure Benchmark: Marketing, Disposition and Meeting Set-Aside Strategies

HUD NSP policy directors John Laswick and David Noguera detailed the upcoming format for closeout policy and guidance and explained the important difference between expenditure deadline and grant closeout.

The expenditure deadline for NSP1 and NSP2 is March 2013 and NSP3's deadline is February or March 2014. Noguera explained that while this does not mean all units have to be completed and occupied, grantees must prepare to verify all expenditures. HUD recognizes there will be some completion time to get homes wrapped-up and occupied after the expenditure deadlines. To close out these federal grants, the national NSP objectives



David Noguera, HUD NSP Policy Director, explained expectations and requirements for the NSP grant close out.

must be met, which can only occur when eligible beneficiaries occupy the homes or other area benefits, such as removal of blight in a low-income target area are met.

Noguera explained that discussions continue on whether or not demolition activities must meet two of the national objectives: removal of blight and occupancy by an eligible beneficiary. This will be directly addressed in upcoming HUD guidance.

Washington HUD staff, including Laswick and Noguera, were accompanied by community development and planning specialists Bree McLean and Njeri Santana, who emphasized that HUD is always willing to help with technical assistance, either online or onsite. For guidance, go to: hudnsphelp.info/index.cfm?do=viewTaRequest or contact the Coalition at 850-878-4219 or info@flhousing.org. HNN



John Laswick (L) HUD NSP Policy Director and Njeri Santana (second from R), HUD Community Development and Planning Specialist, discuss with Roundtable participants what grantees must do for the expenditure deadline; the national objectives; and when they can close out.

NSP's Impact on Local Markets: Exploring HUD's Neighborhood Investment Cluster Study, Maps and Data Treasure Troves

How do we know that NSP is actually stabilizing neighborhoods? In this session, John Laswick described how HUD has been experimenting with data compiled from the sales and occupancy patterns in and around completed NSP units. Using Neighborhood Investment Clusters, or NICs, HUD has measured more than 1,600 such clusters where one or more NSP homes are located less than a quarter mile from each other. Several such communities were included in the Florida study.

The NIC national results show a clear neighborhood stabilization benefit when NSP homes are acquired and rehabbed in clusters as opposed to scattered units. In Florida, many of the tested sites exhibited scattered patterns; thus there could be no results measured of NSP investment increasing sales and occupancies in the nearby vicinity. This may be due to the nature of Florida's foreclosure experience which reflects sprawling subdivision development patterns, but there are some urban target areas, such as in Broward County, where focused efforts on the clustering of units resulted in positive, statistically observable neighborhood stabilization results.

To see Florida's NIC results, visit: <https://hudnsphelp.info/index.cfm?do=viewNICReportsHome> **HNN**



John Laswick, HUD NSP Policy Advisor, explains the NIC Study and what the data show.

NSP Magic for Permanent Supportive Housing: Saving Neighborhoods and Saving Lives

NSP has been a significant resource for permanent supportive housing, in no small part due to the 25% low-income set aside requirement. Tampa developer Bowen Arnold explained how the funds were used to acquire and rehab multifamily projects owned by Mental Health Care, Inc. of Tampa and managed by NDC Real Estate Management, Inc.

Arnold said, "We look for good partners and buildings to rehab with 'good bones.' Development is never easy, but without the support of the City of Tampa, the commitment and funding for social service supported housing would not have occurred." Stuart Campbell from the City of Tampa explained that NSP was an opportunity to form a long lasting partnership with support agencies to create permanent supportive housing. The City recognized the opportunity to develop small scale rental housing with NSP funds and ensure long-term success with the participation of social service agencies.

The City will track any financial proceeds that

may result from the development and ensure long-term success of housing serving very low income residents, many with special needs. As Arnold said, "The City was progressive—they took the lead."

Mental Health Care, Inc., public relations executive Susan Morgan explained they outsourced property management duties to focus on the human side of their mission. Morgan said, "We are creating homes, not just housing for our clients." **HNN**



(From L to R) Julian Rice, Former CEO, Mental Health Care, Inc. of Tampa; Bowen Arnold, President, DDA Development Company, Inc.; Susan Morgan, Public Relations, Mental Health Care, Inc.; Gregg Schwartz, President, Tampa Bay CDC; Gladys Schneider, FHC Technical Assistance Director; and Stuart Campbell, Housing Planning Coordinator, City of Tampa.

Making It Green and Saving Energy with NSP: How Easy Is That!

Ask any grantee about energy efficiency and you will hear about Energy Star appliances. Armand Magnelli, President and Senior Consultant with Livable Housing, Inc. and Donna Carman, Executive Director of Indiantown Non Profit Housing, Inc. took it much further. They engaged the audience with problem-solving groups and hands-on experiences with energy saving gadgets and gizmos. The cool gadgets went home with participants as raffle prizes. When asked what is the most problematic portion of making a house energy efficient, the problem-solving groups responded that solar water heaters loomed as the most difficult challenge and attic insulation the most important. It turns out, as Magnelli explained, that air sealing is the most important activity and is also the easiest and least expensive to address: A

tube of caulk and weather-stripping go a long way in safely sealing air escape routes.



Donna Carman, Executive Director of Indiantown Non Profit Housing, Inc. and Armand Magnelli, President / Senior Consultant with Livable Housing, Inc. led an engaging and lively session using hands-on experience through problem solving groups.

Carman pushed the “easy” button many times. Carman emphasized, don’t go it alone; ask for help; form partnerships with weatherization agencies; focus on the occupants; and develop a rational sequence for energy retrofits. Magnelli suggested taking a portfolio view of the types of construction and materials, age of housing and occupants, and then form a sequential and specific energy retrofit and maintenance schedule to cover multiple properties, not just custom treatments on a unit-by-unit basis.

Along with Washington HUD staff, Magnelli and other experts led discussions at the NSP Roundtable. [HNN](#)

Housing Developer Pro Software License Winner. . .



The winner of a license for the Housing Developer Pro Software Suite was Jacqueline Reed Tufts of Northwest Community Consortium. Armand Magnelli, President / Senior Consultant with Livable Housing, Inc., raffled off the license. Housing Developer Pro helps create work write-ups and cost estimates for your housing rehab projects for NSP, CDBG, HOME, and more. [HNN](#)



Gladys Schnieder (L), FHC Technical Assistance Director, and Janelle Foltz (R), Community Development Software, LLC, coordinate giving Jacqueline Reed Tufts (not pictured) her Housing Developer Pro license.