NON PROFIT DEVELOPER
Neighborhood Partnership Housing Services, Inc.

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 Sustainable Communities Catalyst Project. 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.

TARGETED FOCUS:
Gateway Neighborhood, City of San Bernardino

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. The Gateway Neighborhood community is located in the zip code area of 92411 and has been identified as an idea redevelopment area due to the community assets located within the immediate area to include: Nunez Gateway Park and Ruben Campos Community Center (South), Ramona Alessandro Elementary School, Mary’s Mercy Center, Trinity Church of God, and Casa Ramona (North), and Our Lady of Guadalupe Church and Paul Villasenor Branch Library (East). Additionally, Omnitrans public transportation is also readily available in the area.

PROJECT DESCRIPTION:
7 Unit Multi-Family Affordable Housing Development – Ramona Avenue
NPHS has acquired two large side-by-side lots in the Gateway Neighborhood community with plans to develop a total of 7 multi-family units of affordable rental housing. The first lot is an empty in-fill project with conceptual drawings for developing 4 new rental units. The second lot is located on 532 Ramona Avenue with three formerly-distressed units that have been rehabilitated and currently in the process of being leased to low-to-moderate income families. The following are descriptions for each project:
NEW CONSTRUCTION

4 Unit In-Fill Multi-Family Development
(Adjacent to 532 Ramona Avenue)

NPHS has acquired and is currently planning to construct a new in-fill multi-family project that will consist of four 700 S.F. homes with attached two garages on one 10,800 SF lot to revitalize the Gateway Community neighborhood. These units would be stick-built homes, and all four units are 2 bedrooms/ 2 baths. This estimate includes a foundation as required for normal soil conditions, excavation for foundation and piers on a prepared building pad, floor, wall, interior and exterior finishes, roof cover, interior partitions, doors, windows, trim, electric wiring and fixtures, rough and finish plumbing, energy efficient appliances, supervision, design fees, permits, soft costs, utility hook-ups, landscape, driveway, the contractors’ contingency, overhead and profit. Highly decorative, starkly original or exceptionally well-appointed rentals will be developed to replace the current blighted empty lot.
**COMPLETED REHABILITATION**

3 Rentals Units at 532 Ramona Ave

NPHS has recently revitalized 3 rental units in the City of San Bernardino that was previously distressed. The project includes a total of 3 separate units on one lot, each with 1 bedroom/1 bath and are currently available for rent to low-to-moderate income families. NPHS’ rehab standards include retrofitting all the units with dual pane windows, painting the exterior and interior of units with low to No VOC paint, installing new flooring, installing energy efficient appliances and installing new water heaters.

BEFORE REHAB

AFTER REHAB

1-Bedroom | 1- Bath Rental Unit
Leasing for $675 per month in San Bernardino