



Chicanos Por La Causa, Inc.
A PROMISE OF OPPORTUNITY



NALCAB
National Association
for Latino Community
Asset Builders

Neighborhood Stabilization Program Round II (NSP II)

In early 2010, CPLC as the lead applicant for a national consortium of high-capacity, non-profit affordable housing developers, was awarded \$137,107,133 in federal funding to revitalize 15 urban and rural markets in eight states (AZ, CA, TX, CO, NM, IL, PA, MD) and the District of Columbia that have been negatively impacted by foreclosures and abandoned properties. The U.S. Department of Housing and Urban Development selected the CPLC/NALCAB Consortium (the Consortium) under the Neighborhood Stabilization Program Round II (NSP II). This award represents one of the largest single federal investments ever made that specifically targets predominately Latino, low-income communities. This recognizes not only the demographic growth of the Latino community, but also the extent to which Latinos have been disproportionately affected by the foreclosure crisis.

Leading a National Effort

The Consortium participants chose CPLC to act as the lead applicant and fiscal agent for the three-year grant. CPLC is widely recognized among the largest and most established non-profit community development corporations in the United States. In collaboration with NALCAB (National Association for Latino Community Asset Builders), CPLC has organized this coalition of community organizations that are placing foreclosed and abandoned properties back into productive use to help stabilize local real estate markets and stimulate local economies.



A neighborhood in Colorado experienced how a blighted property can be transformed into a lovely home.

The thirteen members of the Consortium were awarded in the following amounts and in the following respective general areas that encompassed a total of 332 census tracts:

Consortium Member	Based in: City, State	Amount Awarded	Areas Awarded (specific census tracts within)
Chicanos Por La Causa (CPLC)	Phoenix, Arizona	\$ 32,866,724.00	Maricopa and Santa Cruz Counties, AZ
Affordable Homes of South Texas (AHSTI)	McAllen, Texas	\$2,902,000.00	Hidalgo County/ McAllen, TX
Community Development Corporation of Brownsville (CDCB)	Brownsville, Texas	\$4,450,000.00	Brownsville, TX
El Paso Affordable Housing CUSO (EPCUSO)	El Paso, Texas	\$2,680,000.00	El Paso, TX and Las Cruces, NM
Tierra del Sol Housing Development Corporation (TDS)	Las Cruces, New Mexico	\$5,895,000.00	El Paso, TX and Las Cruces, NM
YES Housing (YES)	Albuquerque, New Mexico	\$2,285,990.00	Albuquerque, NM
Community Housing Improvement Systems and Planning Associations (CHISPA)	Salinas, California	\$3,520,000.00	Salinas, Gonzales, Soledad, Greenfield, King City, Hollister, CA
NEW Economics for Women (NEW)	Los Angeles, California	\$24,728,459.87	Areas of Los Angeles and San Fernando, CA (San Fernando Valley)
Community Resources and Housing Development Corporation (CRHDC)	Denver, Colorado	\$12,494,074.44	Thornton, Westminster, Conejos County, Costilla County, Alamosa, Saguache, Hayden, Walsenburg, Monte Vista, Del Norte in Southern CO
Del Norte Neighborhood Development Corporation (Del Norte)	Denver, Colorado	\$10,263,440.00	Areas of Denver, CO
Mi Casa, Inc.	Baltimore, Maryland & Washington D.C.	\$7,477,566.00	Johnston Square in Baltimore, MD Eckington and Brightwood Park in Washington, DC
Norris Square Civic Association	Philadelphia, Pennsylvania	\$9,182,727.48	North Philadelphia, PA
The Resurrection Project (TRP)	Chicago, Illinois	\$13,865,484.00	New City in Chicago, IL

The total production of affordable housing units anticipated by this award is comprised as follows (based on awarded plan):

Homeownership	707
Rental	917
Lease Purchase	325
Cooperative	49
Demolition	165
Land Banking 203	
Total:	2,366



Innovative Approach

The NSP II federal guidelines require that grantees expend at least 50% of their grant by the 2nd year from the date of the award and 100% must be expended by the 3rd year from the date of the grant award. In order to comply with such strict deadlines, CPLC established an innovative approach in administering the millions in federal funding. CPLC created a web-based portal that facilitates the flow of information to each of the 13 members. The “portal” allows each consortium member to submit necessary information regarding its activities so that those activities can be monitored for HUD compliance and, ultimately, funded in the most expeditious manner. In 2010, the “portal” assisted in the purchase of approximately 100 single-family units and in the expenditure of approximately \$14 million.



Washington, DC condo and co-op project.

The NSP II grant eligible activities in the Consortium’s approved census tracts are effectively monitored and shared through CPLC’s internal portal. The five eligible activities are categorized by HUD as follows:



- To establish financing mechanisms for the purchase and redevelopment of foreclosed homes and residential properties.
- To purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon.
- To establish land banks for homes and residential properties that have been foreclosed upon.
- To demolish blighted structures.
- To redevelop demolished or vacant properties into affordable housing.

Note that the resale of homes or rental of properties must assist homebuyers or tenants with area median incomes no greater than 120% of their respective area median incomes.

Rebuilding Communities in Arizona

CPLC was not only chosen to administer the grant at a national level, but it was also the largest funded member of the Consortium with an award of \$32,866,724. CPLC has committed to acquiring, rehabbing and reselling or renting 233 single family homes in Maricopa and Santa Cruz Counties. An additional 750 multi-family units are expected to be produced.



In specific areas of Maricopa and Santa Cruz Counties, blight is a real concern. Therefore, CPLC was also awarded monies to acquire, demolish and land bank an additional 108 properties in order to mitigate blight in select areas and assist with stabilizing values in those neighborhoods. As of December 2010, CPLC had acquired 22 single-family units for the purpose of rehabilitation and resale.



CPLC transforming neighborhoods in Arizona, one home at a time.

CPLC has established a broker network to assist in the acquisition and resale of properties. Additionally, as homebuyer counseling is a requirement in purchasing an “NSP II” home, CPLC is administering counseling through its Housing Divisions located in both Phoenix and Nogales, Arizona. Furthermore, CPLC will look to establish new relationships and also strengthen current ones with lending institutions and other HUD-certified Counseling Agencies in order to create a fluid mechanism to allow income-qualified, NSP II certified individuals to purchase homes in an expeditious manner.

CPLC is committed to maximizing the impact of the NPS II funding in our neighborhoods. Not only will CPLC strive to maximize the number of homebuyers assisted, but it will focus heavily on maximizing job opportunities around the areas of construction, construction trades and real estate servicing to name a few. CPLC is proud to have been awarded NSP II funds and will strive to affect neighborhoods to achieve maximum impact in not only stabilizing our neighborhoods from the negative affect of home foreclosures, but in stabilizing our entire community as well.

