



NON PROFIT DEVELOPER

Neighborhood Partnership Housing Services, Inc.

TARGETED FOCUS:

Workforce Housing for Veterans

ORGANIZATIONAL BACKGROUND

Spanning over its 25 years of service, Neighborhood Partnership Housing Services, Inc. (NPHS) has become one of the most respected and innovative nonprofit housing organizations in the Inland Empire serving the tri-county region of Riverside, San Bernardino, and Eastern Los Angeles Counties. Established in 1991 in the City of Montclair as a grassroots neighborhood organization, NPHS has grown into a multi-faceted community development corporation providing comprehensive Redevelopment, Community Lending, Real Estate and Community Wealth Building services to a diverse range of stakeholders including residents, local governments, private sector businesses and other nonprofit organizations. NPHS is a NeighborWorks America Chartered member; a HUD approved counseling agency; a Federal and State Certified CDFI; and a State Certified Community Housing Development Organization (CHDO).

MISSION

NPHS builds stronger communities by creating innovative housing and economic solutions that advance the well-being of people, vitality of neighborhoods, creation of jobs and sustainability of the environment.

REDEVELOPMENT PROJECT GOAL

NPHS' strives to build stronger, healthier communities by revitalizing targeted distressed neighborhoods as part of the comprehensive place-based strategy to create workforce and affordable housing. These neighborhoods have been identified as being the hardest hit by foreclosures during the housing crisis suffering from the greatest number of foreclosures, low home values, and high unemployment.

The goal of this project is to attract and leverage public, private and non-profit investments and resources to revitalize these neighborhoods by acquiring, rehabilitating, and / or redeveloping blighted properties to create sustainable communities.

TARGETED COMMUNITY BACKGROUND

The Thunderbird Neighborhood community is located in the Town of Apple Valley within the Victor Valley of San Bernardino County which has been identified as an ideal workforce housing development area due to the community assets located within the immediate area to include: Civic Center Park, Thunderbird Park, Apple Valley Golf Course, Shopping Centers that include retail and restaurants, Phoenix Academy, Rimrock Residential Care Home, Church of the Valley, Our Lady of the Desert Catholic Church and St. Mary Medical Center. Public transportation is also readily available via Bus Route 41 along Highway 18. The community is located adjacent to an employment hub with anchor stores including Target, Walmart and other major retail outlets offering employment opportunities.

The town is east of and adjoining to the neighboring cities of Victorville and Hesperia, 37 miles (60 km) south of Barstow and 46 miles (74 km) north of San Bernardino through the Cajon Pass. The population was 69,135 at the 2010 census. Known as the "Apple of the Desert" with the motto of "A Better Way of Life", Apple Valley was home to Roy Rogers and Dale Evans. Apple Valley is highly regarded in San Bernardino County and the State of California for its excellent schools and education options.

PROJECT DESCRIPTION:

10 Unit Multi-Family Workforce Housing

Development – Thunderbird Road

NPHS was donated this 35,000 s.f. lot in the Thunderbird Community with plans to develop a total of 10 multi-family units, adequate parking and carports for affordable rental housing for targeted populations such as U.S. Veterans. This lot is an empty in-fill project with conceptual drawings for developing 10 new workforce housing rental units.

NEW CONSTRUCTION

NPHS is currently planning to construct a new in-fill multi-family project that will consist of 10 single family homes (934 sq ft per unit) with detached carports on one 35,000 sq ft lot to revitalize the community and create workforce housing in the Thunderbird neighborhood. These units will be stick-built homes, with all ten units being 2 bedrooms / 2 baths. This estimate includes on/off site improvements such as soil conditions, grading, foundation, building pads, floors, walls, interior, exterior finishes, roofing, doors, windows, trim electric wiring, fixtures, plumbing, energy efficient appliances, supervision, design fees, soft costs, permit fees, landscape, driveway, parking spaces, carports, general contractor's contingency, overhead and profit. Highly decorative, starkly original or exceptionally well-appointed rentals will be developed to replace the current blighted empty lot.

