



# Maricopa County Board of Supervisors

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**Valley couple acquires first home in federal rehab and foreclosure program;**

**Open House set for Wednesday in El Mirage**

The first family to acquire a foreclosed house under a federal program that makes homes affordable and sustainable is moving into their first home in El Mirage. Patrick and Misty Vaughn now own a fully landscaped, four-bedroom, two-bath, 2000-square-foot ranch house in El Mirage they purchased under the Neighborhood Stabilization Program (NSP) designed to buy and resell foreclosed houses and upgrade them to be energy-efficient.

An open house to celebrate the first buyer and the Homes 2 Owners program will be held Wednesday, May 12 at 3 p.m. at 11828 West Ester in El Mirage. (A map is attached).

The “Homes 2 Owners” program is targeted to low and moderate-income homebuyers and to houses that have been foreclosed upon in hard-hit communities. The Housing Authority of Maricopa County (HAMC) was awarded a \$6.2 million grant to purchase, rehabilitate with energy-saving appliances and weatherization designs and resell the homes to qualified homebuyers. The Vaughn’s new home has been equipped with high-efficiency appliances, including washer, dryer, refrigerator, dishwasher, range and heat-pump water heater.

The funds come from the U.S Housing and Urban Development as part of the Housing and Economic Recovery Act of 2008. Maricopa County received a total of \$9.9 million from the program. County officials estimate that about 50 homes will be acquired through the program. The funds must be used according to federal guidelines in the areas most affected by the recent economic recession. In Maricopa County, these include El Mirage, Buckeye, Goodyear, Tolleson and Youngtown.

“This has been a significant program for the West Valley communities,” commented Supervisor Mary Rose Wilcox. “We had so many foreclosures and this affected the neighbors who lived nearby and

depressed their home values. This program put contractors to work, made long-lasting energy-saving improvements and will get deserving, hard-working and responsible families into their homes.”

Trish Georgeff, director of Maricopa County Human Services Department added: “Affordable housing is key to family stability and healthy communities. By providing housing that low and moderate income families can afford to buy and live in, not only do we turn a house into a home, we contribute significantly to the family’s financial security and the overall stability of the community.”

NSP Director Ben Chao said the new buyers receive homebuyer counseling and education that reduces the likelihood of foreclosure. Buyers must qualify and sign for a first mortgage with down payments as required by the type of loan. Wilcox said the re-investment into the houses and the return of stable families will assist the communities to stabilize and attract market-rate residential investment in the West Valley.

Maricopa County’s subrecipient, the HAMC developed its NSP program with a focus on energy efficiency and sustainability. Homes 2 Owners’ houses received U.S. Department of Energy Home performance certification. All of the homes will be at least 30 percent more energy and water efficient than before. Each home will be monitored for long-term energy savings and the data will be shared with both HUD and the Department of Energy.