

## Neighborhood Restoration

**Strategy Summary:** The Neighborhood Restoration component of the Sunnyslope Weed & Seed strategy will focus on:

- Improving physical safety in Sunnyslope.
- Providing for viable living environments (safe, healthy neighborhoods).
- Developing and refining the process for addressing slum rental housing issues.
- Providing an environment where everyone can make a livable wage.

Doing so will remove blighting influences, provide decent, safe and affordable housing, coordinate efforts to hold slumlords that allow criminal activity on their premises accountable, expand economic opportunities and generally make Sunnyslope a better place to live, work, shop and do business.

<b>Goal 1</b>	<b>Improve physical safety in Sunnyslope.</b>
Status	Sidewalks put in two target areas.
Objective 1	Remove blighting influences.
Status	Ongoing.
Activity/Task/Project 1	Demolish vacant, blighted, crime-ridden properties.
Implementation Plan	Demolish at least 5 properties every 2 years.
Activity/Task/Project 2	Continue Adopt-A-Street clean up programs in six areas.
Implementation Plan	Quarterly clean ups.
Activity/Task/Project 3	Conduct neighborhood clean-ups in alleys, vacant lots, blighted occupied properties and drainage washes.
Implementation Plan	Quarterly clean ups.
Outcome Measures	Decrease in blight, local drug crimes and code violations.
<b>Goal 2</b>	<b>Provide for viable living environments (safe, healthy neighborhoods).</b>
Status	In addition to the accomplishments listed below, as of March 2004, there were 3 emergency shelters and 5 transitional housing facilities in Sunnyslope. These agencies house 356 individuals.  Additionally, there are over 305 affordable apartment-housing opportunities for moderate-income families, 189 Section 8 elderly/handicap and 260 units recently acquired by the City of Phoenix.
Objective 1	Provide decent, safe and affordable housing.
Status	Sunnyslope Village Revitalization (SVR), a local community development corporation, has built 6 new single-family homes since 2002.  SVR also rehabbed 14 existing homes in 2002-2003.  6 Habitat for Humanity homes were constructed through a partnership with faith communities, probationers and local businesses.
Activity/Task/Project 1	Construct new in-fill housing.
Implementation Plan	Build 10 new homes in 2 years.
Activity/Task/Project 2	Rehab existing owner occupied housing
Implementation Plan	Rehab 15 existing homes in 2 years.
Activity/Task/Project 3	Sunnyslope Faith & Justice League to acquire land and sponsor Habitat for Humanity homes in Sunnyslope, in partnership with faith communities, probationers and local businesses.
Implementation Plan	Build up to 6 homes in 2 years.
Outcome Measures	Add new homeowners as stake holders in the community and provide families with decent affordable quality housing.
<b>Goal 3</b>	<b>Develop/refine process for slum rental housing.</b>
Status	Currently, Sunnyslope contains 183 multi-family rental units owned by absentee landlords who do not keep their properties up to standards or properly screen their tenants. This has led to a significant problem in the community with blighted properties that are havens for criminal activity such as gangs, bicycle theft rings, drugs and prostitution.  Detective Diane Martin has taken a proactive approach to address slumlord housing in the area and has addressed well over 70 properties in 2003.  Sunnyslope has an Assistant City Prosecutor dedicated to the prosecution of slumlords in Sunnyslope.

Objective 1	Coordinate efforts to hold slumlords that allow criminal activity on premises accountable.
Status	Crime-Free Multi-Housing orientations are provided by the City of Phoenix and a Community Information Fair was held in 2003.  Prosecutor Sharon Stolpen has been assigned to the Sunnyslope community to prosecute slum landlords.
Activity/Task/Project 1	Identify resources for additional manpower for inspections and follow up.
Implementation Plan	Bring more Fight Backs to Sunnyslope. Coordinate efforts between criminal abatement detective and City of Phoenix inspectors.
Activity/Task/Project 2	Provide education and information to community.
Implementation Plan	Provide at monthly Sunnyslope Block Watches meetings. Distribute brochures about landlord/tenant issues, how to curb criminal activity in a rental property and code violations.  Sharon Stolpen is providing education for property owners and managers, as well as prosecuting landlords in violation.  The Housing subcommittee will be concentrating on specific areas of the community in which clean-ups and educational seminars on blight code will be held.
Outcome Measures	Track # of slum apartments/drug houses closed down or seized through criminal abatement or property owners that work with law enforcement and prosecutor to bring properties up to code.
Objective 2	Enforce slumlord legislation
Status	Sunnyslope has an Assistant City Prosecutor (Sharon Stolpen) dedicated to the prosecution of slumlords in Sunnyslope.  Abatement detective Diane Martin also enforces slumlord legislation in Sunnyslope.
Activity/Task/Project 1	Identify resources for community prosecutor/assistant dedicated to area to help close drug houses and slum apartments.
Implementation Plan	Assign prosecutor to Sunnyslope area in Fall 2001. Add County prosecutor to address felonies by 2005.  Both Diane Martin and Sharon Stolpen will work with other agencies to facilitate enforcement of slumlord legislation.
Activity/Task/Project 2	Promote and offer crime-free multi-housing program to rental property owners and managers.
Implementation Plan	Sponsor free monthly seminars. Follow up with properties for compliance and certification.
Outcome Measures	# of drug houses closed. Should see decrease in drug crimes especially repeat incidents at same address. Track # of rental units with complaints for code violation that have made improvements and who actively support crime-free multi-housing guidelines, especially screening tenants and utilizing drug-free lease addendum.
Goal 4	Provide an environment where everyone can make a livable wage.
Status	Central Avenue project completed. One new business opened.
Objective 1	Expand economic opportunities, principally for lower income persons to move them toward self-sufficiency.
Status	A City effort to facilitate business-to-business networking is in the works.  GED, ESL, job readiness training and placement, emergency shelters and transitional housing are currently available in Sunnyslope.
Activity/Task/Project 1	Encourage local businesses to hire from within the community.
Implementation Plan	Conduct community job fairs and encourage business-to-business dialogue through networking events.
Activity/Task/Project 2	Offer GED and ESL classes.
Implementation Plan	Sunnyslope High School Adult Diploma Program, Literacy Volunteers and Sunnyslope PAL Center ESL courses.
Activity/Task/Project 3	Provide job readiness training and placement.
Implementation Plan	Partner with Arizona Women s Education and Employment (AWEE)
Activity/Task/Project 4	Provide case management and transitional housing for homeless individuals.
Implementation Plan	Partner with Vista Colina (CASS) and City of Phoenix Family Service Center.
Outcome Measures	Track # of residents obtaining GED certificate, employment or upgraded employment.
Objective 2	Make Sunnyslope a better place to work, shop and do business.
Status	Phase II has been deemed cost prohibitive; however, resources have been made available to assist existing businesses in making storefront improvements.

	<p>Two new architectural firms were constructed in Sunnyslope.</p> <p>The Central Avenue project greatly improved the environment on Central Avenue in Sunnyslope and was completed in 2003.</p>
Activity/Task/Project 1	Proceed with Phase II of commercial retail center development.
Implementation Plan	Identify interested developer and tenants by end of 2002.
Activity/Task/Project 2	Bring new in-fill businesses to Sunnyslope.
Implementation Plan	Begin construction Spring 2001.
Activity/Task/Project 3	Publish annual Sunnyslope business directory.
Implementation Plan	5,000 copies to be distributed in the Spring of each year.
Activity/Task/Project 4	Promote storefront improvement programs along commercial corridors.
Implementation Plan	Aid in identifying resources for construction/renovation.
Activity/Task/Project 5	Report commercial zoning and maintenance violations to City.
Implementation Plan	Take an activist approach to identifying and reporting zoning violations.
Activity/Task/Project 6	Host quarterly business mixers and satellite meetings to promote local business.
Implementation Plan	Partnership with Sunnyslope Village Alliance, which hosts monthly business satellite meetings, facilitating networking between residents and the business community.
Outcome Measures	Should see an increase in number of new businesses opened, existing businesses making physical improvements to property and residents hired. Should see increase and then decrease in number of businesses addressing code violations.
Funding Support	Community Development Block Grants and City of Phoenix Streets Department, City of Phoenix Contingency Fund.