

Building Stable Communities: The Neighborhood Stabilization Program
Orange County, CA

VIDEO SCRIPT

OPENING SHOT OF THE SPRAWL OF ORANGE COUNTY

*THEN LEAD INTO SHOTS OF THE WEALTHY ORANGE COUNTY, THE BEACH,
AND THEN THE WORKING CLASS/ LOWER INCOME NEIGHBORHOODS*

Glenn Hayes, President/CEO, NHS of Orange County:

A lot of people have a vision of Orange County from television that is not entirely true. There are really two Orange Counties. One is the affluent Orange County that is shown on television. The other is some real struggling urban neighborhoods.

SHOTS OF DIFFERENT TYPES OF HOUSING STOCK/FORECLOSURES

Glenn Hayes, NHS of Orange County:

Well, when the foreclosure crisis started, I often told people that, “Well, it’s not gonna affect Orange County. Our market is too strong.” How wrong I was. It’s been the worst housing crisis that we’ve had in our lifetimes.”

*GLENN WALKS INTO CONGRESSWOMAN SANCHEZ’S OFFICE TO MEET WITH
HER*

Rep. Loretta Sanchez:

Because it’s a place where people really want to live, and the cost of housing had escalated so much it’s been a very difficult time in the housing market here, and many people have lost their homes. So, it’s really been worthwhile to watch the efforts, especially by a lot of our housing agencies and nonprofits.

TRANSITION TO CONSORTIUM MEETING

Blair Schaeffer, NSP Transaction Manager, NHS

“Today we will be talking about the NSP2 rehab standards.”

Glenn Hayes, NHS of Orange County:

The Neighborhood Stabilization Program grant was for seven and a half million dollars, and it’s shared with our organization and six other nonprofits here in Orange County.

Glenn Hayes, NHS of Orange County:

Most of the funds are being used to purchase single-family homes, which we rehabilitate, and sell to low and moderate-income families.

SCENE WHERE WE SEE RON ROHR and BLAIR SCHAEFFER from NHS looking at

their properties

Glenn Hayes, NHS of Orange County:

Our mission is to strengthen neighborhoods and to provide affordable housing to working families in Orange County.

TRANSITION TO THE ROQUE FAMILY IN THEIR HOUSE

Glenn Hayes:

We're taking abandoned, foreclosed, or bank-owned properties and putting families in them, making them homes again.

Sylvia Badillo, NHS of Orange County: "This is for the NSP2 Program..."

Glenn Hayes:

The Roque family has worked with our program for a couple of years now going through the training, becoming part of our homebuyers club, saving for a down payment, and now they were ready for homeownership when we were able to get this home for them.

HOME BUYERSHIP COUNSELING SCENE WITH THE ROQUES

Carla Roque:

"It means a little bit of security for our family for our kids as they get older. As we get older."

Armando Roque:

"It's part of the American dream to be able to be a homeowner and establish yourself."

TRANSITION TO COMMUNITY HOUSING RESOURCES - WE SEE JOSEPH SINGH SHOWING CRYSTAL HER NEW HOME.

Joseph Singh, Community Housing Resources:

Community Housing Resources started in 1997 and our mission is to provide housing options for people that are developmentally disabled.

We received NSP money for the acquisition of an 8-plex in the city of Anaheim. The money was used for acquisition, and then we leveraged that with other sources of money, uh, so that we can, uh, buy and fix them up and then rent them at a very discounted rate.

Our current project, the Mariposa Village is really going to be an outstanding project from the perspective that we're providing a high-quality, safe environment for folks that typically don't have a lot of housing options.

Crystal Cormier:

“This house is really close by where I work at and I work at Disneyland. So it will be a really good commute.”

Joseph Singh, Community Housing Resources:

The high cost, rent area of Orange County creates some very unique challenges. And when you have people that are very, very low income and they’re making close to \$8 an hour, the housing options for them are extremely limited, and without the ability to bring in the financing like the Neighborhood Stabilization Program it’s impossible to create the level of affordability that we need.

Joseph Singh:

One of the things that is most scary when you talk to people about foreclosures is the fact that there’s gonna be a boarded-up house with no one there, no one watching it, no one taking care of it. So, when you can—you can take this asset and secure it and make it, uh, something that is positive, that’s really the key.

Crystal Cormier:

“It means a lot to me. This is going to be my first time living on my own. I am very excited. This is going to be my first house to be moved in. So, can’t wait.”

TRANSITION TO HABITAT FOR HUMANITY, ORANGE COUNTY

WE SEE SHARON ELLIS, EXECUTIVE DIRECTOR, LOOKING AT CONSTRUCTION ON A CONDO UNIT

Sharon Ellis, Executive Director, Habitat for Humanity Orange County:

Habitat for Humanity in most people’s minds is building new construction, new homes, but our mission is really to serve families.

Sharon Ellis:

As part of the consortium, we have acquired four different condos in Orange County. As we were looking at properties, we realized that it was really going to be the condo range of properties that were coming onto the market that we would be able to purchase, rehab, and bring out to the community.

Sharon Ellis:

I think what Neighborhood Stabilization has done is helped stabilize communities so that families can live and work in a setting that they can afford, and that they know is going to be beneficial to their family.

Mark Korando, Sr. Vice President, Habitat for Humanity, Orange County:

“This is a two bedroom, one bath home that we have completely renovated and have brought it up to the HUD standards. We believe this is going to be a great home for a family.”

TRANSITION TO HUD NEIGHBORHOOD STABILIZATION EVENT, SANTA ANA, CA

Michele Martinez, Councilwoman, City of Santa Ana:

“The work that we’ve been able to do here would not have been possible without the NSP Funds and all the great work that we’ve done so far.”

Mercedes Márquez, Assistant Secretary, HUD: “The Neighborhood Stabilization Program is hope. It lets communities understand that folks are looking right at their neighborhood. They’re targeting, they’re analyzing, and they’re making critical investments.”

Mercedes Márquez:

“We know that over 70% of the neighborhoods that have an NSP investment are doing better on vacancies. We’re creating jobs locally that just allow the cycle of our economy and of our neighborhoods to continue. Thank you so much for your hard work. We value your partnership, and we understand that we’re all in it together.”