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Nuestro Barrio

*Background
Information
and
Community
Issues*

**Approved as an Appendix to
"A Plan for Nuestro Barrio"
October 21, 1992**

APPENDICES

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APPENDIX A

COMMUNITY ISSUES AND ALTERNATIVE STRATEGIES:

Nuestro Barrio community has met among themselves and with different City departments over several years in order to identify planning issues in the community. This section identifies and discusses those issues and examines the advantages and disadvantages of different strategies that could be used to address them. Some of the strategies are based in land use, others are more programmatic. These strategies were reviewed by the community. Those strategies most preferred by the community form the basis of the action recommendations in the Plan for Nuestro Barrio.

The issues identified by the community are grouped into the general categories of Land Use, Community Identity, Environment, Community Activity, Building Conditions, and Crime.

SUMMARY:

The residents of Nuestro Barrio are impacted by many factors that directly affect the quality of life in the community. Some of these factors, such as noise and overflights from the airport, and adjacent industrial uses, cannot be eliminated and will always impact the community to some degree. Some people feel that because these influences will always impact the community, Nuestro Barrio will never be a good place to live. Other people agree that the airport overflights and noise and adjacent industrial uses affect the community. They also believe that if other issues such as crime, poor housing maintenance and conditions, and illegal dumping, are addressed, the measures that would lessen the noise from the airport could provide enough relief to make the community viable.

LAND USE:

ISSUE 1.1: PHOENIX SKY HARBOR INTERNATIONAL AIRPORT MAKES THE AREA INAPPROPRIATE FOR RESIDENTIAL USE.

Nuestro Barrio is generally represented by two viewpoints - people who that feel the neighborhood is viable and people who feel it is not. Those who feel the neighborhood is not viable want the City to relocate them because they feel that the overflights from Sky Harbor makes the neighborhood unsuitable for residential use.

Facts:

In 1988 the City of Phoenix completed the Part 150 Noise Compatibility Study in order to determine the impacts from noise that might occur with an expansion of Sky Harbor Airport. The study examined the effects that changes in the current facility could have on the surrounding area, and includes actions necessary to mitigate those changes to the greatest extent possible.

The study showed that the entire Nuestro Barrio falls within the 65 Level of Day Night noise (L_{dn}) line for Sky Harbor Airport, with the areas generally south of Cocopah and east of 11th Streets and north of Hadley east of 7th Street in the 70 L_{dn} line. The study included several recommendations to lessen the effects of airport noise in these areas. These recommendations include changing certain types of landings and take-offs, adoption of noise overlay zoning, and soundproofing. The study also recommended that all new development permitted within the 65 L_{dn} line be compatible with the airport use. The study did not recommend relocating residents of Nuestro Barrio but it did recommend that homes in the 65 L_{dn} and above lines be soundproofed. Phoenix is in the process of implementing all of these recommendations.

The most important recommendation of the Part 150 study to Nuestro Barrio is soundproofing. The pilot soundproofing program was developed by a consultant with participation from affected communities. The pilot program which is currently being implemented will select 20 homes from all 65 L_{dn} areas from a lottery. Soundproofing measures include insulating windows, doors, and roofs. Those houses determined to be eligible for the soundproofing program must also meet City of Phoenix requirements for issuance of a building permit. Generally, inspectors will not cite building violations that are not directly related to the permit they are inspecting unless they perceive the violations to be hazardous to the health and welfare of the occupant of the structure or his or her neighborhoods. Over half the houses in Nuestro Barrio do not meet the City of Phoenix Building code because of plumbing, electrical or structural code violations that will not be addressed through soundproofing related improvements. Many of these violations could be perceived to be hazardous.

ALTERNATIVE STRATEGIES:

A. Regardless of the findings of the Part 150 Study, the City of Phoenix should buy the residences of Nuestro Barrio.

The City sponsored Phoenix Sky Harbor Center extends from 24th to 14th Streets. In the early 1970s, the Western Approach and Land Acquisition (WALA) study examined an area which extended west to 19th Avenue to determine noise impacts that an expansion of the airport would have on residential uses. It was determined that only the residential area as far west as 14th Street should be purchased by the City as part of the airport expansion. In the 1980s it was decided that the area purchased by the City would be developed for commercial and industrial uses. As part of the decision to leave the portion of the Nuestro Barrio community west of 14th Street intact, the City built a park at 14th Street and Apache and provided funding to upgrade the Wesley Community Center. The City also agreed to work with the community to develop a plan to help revitalize the area. The purpose of these projects is to improve the environment for the residential uses remaining in Nuestro Barrio and to promote job training.

While the City has continued to state that it has no plans to buy out Nuestro Barrio, several actions taken by the City have further led Nuestro Barrio property owners to believe that the City will, ultimately, buy out the community. These actions are the City's purchase of land for a staging yard for convention center buses, the City's purchase of right-of-way to widen Buckeye Road, and the presence of a privately-owned maintenance yard that repairs City vehicles at Sherman and 9th Streets.

Assuming housing values from \$20,000 to \$40,000, it would cost approximately \$80 million dollars to buy the homes and vacant lots in Nuestro Barrio and relocate the residents. If the City were to buy out the area, neighborhood commercial and community establishments would have to be purchased by the City too. Additional monies would be required for these non-residential structures. Presently, there are no funds available to purchase homes in Nuestro Barrio for an expansion of Phoenix Sky Harbor Center.

In addition, several other industrial areas in the vicinity are available for development. No funds or plans for expanding the Phoenix Sky Harbor Center currently exist. No City sponsored expansion of the Center is anticipated. Several improved industrial parks adjacent to the airport (Southbank, the Kaiser Center, and Phoenix Sky Harbor Center) all have vacant available industrial land. Furthermore, a recent study of the westside of Phoenix¹ indicates that enough land exists on the westside alone to accommodate over 50 years of industrial growth.

Advantages:

- o This strategy would remove the residents of Nuestro Barrio from an environment which is affected by noise from Sky Harbor Airport.

Disadvantages:

- o This strategy would disrupt the existing community fabric of Nuestro Barrio.

¹ Westside Economic Study. Hammer, Siler, George Associates. 1990.

- o This strategy does not guarantee that once Nuestro Barrio residents are relocated, their new communities will not have many of the same problems, except those that are noise related, that affect Nuestro Barrio.
- o No funding sources currently exist to implement this strategy.
- o This strategy would add industrial land to an already oversupplied market.
- o This strategy would result in reducing the amount of low and moderate income inner city housing stock.
- o As people move out of Nuestro Barrio the schools will loose population.

B. Make the Soundproofing Program more effective. Combine Sky Harbor Soundproofing Program funds with other housing rehabilitation programs to bring homes up to code when they are soundproofed.

The City offers several housing rehabilitation programs for owner occupants and landlords. The programs directed towards owner-occupants are low interest loans for households with an annual income below 50% of the Phoenix median income (a family of four would have an income below \$17,750 to be eligible for these programs, for example); and subsidized loan programs for households with incomes above the 50% of median income limit. The Major Home Repair program is an outright grant for structures that cannot be brought up to code. This program provides up to \$5,000.00 in rehabilitation funds. The Home Rehabilitation program is a \$15,000 zero interest loan applied as a lien against a property for those properties that can be brought up to City Code. This lien remains on the property until it is sold or rented. If the property is passed on to a family member, the lien may remain if the residence continues to be owner occupied. A 5% to 8.5% interest loan for home rehabilitation is also available to homeowners whose household income falls above 50% of the City of Phoenix median income. All of these programs could be used in conjunction with the soundproofing program to upgrade those parts of houses that would not be upgraded through soundproofing, or to increase the number of homes eligible for inclusion in the Soundproofing Program.

The City of Phoenix also offers a program directed towards rehabilitating rental units. This program is a deferred loan with a declining balance over 10 years, at which time the loan is forgiven. The loan must be repaid if the home is sold during this time period. The loan is available for up to 50% of the cost of rehabilitation. In order to be eligible for this loan the structure must in a designated target area², and at least 70% of the rehabilitated units must be for low and moderate income families for the tenure of the loan.

According to the 1990 census, the median rent in the area is from \$200.00 to \$230.00. Assuming that a home is owned free and clear and 30% of the return (from rent) on this investment is used for real estate taxes and maintenance, and that the value of the rental is \$25,000, the owner is receiving approximately 8% return on this investment. At this rent level, the owner could support approximately \$2,000 to \$3,000 in 15 year 8.5% interest rehabilitation loans and still provide a six to seven percent return to the property owner. If the City rental repair

² Target areas are defined based on the latest census data. For an area to be classified as a target area, at least 80% of the households in a census tract must fall below 80% of the City of Phoenix median household income.

program was used to subsidize 50% of the cost of repairs, a property owner could make approximately \$4,000 to \$6,000 in repairs on a rental structure.

Advantages:

- o By combining other housing programs with the soundproofing program, this strategy would help improve the overall quality of Nuestro Barrio housing stock.
- o This strategy would increase the number of houses that would be eligible for soundproofing.

Disadvantages:

- o Existing housing repair programs are generally loan programs. While low interest loan programs could be used in Nuestro Barrio, many residents would still be unable to afford the monthly payments. Other programs, which are loans in the form of a lien on the rehabilitated structure, are not popular because the lien would be collected if the rehabilitated structure was passed from parent to child and the child did not live in the home.
- o Many homes requiring extensive repair in Nuestro Barrio are rentals. While these programs would help to rehabilitate structures, it may not be enough of a subsidy to bring most rentals up to code given existing rent levels, even with improvements from the soundproofing program.

C. Continue participation in pilot and ongoing soundproofing program development.

The soundproofing program is being developed with the assistance of a committee composed of representatives of the municipalities, neighborhoods, and agencies that would be affected by the soundproofing program. To date, involvement of community members has resulted in the pilot program being offered to all property owners (landlords and owner-occupants). Residents in Nuestro Barrio are members of this committee.

Advantages:

- o Continued involvement in the development of the soundproofing program will insure that the pilot and permanent soundproofing programs meet the needs of Nuestro Barrio Community.

Disadvantages:

- o There are no disadvantages to this strategy.

ISSUE 1.2: NOISE AND POLLUTION FROM THE MARICOPA FREEWAY ARE INCOMPATIBLE WITH RESIDENTIAL USES ON HESS STREET.

Some of the residents on Hess Street feel that the freeway has made their area unsuitable for residential uses.

Facts:

The Maricopa Freeway borders Nuestro Barrio on the south. The freeway right of way is adjacent to lots along Hess Street. These lots are separated from the freeway by an access road entered from 12th and 14th Streets and an approximately 20 foot wide flat area with sparse landscaping. Traffic on the elevated freeway is clearly visible from the yards of residents on Hess Street, as well as from several other vantage points in the community. A freeway exit ramp starts at approximately 8th Street, and access to the freeway is at 7th Street. The surface transportation noise level at homes adjacent to the freeway is approximately 70 to 75 L_{dn}. In addition to this noise level, residents state that debris and dirt from the freeway curtail outdoor use of some yards along Hess Street.

No state road funds are currently available for soundproofing or screening the freeway. Arizona Department Of Transportation (ADOT) policy does not provide for additional soundproofing measures once a road has been constructed. Additional improvements to the Maricopa Freeway were completed approximately five to six years ago, and the original Environmental Impact Statement prepared for the Maricopa Freeway did not identify this area as one of concern. Consequently, no mitigation measures were provided when the freeway was upgraded.

ALTERNATIVE STRATEGIES:

- A. Participate in the City of Phoenix Freeway Mitigation Specific Plan process to ensure appropriate noise mitigation measures are included in the specific plan prepared for the Maricopa Freeway.**

The City of Phoenix voters approved a freeway mitigation bond in 1988. The proceeds from this bond enabled the preparation and implementation of specific plans to address the impacts of freeways on adjacent land uses. While it is unlikely that a freeway mitigation plan for Nuestro Barrio would recommend that the City purchase homes adjacent to I-10, specific plans prepared for other areas include policies which have resulted in the construction of noise and visual barriers between freeways and adjacent land uses. Although these options may not be recommended for the freeway where it passes through Nuestro Barrio, the City is planning to address issues relating to the Maricopa Freeway in 1993-1994. At this time, measures to mitigate freeway impacts will be formulated and implemented.

Advantages:

- o Participation in the specific planning effort will help to insure that the mitigation measures proposed are appropriate to Nuestro Barrio and Hess Street residents.

Disadvantages:

- o If this option is pursued alone, funding may not be available to provide the highest level of mitigation possible.
- o It is unlikely that this option will result in the City purchasing houses on Hess Street.

B. Monitor and actively support federal legislation which allocates funding for urban freeway retrofit. Work with MAG to assess the potential for retrofit of existing freeways.

Other sources of funding to decrease the effects of freeway noise have recently become available. This law provides funds to states to distribute to localities to bring "old freeways" up to current standards. Other opportunities to retrofit the freeway could exist through either City sponsored or MAG retrofit programs.

Advantages:

- o This option could result in additional monies for freeway retrofit.

Disadvantages:

If this option is pursued without pursuing other options:

- o There is no guarantee that any monies made available would be used to help Nuestro Barrio.
- o This option may take a long time to implement and may not be successful.

C. Buy out the houses on Hess Street which are subject to noise from the freeway.

Due to its location - within the 70 L_{dn} line and adjacent to the freeway - the area between the Maricopa Freeway access road and Hess Street may not appreciably benefit from freeway mitigation measures. Property owners in this area have consistently stated that they believe even with actions that would help to lessen the effects of the freeway, the area is unsuitable for residential uses.

In very rare instances will the City buy houses that are subject to freeway noise. To date, no homes adjacent to the Squaw Peak have been purchased and resold due to the effects of freeway noise. Homes were purchased based on volume of traffic in front of the house, isolation from other residences, and double frontage lots.

Advantage:

- o Residents on Hess Street would not be subject to noise from the freeway.

Disadvantages:

- o No funding currently exists to purchase homes on Hess Street.
- o The value of the homes on Hess Street may not be sufficient to purchase another, comparable home elsewhere in the City.

D. Develop, with owners of property affected by the freeway, a package that will facilitate the marketing and transition of those sites affected by the freeway to other uses.

There are many public, not-for profit, and private organizations that could work with the Nuestro Barrio Community that could work with property owners along Hess Street to market this area to businesses seeking a location near the freeway and Sky Harbor airport.

Advantages:

- o This provides an option to homeowners on Hess Street that is not dependent on City funding.
- o This option offers the possibility that the buyer of the Hess Street properties will put them to use and not let them stand vacant.
- o This option enables the owners of property on Hess Street to set an asking price for their property.
- o Selling the site to a user would keep it in the private domain, on the tax rolls. City code requires the owner to keep their land free of weeds and debris.
- o Through participation in the rezoning process, the community could make sure that any buyer uses the property for a use compatible with adjacent uses.

Disadvantages:

- o This option is dependent on the market. The price offered by buyers may not be acceptable to residents on Hess Street.
- o It may take some time to find a buyer(s) for the property. There are many zoned small industrial sites (less than 1/2 acre) available around Phoenix Sky Harbor International Airport.
- o This option implies that the residents of Hess Street will have to work together to package their properties. Frequently, these coalitions are difficult to build and impede the sale of properties.
- o The buyer(s) may hold the land for investment purposes. This could result in another large vacant lot in the neighborhood. While City code requires owner(s) to keep it clean, enforcement of this ordinance may take more than one year.
- o The buyer(s) of the lots may not plan to use them for a use compatible with adjacent houses.
- o The narrow, triangular shape of the parcel between Hess Street and the Freeway access road is irregularly shaped and may be difficult to market to a single user.

ISSUE 1.3: PROPERTY OWNERS IN NUESTRO BARRIO DO NOT PRESENTLY HAVE THE OPPORTUNITY TO SELL THEIR LAND FOR COMMERCIAL USE.

Many owners of property south of Buckeye Road want to sell their land for commercial uses. The current General Plan indicates this area should be developed for residential purposes.

Facts:

The General Plan for Phoenix, 1985-2000 designates Nuestro Barrio as appropriate for residential uses. This means that the City, when considering rezoning applications, will support requests for those land uses which are compatible with residential development. Nuestro Barrio property owners believe that heavy commercial and industrial uses will bring the highest return on their land. These requests are generally not compatible with residential development.

The scarcity of recent residential sales and differences among the conditions of individual properties make it difficult to assess the value of property for residential or non-residential uses in Nuestro Barrio. However, well maintained homes in the general area are listed from \$30,000 to \$50,000.³ Average rents, according to the 1990 census, are in the \$200 to \$230 per month range⁴.

Some landowners and residents of Nuestro Barrio want to move out of the area regardless of whether it becomes a nicer place to live or not. They recognize that current residential real estate values will not enable them to sell their house and move to another without additional financing. They believe that if they can sell their house for commercial use, they will obtain a higher value for their property.

Industrial property ready for development in the Sky Harbor Airport area is currently selling from \$3.00 to \$5.00 a square foot. Based on these values, a 4,000 square foot lot in Nuestro Barrio could sell for from \$12,000 to \$20,000. Some property owners along Buckeye Road were paid up to \$7.50 a square foot for property needed for the widening of that street. This value represents the value for commercially zoned property along a major street - which is considered more valuable than property which is not commercially zoned and does not have direct major street access. However, even at this value, a residential lot in Nuestro Barrio sold for commercial use would be worth \$30,000 - similar to the prices which are being asked for residential sites.

Nuestro Barrio property owners are not ready to forfeit the possibility that one day, real estate values will recover and they will be able to sell their land for a desirable price. These landowners also believe that if industrial uses are permitted on their land, it will be more valuable than residential property. Some property owners are concerned that if they agree that residential land uses are appropriate in certain areas of Nuestro Barrio, and the opportunity to sell their land arrives, the buyer may be able to pay them less than their land is truly worth and then obtain non-residential zoning.

³ Based on MLS, Fall, 1991.

⁴ Assuming a 10% gross return, these rents support housing values in the \$20,000 to \$30,000 price range.

ALTERNATIVE STRATEGIES:

A. Designate Nuestro Barrio for industrial and commercial uses.

Amending the General Plan to reflect planned industrial and commercial uses in Nuestro Barrio would enable property owners to obtain non-residential zoning for their land.

Advantages:

- o Property owners would be able to sell their land for non-residential uses.
- o Property owners would feel comfortable that they were obtaining the highest value for their land.
- o Non residential land uses would be more compatible with some adjacent land uses, such as industrial, the airport, and freeway.

Disadvantages:

- o If the entire Nuestro Barrio is designated for industrial use, residential land uses could change to industrial in a piecemeal fashion. This could result in residents living next to auto repair shops, junk yards, or other undesirable uses.
- o Designating Nuestro Barrio industrial could send a message to residents that the community will not be maintained. This could encourage homeowners and property owners to discontinue maintenance of their homes and be less interested in the well being of the community.
- o The City has invested in parks and social service centers to help improve the area. If this area were designated industrial, these investments would become obsolete.
- o As areas of Nuestro Barrio convert to industrial, pockets of residential uses will remain. These areas will be isolated and not benefit from some of the advantages of living in a community.

B. Create guidelines that would enable the gradual transition of residential land to commercial uses while limiting the effects of non-residential uses on the remaining residential uses in the community.

This strategy would permit all residential land in Nuestro Barrio to gradually convert to industrial use under certain conditions. These conditions would be designed to ensure that land which is converted from residential to other uses would not create an undesirable environment for the remaining community.

Advantages:

- o Land use conflicts during the transitional period would be minimized.
- o Residential areas that would not transition for a long time could continue to upgrade with some confidence regarding adjacent future land uses.

- o If the transition from residential to other uses stopped due to changes in the market or residents' desires, the remaining community would have minimal land use conflicts.
- o Some vacant areas that are being held for investment purposes could be developed. This could help to improve the appearance and overall marketability of the community.
- o Investors would be able to offer their land for what they feel it is worth.
- o People who want to remain in the community would be able to do so without enduring the effects of inappropriate adjacent land uses.
- o New land uses, more compatible with the airport, freeway, and industrial uses could develop.

Disadvantages:

- o This strategy would result in the loss of inner city housing stock.
- o As the non-residential areas in Nuestro Barrio become larger, they may begin to have negative effects on the remaining residential areas.
- o The City has invested in parks and social service centers to help improve the area. As residential uses are phased out, these investments would become obsolete.
- o The guidelines may inhibit the transition of residential land to other uses.
- o The School district and non-profit organizations have also invested in facilities to support families in Nuestro Barrio.

COMMUNITY IDENTITY:

ISSUE 2.1: THE DIFFERENT NEIGHBORHOODS WHICH COMPOSE NUESTRO BARRIO HAVE NOT RETAINED THEIR SEPARATE IDENTITIES.

Residents are concerned that identifying the whole area by one name will result in the loss of neighborhood identity and an important part of the community's history.

Facts:

Nuestro Barrio is actually made up of several neighborhoods: Campito, Little Hollywood, Quatro Milpas, and Ann Ott. These areas are the remnants of a larger community, dating to the early 1920s, that settled between 24th and 7th Streets. The larger community was

composed of many neighborhoods: Golden Gate and Little Hollywood, which were bought out in order to expand Sky Harbor Airport; Green Valley, which was separated from the larger community with the construction of the Maricopa Freeway; and Campito, Quatro Milpas, and Ann Ott, which constitute Nuestro Barrio Planning Area. Campito, translated as camp, was exactly that. Many of the laborers from the cotton boom and bust eventually settled in this area. Quatro Milpas, or four acres, recalls the original four acre farm that was subdivided to make way for housing. Residents of the community still refer to their neighborhood names, which are older than the generic Nuestro Barrio.

ALTERNATIVE STRATEGIES:

A. Use signs and/or gateways, logos, and other thematic images to emphasize the different neighborhoods within the community.

The identities of the different neighborhoods could be reinforced with design elements such as street signs, gateways, and street treatments.

Advantages:

- o These elements remember the rich history of the community and make it visible to its members and others.
- o Street signs and other design elements could help to improve the appearance of the community.
- o Visible indicators of a neighborhood's identity could help to foster pride in the community.

Disadvantages:

- o No funding currently exists to implement these programs.

B. Emphasize the different communities at commercial nodes.

Small commercial areas exist within each of the neighborhoods of Nuestro Barrio. These areas are focal points in each of the community and are used for incidental shopping trips. While their design and signage does not currently reflect the community they serve, these areas could be designed as places that serve as identifiers for each community.

Advantages:

- o The appearance of the commercial nodes in the community could be upgraded.
- o Commercial areas would be better integrated into the community.
- o Through working together on designs for each neighborhood, business owners and residents would develop areas of common interest and concern.

Disadvantages:

- o No funding currently exists to implement this strategy.

- o Business owners may not be willing or able to cooperate or contribute to this strategy.

C. Work with local schools to research history of each neighborhood in the community.

The Herrera and Ann Ott Schools are very involved in the local community. Very little written history of the neighborhoods in Nuestro Barrio exists. Some research would include interviewing longtime residents of the community.

Advantages:

- o Researching the history of the community will help children and parents learn about the evolution of their neighborhood.
- o Programs such as this can foster a sense of pride in the neighborhood. This may help to prevent some local vandalism.
- o Through research of oral history, children in Nuestro Barrio could become familiar with older residents.
- o This could help to keep the schools integrated into the community.

Disadvantages:

- o There are no disadvantages to this strategy.

D. Organize neighborhood block parties and festivals.

Block parties and festivals, organized annually, could be used to celebrate the separate identity of each neighborhood.

Advantages:

- o Organizing a block party can help neighbors to meet each other in a positive environment.
- o These events can be used to raise money for neighborhood projects or other neighborhood parties.
- o These events help to foster neighborhood pride.

Disadvantages:

- o There are no disadvantages to this strategy.

E. Create organizations for each neighborhood.

Neighborhood organizations are effective ways to keep neighbors in touch with one another and informed about local events.

Advantages:

- o A neighborhood organization is an effective means of mobilizing people to address problems not affecting the whole community.

- o Neighborhood organizations are effective for disseminating information quickly.
- o This organization could sponsor events that foster neighborhood pride.
- o Neighborhood organizations are effective in keeping neighbors in contact with one another.

Disadvantages:

- o The organization may become frustrated if sufficient public funds are not available to support their projects.

CRIME:

ISSUE 3.1: THERE IS TOO MUCH CRIME IN THE NEIGHBORHOOD

Both the residents and property owners in Nuestro Barrio are concerned about crime. Crime affects all types of development. This problem must be addressed regardless of the types of land uses in the community.

Facts:

Vandalism and gangs are both concerns of the Nuestro Barrio community. The 12th Street tunnel, constructed with the intent of providing a link between the Green Valley neighborhood and the rest of the community has become a quick escape route for criminals. Drugs are sold openly on Hess street. Stolen cars are stripped in the alley behind 14th Street. Poorly lit alleys do little to deter would-be criminals. The alleys are often obstructed, preventing their regular patrol by the police.

Police statistics are collected based on square mile grids. The grids for Nuestro Barrio extend from 7th to 16th Streets, Jackson Street to the Maricopa Freeway. Nuestro Barrio is in one of the worst crime districts in the City. Crime statistics show that Nuestro Barrio is in the 15% of the crime districts with the most Part 1 crimes in the City. From July to December of 1990, approximately four crimes were reported each day in Nuestro Barrio⁵. Theft represented 63% and aggravated assault represented 10% of reported Part 1 crimes. Nuestro Barrio is among the top 6% of the worst districts regarding Part 2 crimes.

ALTERNATIVE STRATEGIES:

- A. **Work with the community and the Police Department to organize an Community Action Program (CAP) to address crime in the neighborhood.**

Stepped up enforcement is only one of the many approaches to crime prevention used by the Police Department. A temporary increase in police services in the form

⁵ This statistic represents 343 Part 1 crimes and 349 Part 2 crimes reported from July through December of 1990. Part 1 crimes include Murder, Rape, Robbery. Part 2 crimes include graffiti, vandalism and other misdemeanors.

of additional patrol officers will not reduce crime on a long term basis. A more effective approach to long term crime reduction requires commitment on the part of the community to work with police in deterring and reporting crime.

A Community Action Program is a strategic response undertaken by the Police Department in conjunction with an organized neighborhood to identify community crime concerns and the conditions which fosters crime. The program includes actions geared toward crime prevention undertaken by the community in cooperation with the Police Department.

Advantages:

- o Crime will be reduced in Nuestro Barrio.
- o This may help to organize neighborhoods.

Disadvantages:

- o Community members may not become active in a CAP because they fear retaliation from gang members.

B. Organize a neighborhood Blockwatch committee.

Organizing a blockwatch is often an element of a CAP. However, even without the larger Community Action Program, blockwatch groups are helpful in deterring crime and increasing the incidence of arrests for crimes.

Advantages:

- o Crime will be reduced in Nuestro Barrio.
- o This may help to organize neighborhoods.

Disadvantages:

- o Community members may not become active in a blockwatch because they fear retaliation from gang members.

C. Work with the local schools to deter gang membership.

The Herrera School presently has several programs and policies that are effective in limiting gang activity on campus. These programs could be enhanced to limit gang participation outside of the school environment.

Advantages:

- o Gang activity and associated criminal activity would decrease.

Disadvantages:

- o There are no disadvantages to this strategy.

D. Close the 12th Street Tunnel from dusk until dawn.

The 12th street tunnel is the location of criminal activity as well as a quick escape route for criminals.

Advantages:

- o Police would have more opportunity to catch criminals who would use the tunnel.
- o Since most crimes at the tunnel happen during evening hours, the incidence of crime would decrease.

Disadvantages:

- o Residents who wanted to get to the other side of the freeway would have to walk under it at either 7th or 16th Street during evening hours.

E. Monitor the 12th Street tunnel at the police station with closed circuit television.

Installing a closed circuit television in the 12th Street Tunnel, monitored by the police department, could deter crime.

Advantages:

- o This could help to deter crime.
- o People could use the tunnel at any hour.

Disadvantages:

- o This strategy would need a change in City policy to implement it.
- o There is no funding to implement this strategy.

ISSUE 3.2: THERE IS TOO MUCH GRAFFITI IN THE NEIGHBORHOOD.

Facts:

Graffiti plagues a vacant store at 10th and Tonto Streets, a wall at 8th Street and Tonto, and many individual houses throughout the Barrio. Most of the graffiti in Nuestro Barrio is the result of gang activity in the neighborhood.

ALTERNATIVE STRATEGIES:

A. Remove graffiti from the neighborhood.

The most effective method to prevent graffiti is to remove it as soon as it appears. The vacant and other structures owned by absentee landlords are often targets for

gang logos and other graffiti. This is because it usually takes longer for an absentee property owner than a resident property owner to discover and clean up graffiti.

Advantages:

- o The neighborhood will look better.
- o If the graffiti is constantly removed, gangs may stop writing it.

Disadvantages:

- o There are no disadvantages to this strategy.

B. Work with the police, schools, and local gangs to keep property free of graffiti by painting murals.

In many areas, coalitions of those who are writing graffiti and those who are impacted by it have been effective in preventing graffiti. Typically, these coalitions work together to paint murals that are representative of the community.

Advantages:

- o Graffiti will be removed from the neighborhood.
- o Unattractive walls can be painted with attractive murals which promote community pride.

Disadvantages:

- o Rival gangs may destroy each others murals.
- o Some people may not like the murals.
- o This project is not funded.

ENVIRONMENT:

<p>ISSUE 4.1: PEOPLE USE THEIR FRONT AND REAR YARDS FOR STORAGE, JUNKED CARS, AND SMALL BUSINESSES.</p>
--

Facts:

Some parcels in Nuestro Barrio are zoned for industrial and heavy commercial uses which conflict with and create areas inappropriate to residential use. This is most prevalent in the Campito neighborhood north of Buckeye Road. The underlying zoning in Campito is A-2. The A-2 zoning in Campito was already approved by the County when the area was annexed into the City in 1959. Residential uses were already developed in Campito at the time of annexation. A-2 zoning permits "intensive use of property, open uses and/or storage; industrial process which may involve significant amounts of heat, mechanical and

chemical processing, large amounts of materials transfer, extended or multiple shift operation, large scaled structures, etc."⁶

Because of the underlying A-2 zoning in Campito, residents may use their yards for outside storage or operate small businesses from their homes which may not be compatible with adjacent residential uses. Since all of Campito is zoned A-2, no separations that would mitigate undesirable impacts are required between the industrial and residential uses in this area. Land uses besides residential in Campito include auto storage/junk yards along 7th Street, a City of Phoenix vehicle storage yard at 9th Place and Sherman Street, and Southern Pacific rail yards north of Grant Street and east of 11th Street. Industrial uses, in the form of mobile home storage, warehousing, and auto repair, are located along the Tonto Street and Buckeye Road frontages.

The Ann Ott and Quatro Milpas neighborhoods are generally zoned R-3. This zoning category prohibits outside storage and commercial uses. While the community agrees that enforcement of the Property Maintenance Ordinance in this area could be an effective tool to encourage property owners to remove debris and graffiti, they are concerned that strict enforcement of the ordinance could result in an unfair burden to those property owners too elderly or infirm to address violations.

ALTERNATIVE STRATEGIES:

- A. Instigate a special enforcement effort to bring yards and homes into conformance with the City Property Maintenance Ordinance. Prior to this effort, offer clean-up assistance to the community.**

The City of Phoenix Neighborhood Maintenance Enforcement responds to complaints on a first-come, first-serve basis. A special zoning enforcement effort could identify violations and force property owners to rectify them. Prior to this effort, property owners would be informed that zoning enforcement officers will be identifying violations, and that help in correcting them is available.

Advantages:

- o Property owners and residents who want to clean up their homes would be able to do so; those who are not concerned with the appearance of their property would be forced to keep it clean.

Disadvantages:

- o If they find that keeping up their property is too burdensome, some property owners may demolish the structures on their land or abandon their property.

- B. Give Nuestro Barrio housing maintenance code complaints in designated residential areas priority status.**

Code enforcement officers would concentrate their efforts in those areas which are not transitional. By doing this, the City can concentrate its resources to help improve those areas which are currently residential.

⁶ **Phoenix Zoning Ordinance.** City of Phoenix. 1990.

Advantages:

- o Immediately addressing zoning complaints may prevent them from becoming unmanageable.
- o Addressing zoning violations as soon as they occur may encourage people to prevent them from occurring at all.
- o The general appearance of the community would improve.

Disadvantages:

- o While it may be possible to shorten the time it takes to file a complaint and have a zoning inspector follow up on it, it is not possible to decrease the amount of time it takes to prosecute a zoning violator.
- o Elderly people may get cited more frequently if they are unable to do periodic maintenance on their homes.

C. Work with Campito to revise zoning to more closely reflect residential land use patterns.

Rezoning Campito to a residential district would enable enforcement of the City of Phoenix Housing Maintenance Ordinance.

Advantages:

- o It would be possible to require Campito residents to keep their homes up to City residential standards.

Disadvantages:

- o Many businesses would become non-conforming, but still be able to operate. If they wanted to expand, they would have to apply for a use permit.
- o If the zoning in Campito was change to a residential district, landowners would not be able to sell their land for industrial uses unless they changed the zoning on their property. Because adjacent land uses would probably be residential, they would have more use restrictions on their property than they presently do.
- o All the owners of property in Campito would have to agree to change their zoning.

ISSUE 4.2: TRASH IS NOT COLLECTED OFTEN ENOUGH AND REMAINS IN THE STREET.

Facts:

The Street Maintenance Division of the Street Transportation Department will remove trash in the street if it obstructs traffic. The City Public Works Department picks up large trash every 13 weeks. In some communities uncontained trash is stored in alleys until the quarterly pickup. Because many alleys in Nuestro Barrio are not maintained, uncontained trash is either illegally dumped in vacant lots or left on the curb for pickup for many weeks at a time. Over time, the trash spreads into the street.

ALTERNATIVE STRATEGIES:

A. Educate residents about uncontained trash pick up dates.

Flyers, ads on Hispanic radio stations and signs, posted one to two weeks prior to uncontained trash days, could be used to educate residents regarding pickup dates.

Advantages:

- o Residents may not leave uncontained trash in the street for long periods of time.

Disadvantages:

- o There are no disadvantages to this strategy.

B. Clean vacant lots of debris.

Advantages:

- o Trash will not spread from vacant lots to the street.
- o Vacant lots will be clean and the community will look better.

Disadvantages:

- o People may continue dumping in vacant lots because they know the lot will be cleaned up by the community.

ISSUE 4.3: TRASH IS LEFT IN VACANT LOTS IN NUESTRO BARRIO.

Uncontained trash has a blighting affect on Nuestro Barrio. Residents feel that the uncontained trash makes the community undesirable for all types of land uses.

Facts:

There are over 80 vacant lots in Nuestro Barrio, comprising 10% of the total land use. These lots are generally what remains of a home that was demolished due to lack of maintenance. Owners of these lots state they believe that the City will expand Phoenix Sky Harbor Center and purchase the land in the community. The lots are not fenced and become locations for dumping and weeds.

The City has no program to fence lots. The Public Works Department's "Clean and Beautiful" program helps communities to clean vacant lots. The City provides a sanitation truck, and receptacles to collect trash and debris, the community contributes its labor to help with the clean up.

The City of Phoenix picks up uncontained trash four times each year. In other neighborhoods with alleys, people place their uncontained trash in the alley throughout the year, and it is removed quarterly. In Nuestro Barrio, the alleys are not maintained and not accessible to the garbage trucks. Consequently, people store their uncontained trash outside their house until the quarterly pick up by the sanitation department.

Residents also complain that they have to leave their trash in front of their house because their City of Phoenix garbage cans are continually stolen.

ALTERNATIVE STRATEGIES:**A. Pave or grade the alleys so the Public Works Department can drive garbage trucks through them and pick up uncontained trash.**

Grading or paving the alleys in Nuestro Barrio would make them accessible to sanitation vehicles.

Advantages:

- o People can put their uncontained trash in the alley and it will not be visible to the neighborhood.
- o Regular trash pickup can also be from the alley and residents use the large City of Phoenix dumpster, and not have to worry about having their trash cans stolen.
- o Paved alleys could also make the neighborhood safer because the police would be able to patrol the alleys in their cars.

Disadvantages:

- o Alley paving is done through improvement districts and the cost is generally borne by the homeowners of the adjacent properties.

B. Organize regular community clean up days to remove uncontained trash from vacant lots and the street.

If people clean up the community on occasions, they may be willing to continue to keep it clean in between clean up days.

Advantages:

- o Trash will be removed from vacant lots on a regular basis.
- o If uncontained the trash is collected more frequently, people may be willing to store it in their yards, out of sight, until pick up days.
- o People in the community who help to keep it clean may be able to convince their neighbors to also keep the community free of trash.

Disadvantages:

- o This strategy will not stop outsiders from dumping in vacant lots.
- o People in the community may continue to leave their uncontained trash outside their house because they know others will pick it up for them.

C. Organize a "dumper watch."

Write down the license plates of illegal dumpers and report them to the police. Ask the police to arrest the top three dumpers. Publicize their arrests.

Advantages:

- o Arresting the worst dumpers and "making examples" of them may prevent others from dumping in vacant lots in Nuestro Barrio.

Disadvantages:

- o Some residents are afraid that if they report the dumpers, they will become victims of these individuals in the future.

D. Place "No Dumping" signs in vacant lots.

Obtain no dumping signs from the City and install them in vacant lots.

Advantages:

- o This would inform would-be dumpers that dumping is illegal and may deter them.
- o The signs would indicate that the community and property owner care about the appearance of the area.

Disadvantages:

- o This strategy is not funded.

**ISSUE 4.4: BUCKEYE ROAD PRESENTS
A NEGATIVE IMAGE OF NUESTRO
BARRIO COMMUNITY.**

Facts:

Buckeye Road runs east-west through Nuestro Barrio community. The City plans to expand this road to 74 feet of pavement on 90 feet of right-of-way in the future. In an effort to reduce disturbances to businesses along Buckeye Road, the total right-of-way purchased will be as narrow as feasible. However, some pockets of additional right-of-way exist. The current design plans reflect this narrow right-of-way and plan a standard 5 foot curb next to the street with no landscaping. A portion of the property owners and business people along Buckeye Road oppose the purchase of additional right-of-way because they feel it will eliminate important parking and loading areas.

ALTERNATIVE STRATEGIES:

- A. Use right-of-way pockets to create gateways or visual focus points along Buckeye Road. Use decorative sidewalk ramps, crosswalk treatment, and signage to enhance the image of Nuestro Barrio community.**

While the designs for Buckeye Road are complete, construction is not scheduled to start for at least five years. The current design does not include extraordinary amenities or designs that recognize Nuestro Barrio. Because the street will not be built for some time, there is still an opportunity to obtain some design modifications.

Advantages:

- o Buckeye Road would present a positive image of the community.
- o Improving Buckeye Road to reflect the culture and existence of Nuestro Barrio could foster community pride.

Disadvantages:

- o This strategy is not funded.

- B. Work with businesses along Buckeye Road and the City to enhance street improvements accompanying the widening of the street.**

Advantages:

- o This would upgrade the general appearance of the community.
- o Upgraded commercial structures could help to improve the value of other properties in the area.

Disadvantages:

- o There are no disadvantages to this strategy.

ISSUE 4.5: PEOPLE CANNOT MAKE THEIR FRONT YARDS LOOK NICE BECAUSE THE STREETS ARE NOT WELL MAINTAINED.

Residents in Nuestro Barrio feel that even if they maintain their yard, they are always confronted with dirty streets and dirt sidewalk areas with weeds. They believe that this detracts from the community.

Facts:

The City will sweep and clean the paved area of the street on a periodic basis; maintenance from the back of the curb to the property line is the responsibility of the property owner. On special occasions, with special funding, the Street Maintenance Department will do additional maintenance in the City right-of-way.

Maintenance of the area between the back of the curb and the private property line is the responsibility of the property owner. However, the lack of sidewalks along many streets in Nuestro Barrio creates a difficult to maintain environment which collects trash and where weeds grow. In some cases the houses in the area are rentals, and tenants are either not aware of or not interested in their responsibility to maintain the curb area in front of their house. Owners of vacant lots do not maintain the curb area in front of their properties.

ALTERNATIVE STRATEGY:

- A. Work with the Street Maintenance Department to provide semiannual clean-up for paved areas of the street. Combine this effort with enforcement efforts so that maintenance of right-of-way is gradually taken over by property owners.**

A semiannual clean up of the streets and right-of-way in Nuestro Barrio could cost approximately \$4,000 (320 person hours at \$10.00/hour).

Advantages:

- o Streets and sidewalk areas would be kept free of weeds.
- o If the City helps to get the sidewalk areas into decent condition, the property owners may be willing to maintain them. Otherwise, the task is so big that property owners may be discouraged from even trying to clean up the sidewalk areas.

Disadvantages:

- o This strategy requires some additional funding.

BUILDING CONDITIONS:

<p>ISSUE 5.1: CURRENT HOUSING PROGRAMS DO NOT FIT THE NEEDS OF NUESTRO BARRIO.</p>

Facts:

The City has several housing rehabilitation programs available to both homeowners and landlords. These programs are in the form of low interest loans and grants. Loan programs have limited effectiveness in Nuestro Barrio due to the low income level of the community. The estimated median 1988 household income of Nuestro Barrio residents was approximately \$17,500 south of Buckeye Road and \$14,000 north of Buckeye Road. A \$15,000 loan at the subsidized rate of 3% over 15 years would consume from 7% to 10% of the before tax income of most Nuestro Barrio residents. In terms of dollars, Nuestro Barrio household income is approximately \$1,166 per 1.63 person household per month. A home improvement loan could cost \$83.00 a month, leaving approximately \$1,083 per month per household to cover all other costs.

The City offers two types of housing rehabilitation grant programs for low income owner-occupants. The first has a ceiling of \$15,000. In order to use this grant the structure must be able to be rehabilitated up to City code. While the homeowner is not expected to repay the grant, they must continue live in the structure for ten years after they receive the grant. A lien is placed on the property, and if the owner-occupant moves prior to the end of the ten year time period, the grant must be paid on a pro rata basis. This program is not effective in Nuestro Barrio because many residents in Nuestro Barrio intend to leave their home to their children. If they enroll in this program their heirs must live in the house or repay the grant, which would pose a financial burden on their children. Another reason this program has limited effectiveness is many residents occupy homes of relatives that no longer live in the area. Because they are not owner occupants, they are not eligible for owner-occupant programs.

A second housing rehabilitation program offered by the City to low income owner occupants provides an outright grant of \$5,000 to homeowners who live in their home. This program is used to simply correct life-threatening conditions in the structure, and if the costs of rehabilitating a home to code would be more than the value of the structure.

The soundproofing program, discussed elsewhere in this document, could provide a program to replace and rehabilitate roofs, doors, and windows. However, if the City inspectors see other, hazardous violations when they are inspecting soundproofing improvements, they will issue a notice of violation and not certify that the improvements have been completed to code. Due to the large number of Nuestro Barrio homes (47%) requiring rehabilitation in excess of the value of the home, it is likely that these repairs will not be sufficient to bring the structure up to code. It is likely that most residents will not qualify for soundproofing unless it is combined with other housing rehabilitation efforts.

Properties in Nuestro Barrio are also eligible for a City sponsored rental rehabilitation program. This program will pay up to 50% of the repairs for rehabilitation of a rental property.

In addition to these programs, the City occasionally constructs infill affordable housing for low and moderate income families. Affordable infill housing is also constructed on a limited basis by not-for-profit organizations located in the Valley.

ALTERNATIVE STRATEGIES:

A. Create an organization in the community to represent it and support housing rehabilitation efforts.

Both the City and the not-for-profits prefer to work in neighborhoods with organized representation. This is necessary for several reasons. The community representation sets priorities regarding the types of programs and projects the community undertakes. The coordinator is a trained professional responsible for acting as a liaison between the community, the City, and provider agencies. The coordinator works with the neighborhood representatives when they identify specific projects and then approaches providers to help the community accomplish them.

Advantages:

- o While existing City programs are not suitable for most houses in Nuestro Barrio, they may be advantageous for some. These programs are in place and could be used to provide immediate relief to some residents.
- o An organization could represent Nuestro Barrio and work with the City and other agencies to develop housing rehabilitation strategies that are effective in Nuestro Barrio.

Disadvantages:

- o The low income housing rehabilitation sector is complex. It may take special training and education (or hired professionals) to be effective in this field.
- o Many not-for-profit organizations are already dedicated to a neighborhood. It may take some time to find one able to work with Nuestro Barrio.
- o If people start rehabilitating their housing, they may oppose transition of some of the neighborhood from residential to other uses.

B. Identify a neighborhood liaison to do outreach in the community regarding housing programs and coordinate these programs with the soundproofing program.

Many residents in Nuestro Barrio are unfamiliar with the City Government. An outreach worker can explain programs to residents who would not investigate programs on their own, or who are uncomfortable working with the City bureaucracy.

Advantages:

- o People in Nuestro Barrio could become better informed regarding housing rehabilitation options.
- o If more people know about housing rehabilitation and soundproofing programs, more people may fix up their homes.

Disadvantages:

- o This is a full time job and would probably require a paid staff person. No funding exists for this position.

C. Work with the City and other housing agencies to develop housing programs appropriate to Nuestro Barrio.

Advantages:

- o While the City has housing funds, they must tailor their programs to meet the widest number of people. It may take some time to work with them to develop programs suited especially for Nuestro Barrio.

Disadvantages:

- o The City may not be willing to use limited resources to develop housing rehabilitation programs in an area that will be transitioning from residential use in the near future.

ISSUE 5.2: MANY OF THE COMMERCIAL USES IN THE COMMUNITY ARE POORLY MAINTAINED AND DO NOT ENHANCE THE COMMUNITY.

Facts:

Commercial centers can act as a meeting place and psychological center for the community. Commercial centers set images for a community because they are easily identifiable places where non-residents take advantage of community services. Amenities, such as street furniture, special signage, banners, and consistent facade treatment are all means of establishing and enhancing the concept of a commercial area as a community center.

There are three general types of commercial uses in Nuestro Barrio: general community retail, neighborhood retail, and industrial.

Neighborhood Oriented Retail:

Several small businesses exist within the residential areas Nuestro Barrio community south of Buckeye Road. These include a market and liquor store at 13th and Pima Streets, a small market on Hess Street between 12th and 13th Streets, an auto repair store at 12th and Mohave Streets, a plumbing parts store on Cocopah between 10th and 11th Streets, a restaurant and bar at 12th and Mohave Street, and small machine shops on 12th Street. Most of the businesses in the community are owner managed operations with little excess capital. Many businesses have grown out of home operations and many of the business owners live nearby or have extensive land holdings in the neighborhood.

Most of the commercial uses in Nuestro Barrio are located in structures in need of major or extensive repair. While the City has no programs to provide structural renovation assistance to small business owners, there are several not-for-profit groups, such as the

Phoenix Chamber of Commerce and Chicanos Por La Causa, that provide both financial and advisory assistance to small business owners.

General Community Commercial:

Buckeye Road is intended to be one of the main non-freeway access points to Phoenix Sky Harbor Center. Due to the existing development and zoning along Buckeye Road, little or no landscape screening is required of commercial businesses along it. Additionally, the types of business that tend to locate in these intensively zoned areas generally have extensive outside storage as well as distribution and wholesale operations.

The community does not provide a significant client base to these general commercial businesses and they have little interaction with Nuestro Barrio. Consequently, the interests of these businesses sometimes diverge from those of the community. Issues that are important to them are access, freedom to use their property in a way that costs the least, and security. These businesses are mostly noticeable from Buckeye Road but do have a physical presence in the residential areas of the community.

Many businesses along Buckeye Road have little or no landscaping. The design for the planned widening of Buckeye Road includes sidewalks against the curb and trees 50 feet on center. Additional improvements would either require fewer lanes on Buckeye Road or larger right-of-way purchases by the City. While construction of the street is not anticipated to begin for at least six years, the City is currently purchasing the right-of-way.

Industrial:

Most of the industrial uses in Nuestro Barrio are north of Buckeye Road and along 7th Street. Because of the underlying A-2 zoning, these uses are intensive, conduct some outside operations, and have extensive outside storage. They include machine parts shops, auto junk yards, and vehicle and bus staging areas. Like the intensive uses along Buckeye Road, landscaping and visual amenities are not important to these uses.

ALTERNATIVE STRATEGIES:

A. Work with local groups that provide assistance to small businesses to help them improve the condition of their buildings.

Small businesses would like to improve their buildings but many cannot afford to do so. The City and not for profits organizations could work with businesses in the community could help to improve the ties between the community and the business.

Advantages:

- o This would upgrade the general appearance of the community.
- o Upgraded commercial structures could help to improve the value of other properties in the area.

Disadvantages:

- o There are no disadvantages to this strategy.

B. Work with neighborhood businesses to develop an identifiable image and theme to enhance the concept of a "neighborhood center."

Successful commercial revitalization is often based on a theme. This theme can be used as a focus for facade designs or colors.

Advantages:

- o These centers could help to distinguish the different neighborhoods in Nuestro Barrio.
- o The general appearance of the commercial uses in the area would be upgraded.

Disadvantages:

- o There are no disadvantages to this strategy.

COMMUNITY ACTIVITY:

ISSUE 6.1: THE COMMUNITY IS NOT ABLE TO OBTAIN MONEY AND SPEND IT HOW IT SEES FIT.

Facts:

When the final boundaries for Phoenix Sky Harbor Center were determined, it was recognized that the expansion of the airport and the development of the industrial uses to the east would result in the relocation of half of the large community that was located between 24th and 7th Streets. The portion of the community that was not relocated is Nuestro Barrio planning area. In order to help the remaining residences in the area limit the effects of the airport and improve the community, the City was supportive of the neighborhood forming Nuestro Barrio Partnership.

This loosely organized group largely consisted of social service providers in Nuestro Barrio. After a couple of years, the neighborhood reorganized Nuestro Barrio Partnership. This time residents and landowners composed the Board of the Organization. This group approached the City for funding, but was unable to secure it because they did not have not-for-profit tax exempt status. Over time this group also dissolved. Nuestro Barrio community organized a third time. This group consists of property owners only and does not have not-for-profit tax exempt status that would make it eligible to receive funding as a not-for-profit organization.

ALTERNATIVE STRATEGIES:

- A. Organize a community association that is eligible for funding and represents Nuestro Barrio community.**

Organizing a not-for-profit community organization that is recognized as a tax-exempt group would enable the organization to solicit administrative and program funds to use in the community.

Advantages:

- o Nuestro Barrio Community could develop programs and solicit funding for them without the approval of other groups.
- o Nuestro Barrio community could solicit funding for a community organizer/outreach worker to implement the programs desired by the community.

Disadvantages:

- o There are no disadvantages to this strategy.

EMPLOYMENT:

**ISSUE 7.1: MORE JOB OPPORTUNITIES
NEED TO BE MADE AVAILABLE TO
COMMUNITY RESIDENTS.**

Facts:

The present location of the Maricopa Skill Center was constructed in 1989. The Maricopa Skill Center provides training for Nuestro Barrio residents.

ALTERNATIVE STRATEGIES:

A. Advertise training options available to Nuestro Barrio residents at the Wesley Skill Center.

Advantages:

- o Many residents who use the Wesley Community Center would find out about job training alternatives at the Maricopa Skill Center.

Disadvantages:

- o Residents who do not take advantage of the Wesley Community Center may not find out about opportunities at the Skill Center.

APPENDIX B

LOCATION OF THE PLANNING AREA:

Nuestro Barrio is located approximately one mile southeast of the City's central business district. Map 2 identifies the general location of Nuestro Barrio community.

The eastern edge of Nuestro Barrio is adjacent to Sky Harbor Center, a city owned and developed business industrial park. One half mile from Nuestro Barrio, via Buckeye Road is access to the Maricopa Freeway. To the immediate north of the area is the Southern Pacific Railroad switching yard and the Downtown Industrial District. The western border of the community is the Central Park neighborhood, which is currently stabilizing its housing stock. The Maricopa Freeway and a freeway access road border the community on the south. Surrounding land uses are indicated on Map 3.

PLANNING AREA BOUNDARIES:

The planning area is generally bounded by Grant Street (extended) to the north; 7th Street to the west; the Maricopa Freeway to the south; and south of Buckeye Road, 14th Street to the east; north of Buckeye Road 12th Street to the east. The planning area boundaries are shown on Map 4.

LAND USE AND ZONING:

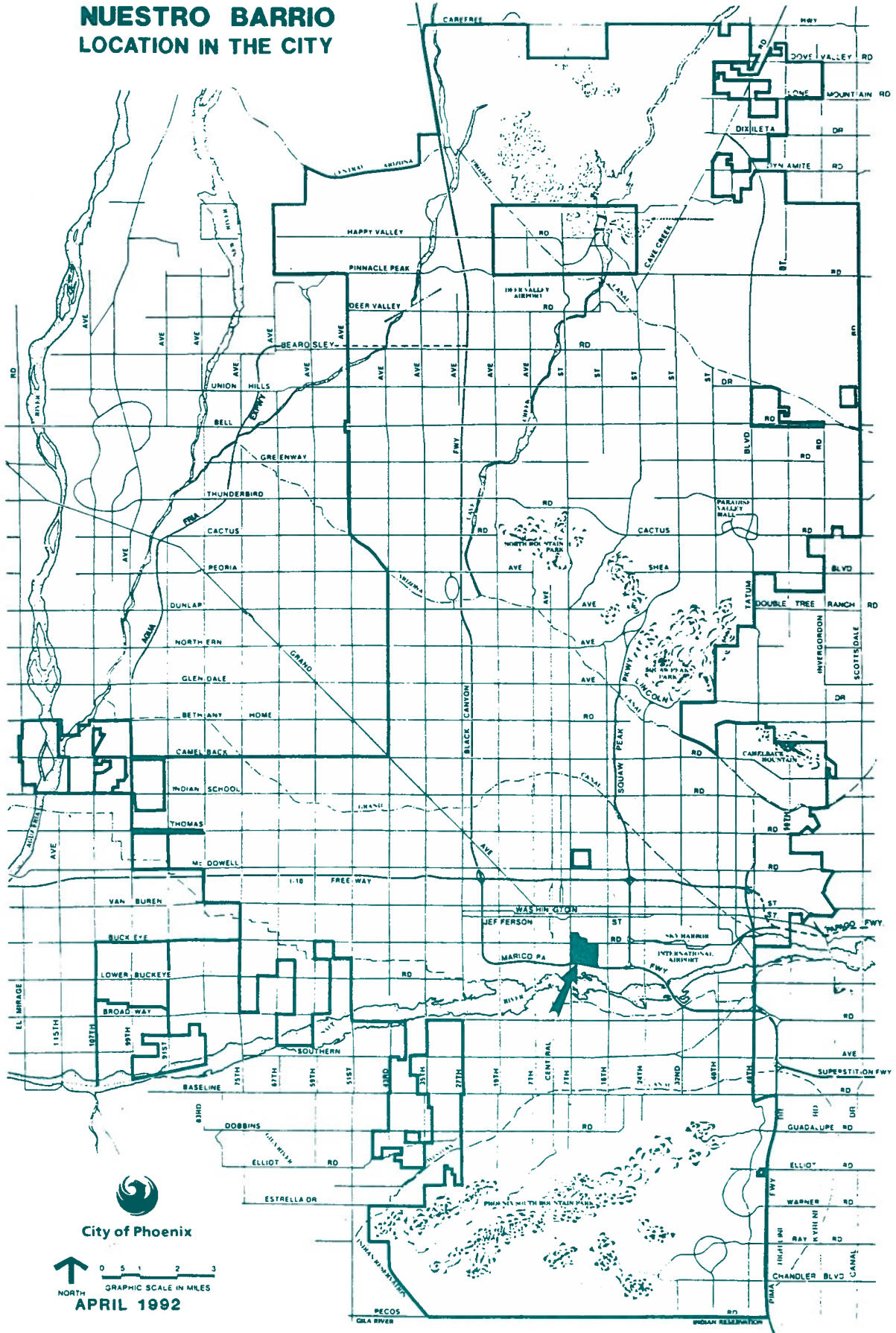
Buckeye Road runs east-west through Nuestro Barrio. It is a five lane major thoroughfare, and is planned to be expanded after 1996. This expansion will affect the parking areas of some businesses on Buckeye Road, and may result in the relocation of some businesses.⁷ Buckeye Road frontage is zoned C-3, the most intense type of commercial zoning. This type of zoning permits outside storage, sales and distribution facilities, and other types of intensive commercial uses. Land uses along Buckeye Road reflect this zoning, although some multi-family and single-family uses still remain on the north side of the street.⁸

Nuestro Barrio is predominantly single-family residential south of Buckeye Road. The underlying R-3 zoning permits one dwelling unit per every 3,000 square feet; the average lot size in this area is 40 x 90 feet. Industrial (A-1) zoning on the south side of Buckeye Road extends from 7th Street to both sides of 9th Street from Pima Street to approximately Buckeye Road. Commerce Park (CP/GCP) zoning on the south side of Buckeye accommodates the Manpower Center. The Manpower Center is located from 12th to 13th Streets, Papago Street to Buckeye Road. Heavy commercial zoning (C-3) is located at the intersection of Apache and Mohave Streets with 12th Street. Existing land use and zoning are on Maps 5 and 6. Single family, industrial, and storage uses are located north of Buckeye Road. Most residential uses are clustered between 8th and 10th Streets from the north side of Tonto to Grant Streets. Heavy industrial zoning underlies all land uses north of Buckeye Road.

⁷ City of Phoenix Street Transportation Department.

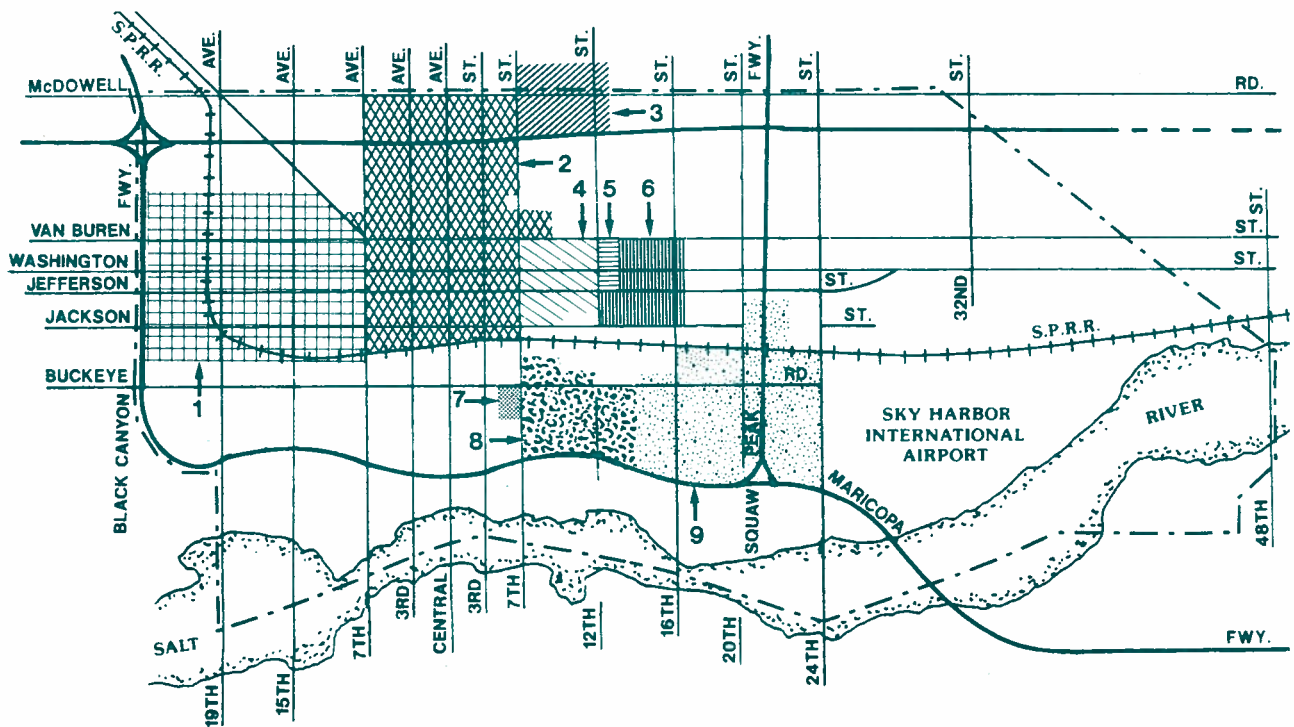
⁸ **Phoenix Zoning Ordinance.** City of Phoenix. 1990. Sect. 624: Commercial C-3 District General Commercial District. p. 6-83.

NUESTRO BARRIO LOCATION IN THE CITY













City of Phoenix
 0 1 2 3
 GRAPHIC SCALE IN MILES
APRIL 1992

NUESTRO BARRIO SURROUNDING LAND USES



LEGEND

- | | | |
|---|---|---|
| <p> 1. GOVERNMENTAL MALL</p> <p> 2. DOWNTOWN</p> <p> 3. GOOD SAMARITAN</p> | <p> 4. BOOKER T. WASHINGTON (NDP)</p> <p> 5. SPECIAL REDEVELOPMENT AREA</p> <p> 6. EASTLAKE PARK</p> | <p> 7. 7TH ST. & BUCKEYE RD</p> <p> 8. NUESTRO BARRIO</p> <p> 9. SKY HARBOR CENTER</p> |
|---|---|---|

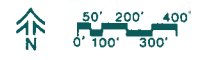


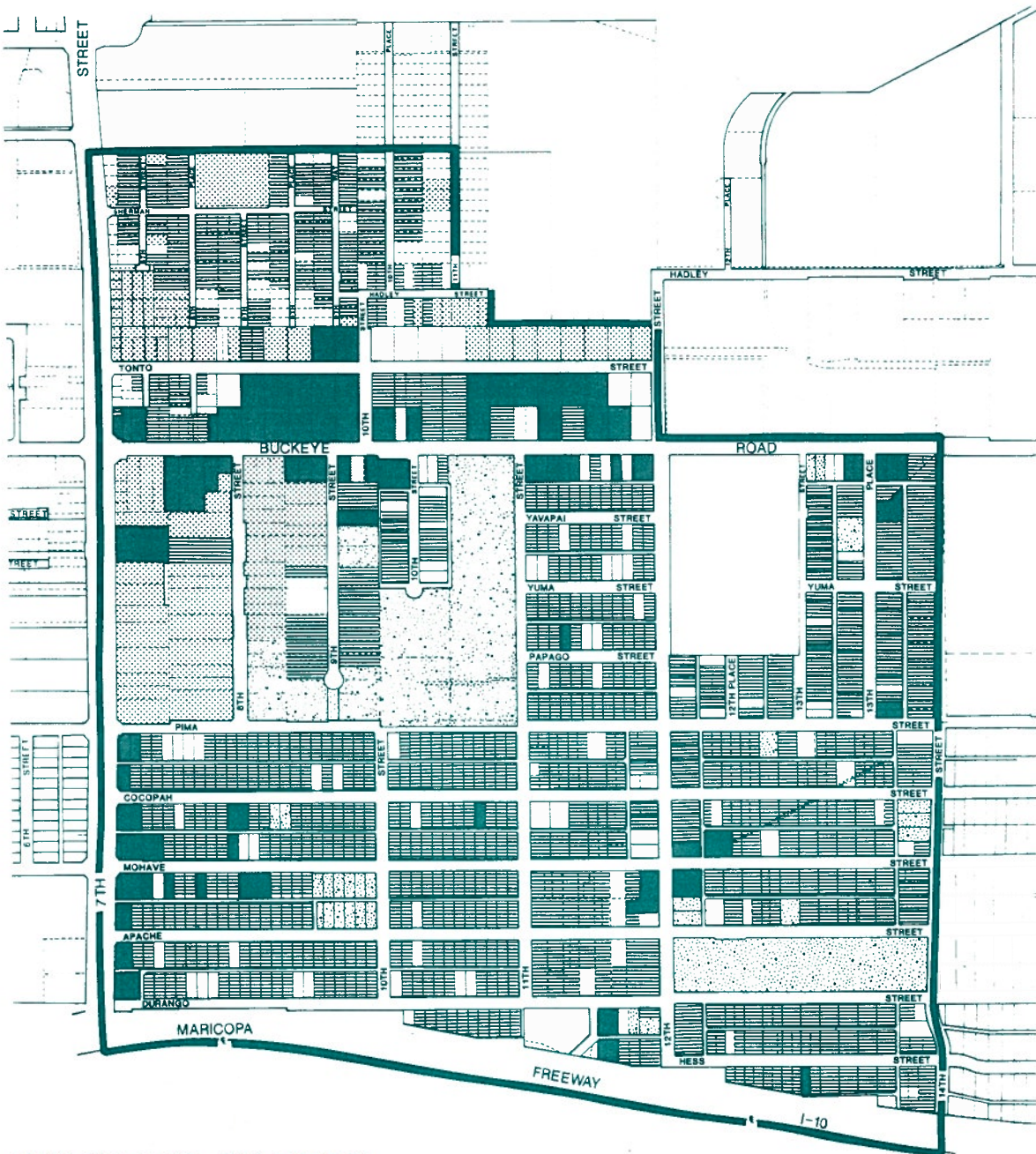
NUESTRO BARRIO
PLANNING AREA BOUNDARIES

PREPARED BY THE CITY OF PHOENIX PLANNING DEPARTMENT

LEGEND

-  **PLANNING AREA BOUNDARIES**
-  **PARKS**





NUESTRO BARRIO

EXISTING LAND USE

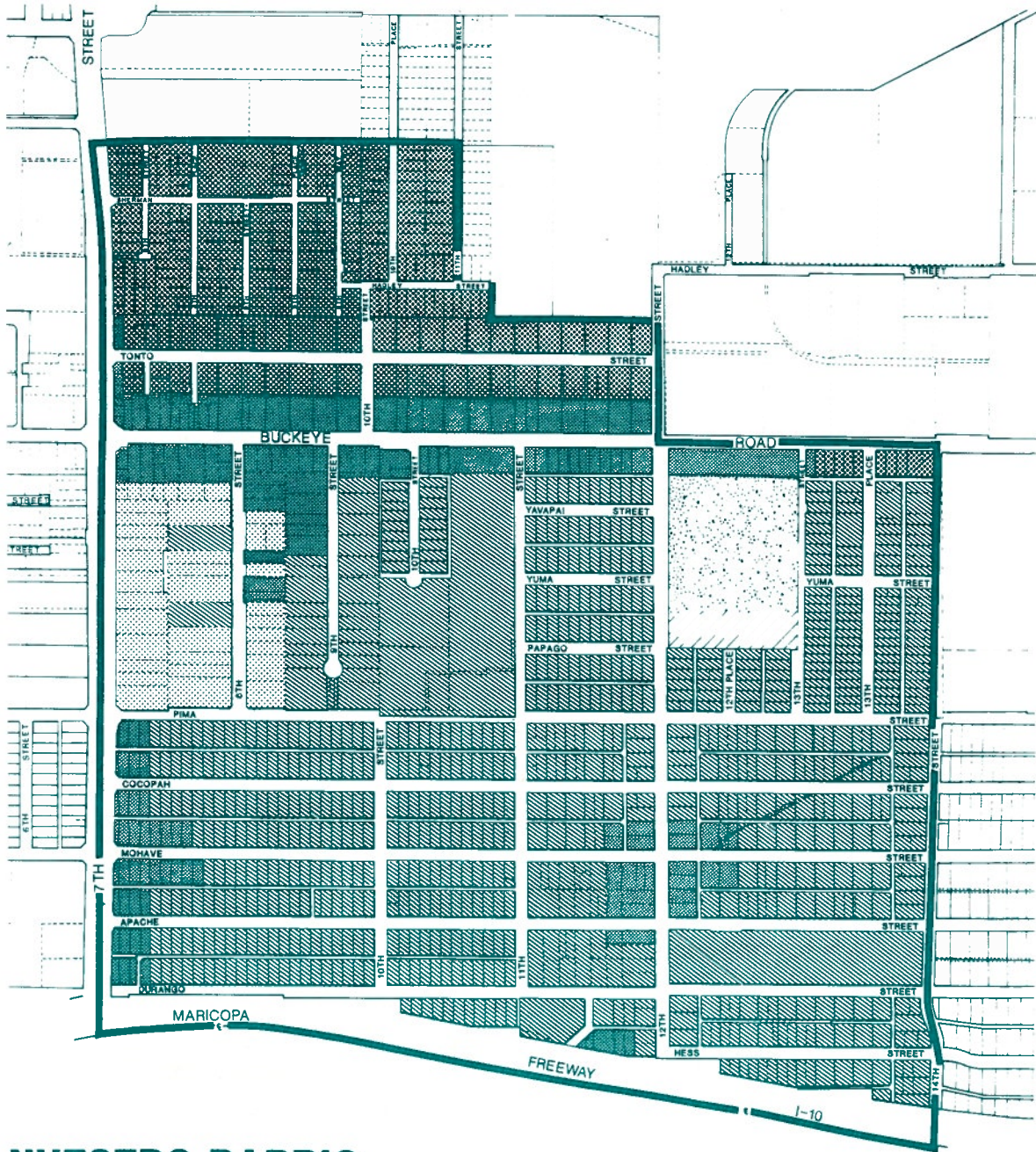
PREPARED BY THE CITY OF PHOENIX PLANNING DEPARTMENT

LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  LIGHT INDUSTRY

-  PUBLIC/QUASI-PUBLIC
-  VACANT





NUESTRO BARRIO

EXISTING ZONING

PREPARED BY THE CITY OF PHOENIX PLANNING DEPARTMENT

LEGEND



- | | | | |
|---|---|---|----------------------|
|  | R-3 MULTI-FAMILY 14.5 DU/AC |  | A-1 LIGHT INDUSTRIAL |
|  | R-5 MULTI-FAMILY 43.5 DU/AC |  | A-2 HEAVY INDUSTRIAL |
|  | C-3 GENERAL COMMERCIAL | | |
|  | CP/GCP COMMERCE PARK/GENERAL COMMERCE PARK OPTION | | |

BUILDING AND YARD CONDITIONS:

In 1988 the City of Phoenix undertook a building condition survey. Buildings were rated on the level of compliance with code requirements for electric and plumbing systems, structural integrity, and natural light. On the whole, the survey found that almost half (47%) of the buildings in Nuestro Barrio required extensive repairs. This category implies that repairs could be from half to more than the value of the structure. Major repairs would be required for one-third (31%) of all buildings, and one-fifth (22%) of all buildings required normal or minor repairs.

The most predominant problem in Nuestro Barrio are systems repairs - plumbing and electric. Some structures are not connected to the City's sewer system, and some still have outhouses.

The condition of Nuestro Barrio housing stock is due to a variety of reasons: lack of maintenance in expectation of a City buy out for expansion of Phoenix Sky Harbor International Airport, low incomes, and absentee landlords. Frequently, repairs or improvements are made which are not up to City code. See Map 7 for conditions of existing structures.

The yard condition survey excluded vacant lots. Yards were rated as follows:

Good Maintenance	21%
Minor Neglect	25%
Major Neglect	54%

Yards with a "Good Maintenance" rating were generally landscaped and free of debris and trash. The "Minor Neglect" rating consisted of unkept lawns and landscaping, overgrown weeds, and dilapidated fences. Yards falling into the "Major Neglect" groups had no landscaping, abandoned vehicles, and/or household items in them.

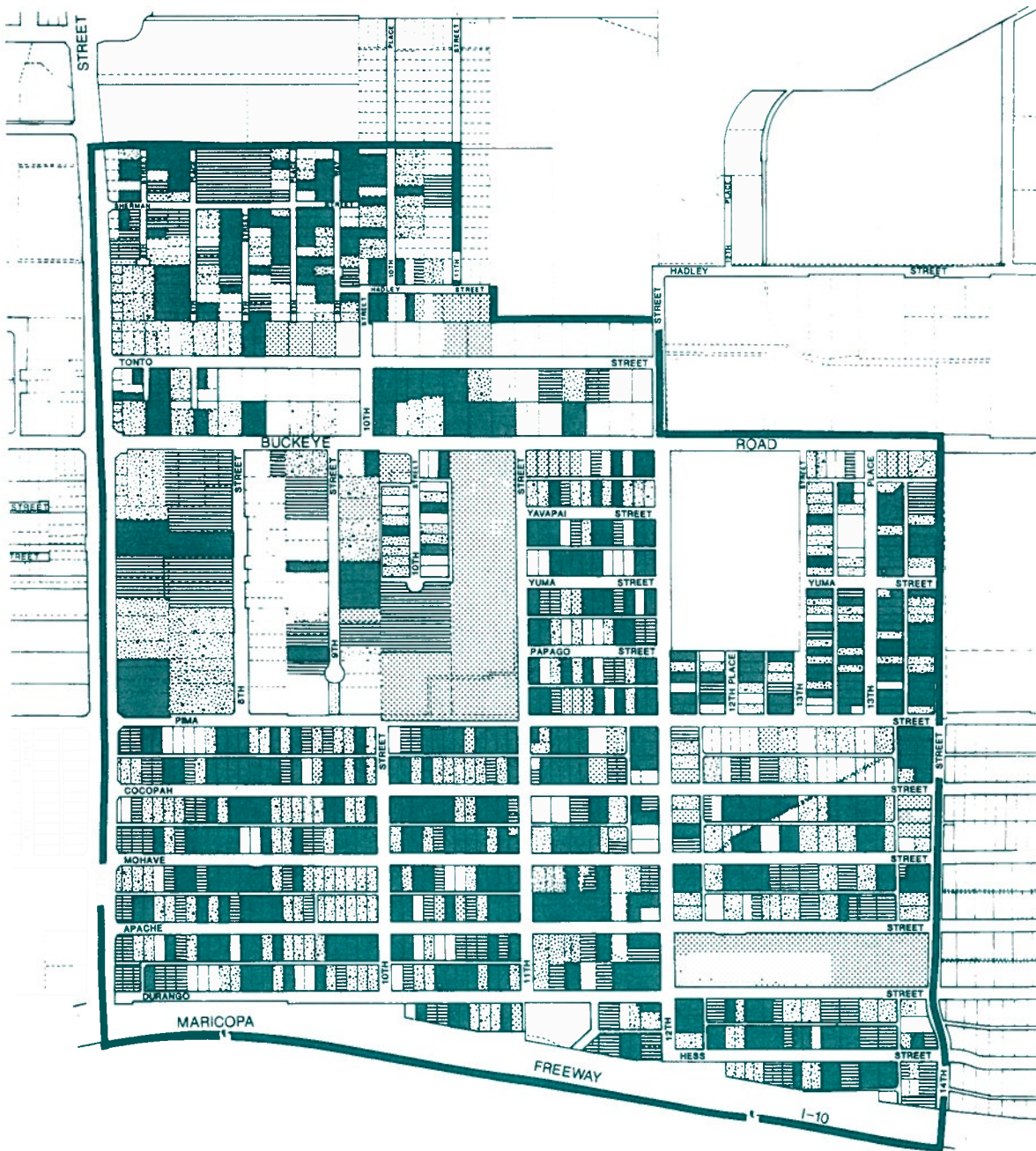
UTILITY INVENTORY:

Nuestro Barrio is served by major water, sewer, gas, and telephone facilities. Maps 8 and 9 detail underground utilities within the planning area.

COMMUNITY FACILITIES:

Public and quasi-public community facilities such as schools, parks, and churches exist in Nuestro Barrio. These facilities have been built by various governmental agencies, non-profit organizations, and other social institutions to provide Nuestro Barrio residents with necessary community facilities and services. Over the past several years, investments in the form of community facilities have been made in Nuestro Barrio in the area south of Buckeye Road. These include two elementary schools (Ann Ott and Herrera), the Wesley Community Center, and the Maricopa Skill Center.

The Barrios Unidos Park, located adjacent to the planning area serves Nuestro Barrio community as well as users of Phoenix Sky Harbor Center.



NUESTRO BARRIO

EXISTING BUILDING CONDITION

PREPARED BY THE CITY OF PHOENIX PLANNING DEPARTMENT

LEGEND

-  NORMAL MAINTENANCE
-  MINOR REPAIR REQUIRED
-  MAJOR REPAIR REQUIRED
-  EXTENSIVE REPAIR REQUIRED





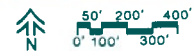
NUESTRO BARRIO

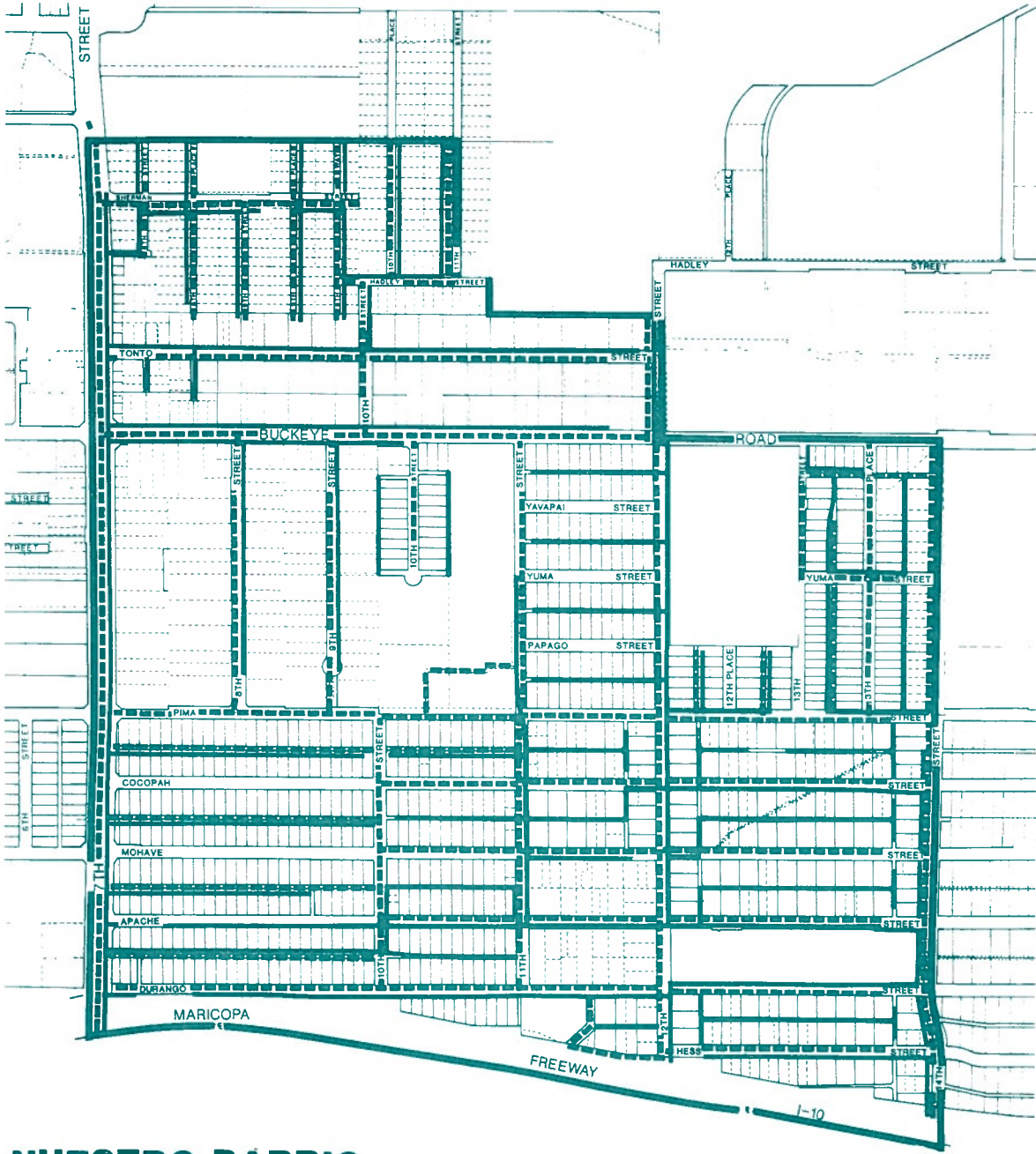
PUBLIC UTILITIES

PREPARED BY THE CITY OF PHOENIX PLANNING DEPARTMENT

LEGEND

-  TELEPHONE: U. S. WEST
-  ELECTRICITY: ARIZONA PUBLIC SERVICE
-  GAS: SOUTHWEST GAS CO.





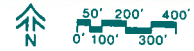
NUESTRO BARRIO

CITY OF PHOENIX UTILITIES

PREPARED BY THE CITY OF PHOENIX PLANNING DEPARTMENT

LEGEND

-  WATER
-  WASTEWATER



The locations of community facilities in Nuestro Barrio are shown in Map 10.

NOISE CONDITIONS:

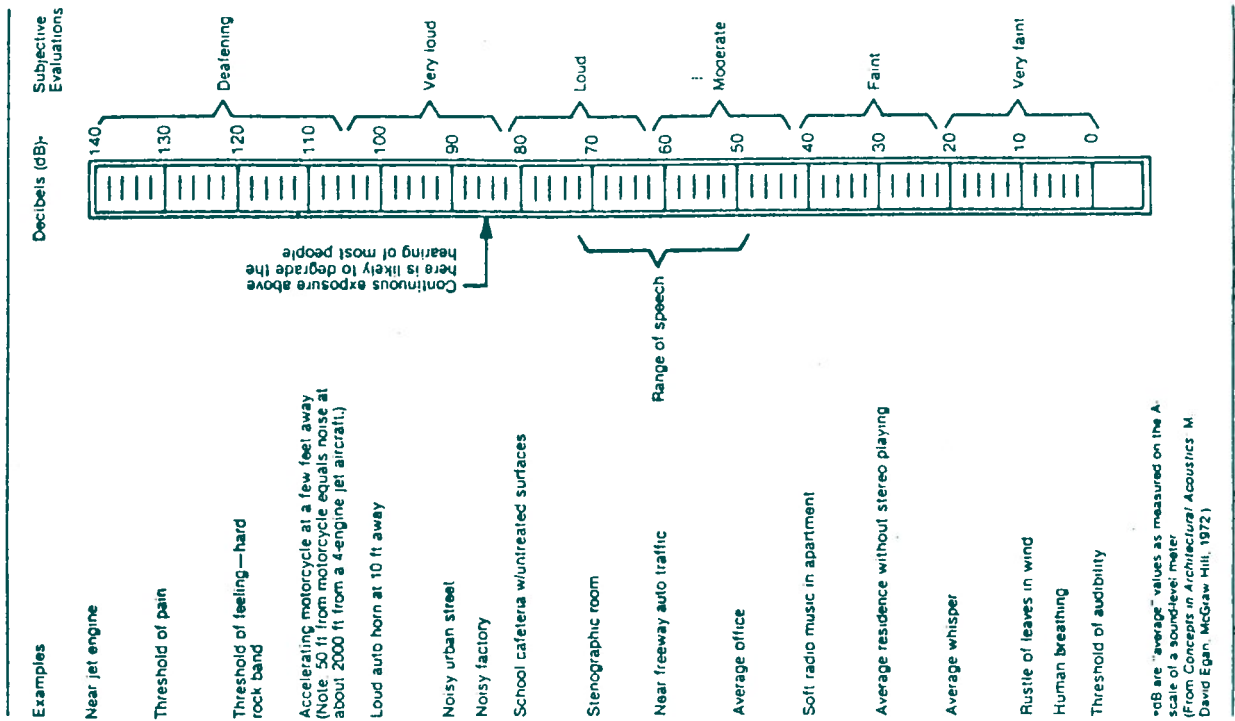
Nuestro Barrio community is impacted by noise from the Maricopa Freeway, Phoenix Sky Harbor International Airport, and the Southern Pacific Railroad. Some of the industrial uses in the area are also point sources of noise.

The major noise source in Nuestro Barrio is from flights arriving and departing from the airport. In response to this impact, a noise study for Nuestro Barrio and other communities affected by airport noise was initiated in January, 1987. The study, entitled the **Federal Aviation Regulation Part 150 Airport Noise Compatibility Study**, recommended a series of noise abatement actions for the area impacted by Sky Harbor Airport. These actions included a soundproofing program for homes within the 65 L_{dn}¹¹ lines of Sky Harbor Airport, certain changes to take off and landing maneuvers, noise overlay zoning¹², and recommendations for future land uses compatible with the airport. In Nuestro Barrio, these actions would have the greatest impact in the area south of Buckeye Road toward the west side of the planning area. The Phoenix City Council approved the study and its recommendations on March 7, 1989. The implementation of the recommendations in the study are to take place over a five year period. The chart below describes the types of noise associated with various L_{dn}.

The boundaries of the noise impact areas are shown in Map 11.

Figure 1
Common Sounds
Basic Theory: Common Sounds in Decibels (dB)

Some common, easily recognized sounds are listed below in order of increasing sound intensity levels in decibels. The sound levels shown for occupied rooms are typical general activity levels only and do not represent criteria for design.



*dB are "average" values as measured on the A scale of a sound-level meter.
(From *Concepts in Architectural Acoustics* M. David Egan, McGraw-Hill, 1972)

¹¹ L_{dn} stands for the Level of Decibel Noise, which is determined by measuring noise over a 24 hour period.
¹² Phoenix currently has no noise overlay zoning. This zoning overlay will be included in the current Zoning Ordinance update process.

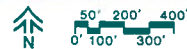


NUESTRO BARRIO

EXISTING COMMUNITY FACILITIES

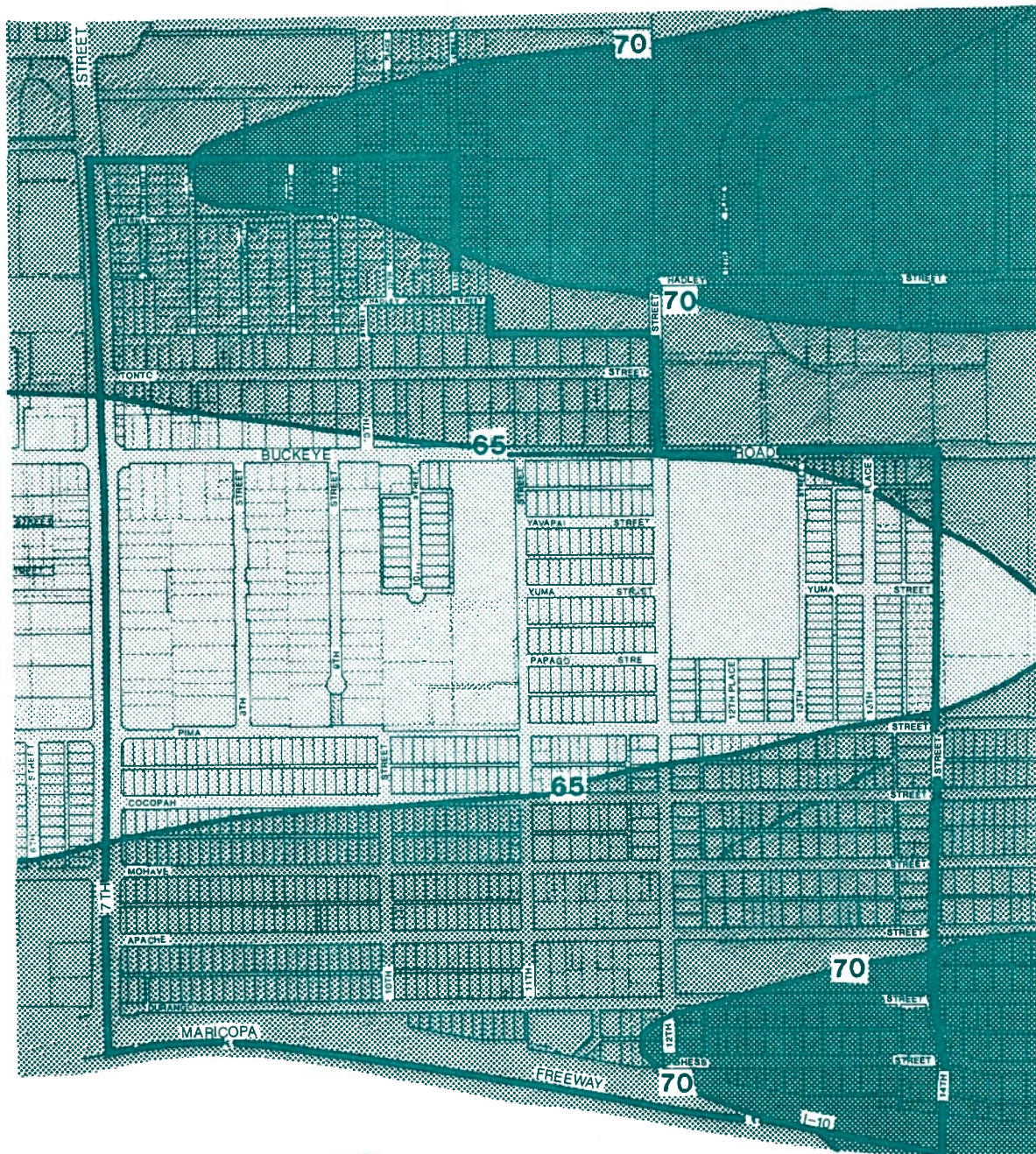
PREPARED BY THE CITY OF PHOENIX PLANNING DEPARTMENT

LEGEND



1. ANN OTT ELEMENTARY SCHOOL
2. SYLVESTRE HERRERA ELEMENTARY SCHOOL
3. MARICOPA SKILL CENTER
4. NUESTRO PARK
5. LEWIS PARK
6. BARRIOS UNIDOS PARK
7. WESLEY COMMUNITY CENTER
8. SANTA RITA CHAPEL

9. IGLESIA METODISTA LIBRE CHURCH
10. GOSPEL CENTER
11. EL CALVARIO IGLESIA BAPTISTA CHURCH
12. SACRED HEART CHURCH
13. MOUNT ZION BAPTIST CHURCH
14. IGLESIA CRISTIANA CHURCH
15. CHURCH OF CHRIST
16. SALON DEL REINO DE LOS TESTIGOS DE JEHOVA CHURCH

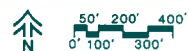
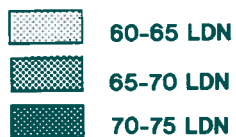


NUESTRO BARRIO

2007 NOISE ABATEMENT (EXHIBIT 7E)

PREPARED BY THE CITY OF PHOENIX PLANNING DEPARTMENT

LEGEND

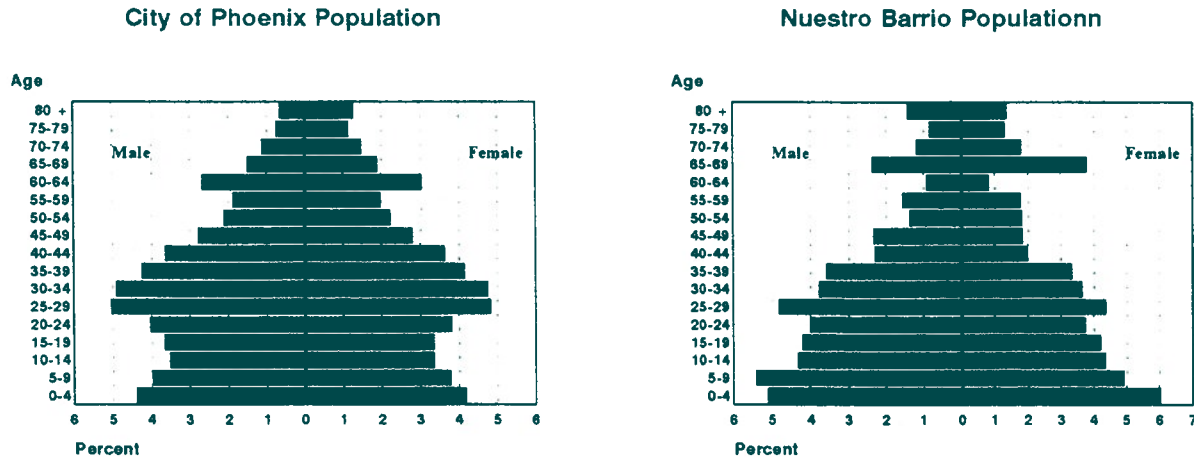


DEMOGRAPHICS:

There are approximately 3,566 people living in Nuestro Barrio. There are 778 households in the community, with an average size of 4.41 persons per household. Another 137 households are single person households. Six percent of all households are householders living alone and over 65 years old.

Figure 1

1990 Population Comparison

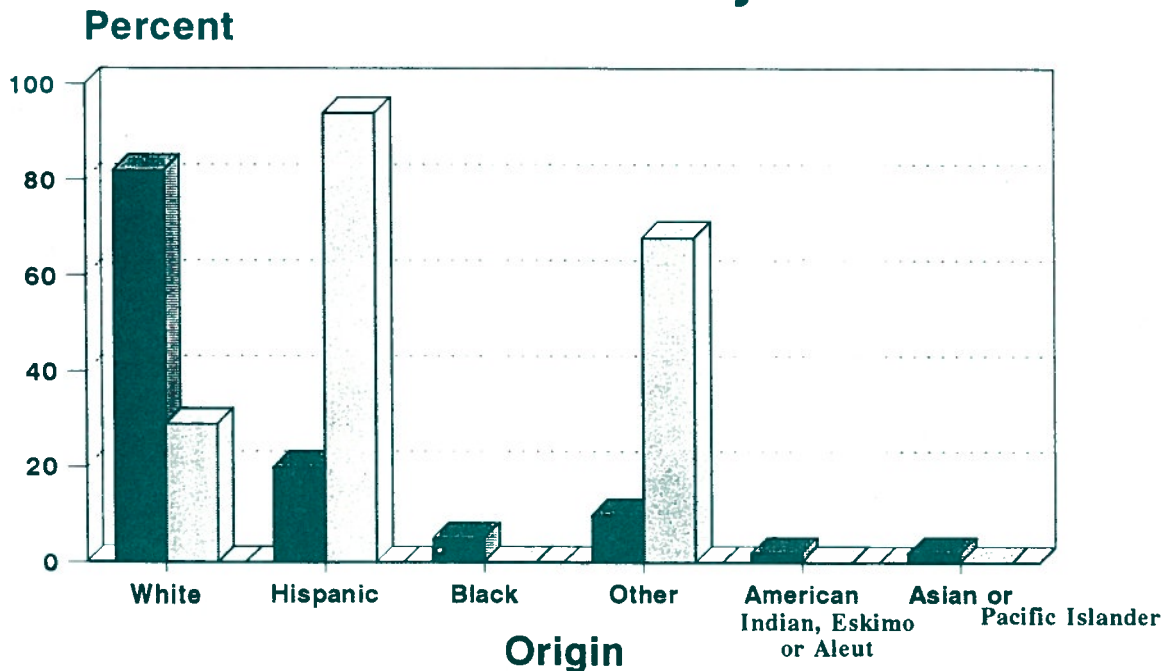


Data: 1990 Census

Approximately 90% of area residents in Nuestro Barrio are of Hispanic origin compared to 20% of City residents (Figure 2).

Figure 2

1990 Ethnicity



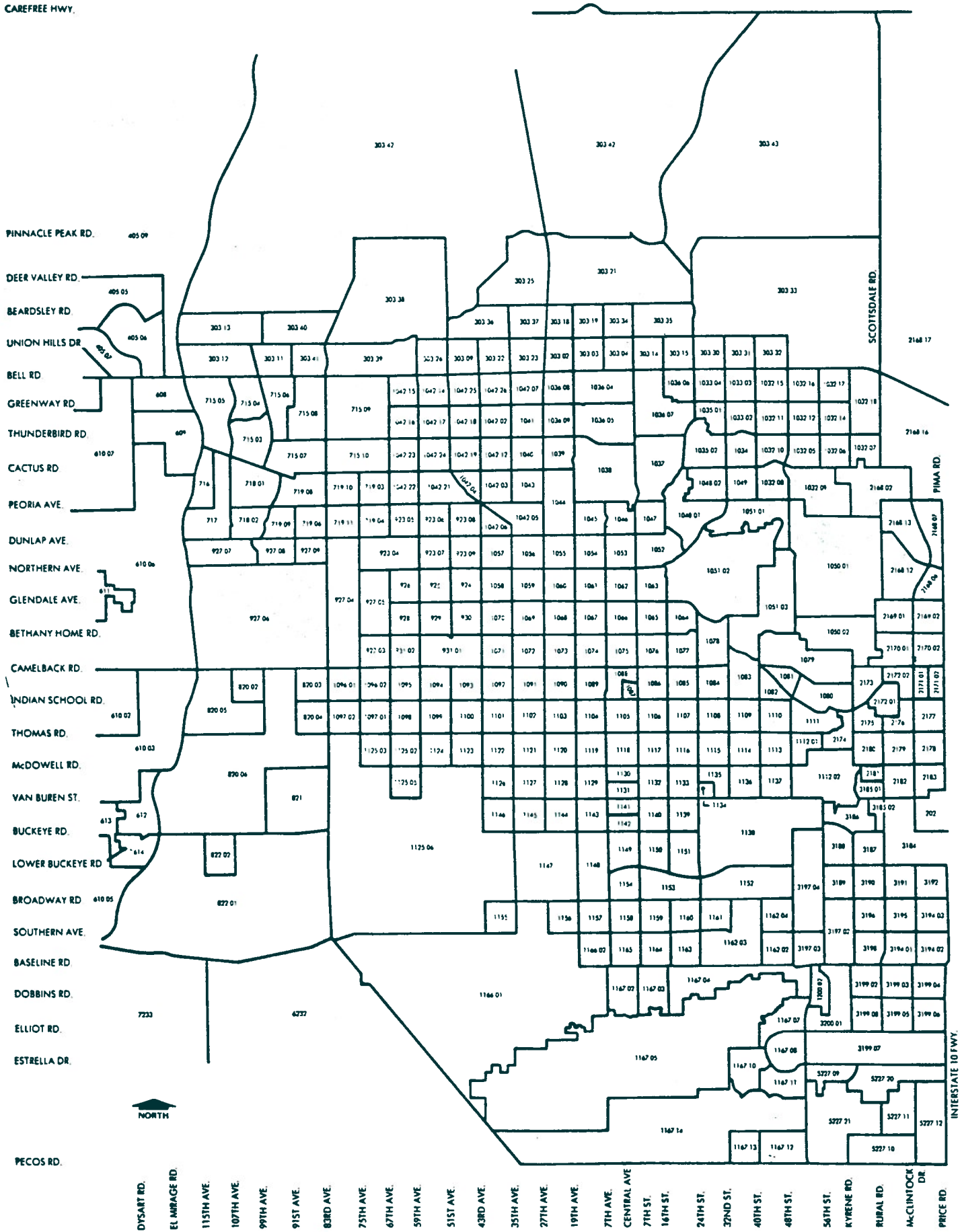
Data: 1990 Census

■ Citywide □ Nuestro Barrio

PHOENIX METROPOLITAN AREA

1990 CENSUS TRACTS

CAREFREE HWY.



INCOME:

The average household income for the Barrio in 1988 was approximately \$14,139 in tract 1140 and \$17,447 in tract 1150¹³. These incomes are substantially lower than the citywide average income of approximately \$34,700 (59% and 50% lower, respectively).

HOUSING:

There were approximately 999 housing units in Nuestro Barrio in 1990. This total is an approximate 280 units (13%) decline from the 1980 housing unit total of 1,137. There are more renters and vacant housing units in the Nuestro Barrio than in the City as a whole (see Figure 3). These characteristics are unchanged from 1980.¹⁴

Figure 3
HOUSING TENURE



According to the 1990 Census, both the average housing values and average rents are substantially lower than in the entire City (see Table 2).

TABLE 2

Housing Values and Rents	Tract 1140	Tract 1150	Citywide
Average Value (% of City Average)	\$48,610 (51%)	\$65,890 (70%)	\$94,335
Average Rent (% of City Average)	\$230 (58%)	\$203 (54%)	\$374

Sales of single family housing in the general area range from \$20,000 to \$40,000. Because census information is self reported it is different than sale values which are actual market values.

¹³ Median income is unavailable at this time.

¹⁴ U.S. Department of Census, 1990 and 1980.

APPENDIX C

ACTION	OUTCOME	LEVEL OF COMMUNITY EFFORT	TIME
Housing Programs:			
Soundproofing	Upgrade and soundproof homes.	Medium (ongoing)	1+ year
Home repair for soundproofing	Upgrade homes to be eligible for soundproofing.	High (ongoing)	2+ years
Major Home Repair	Up to \$5,000 grant for imminent hazards.	High (ongoing)	1+ year
Home Rehab	Up to \$15,000 grant/loan for home repair.	High (ongoing)	1+ year
HOME	Funding for various residential programs.	High	1.5+ years
Operation Paintbrush	Painted homes.	Medium	Immediate
PACE	Elderly home rehab.	High	1+ years
Land Use Programs			
Marketing	Sale of transitional residential areas.	Low	2+ years
Zoning Enforcement	Remove debris from yards; eliminate illegal uses.	Low (ongoing)	Immediate
Residential Infill	New homes on vacant lots.	High (ongoing)	1.5+ years
Storefront Improvement	New storefronts.	Medium	1 year
Business Improvement	Improved business operations/appearance.	Low	1 year
Commercial Node Designs	Design plans for commercial areas.	High	1 year
Crime Programs			
Community Action Program	Reduce crime.	High (ongoing)	6 months
Mural	Eliminate graffiti.	High	1 year
Street Lights	Reduce crime.	Medium	1 year
Environment Programs			
Clean and Beautiful	Remove trash from vacant lots and yards.	Medium	4 months
No Dumping Signs	Stop dumping in vacant lots.	Low	4 months
Buckeye Road	Decorative paving, gateways, crosswalk.	Medium	5+ years

APPENDIX D

PROGRAM/CONTACT

Phoenix Clean and Beautiful, 101 South

Central Avenue, Phoenix, AZ 85004
Telephone: 262-4820
Contact: Terry Ricketts, Executive Director

No Dumping Signs, Phoenix Street
Transportation Department
Telephone: 262-6457
Contact: Bob Coff

Buckeye Road Improvements,
Phoenix Street Transportation Department,
Design, Planning, and Safety Division
Contact: Pete Johnson
Telephone: 495-2050

Home Repair for Soundproofing, Phoenix
Planning Department,
125 East Washington
Street, Phoenix, AZ 85004
Telephone: 262-4065

Soundproofing Program,
Phoenix Aviation Department Planning,
Development, and Environmental
3400 Sky Harbor Boulevard, Phoenix, AZ
85034-4420
Telephone: 273-3340

Major Home Repair, Neighborhood
Improvement and Housing Department,
Assisted Housing Development Division, 920
East Madison Street, Phoenix, AZ 85034-
2298
Telephone: 262-4706

PURPOSE/COMMUNITY INVOLVEMENT

Provides dumpsters and garbage trucks to communities to help them remove uncontained trash and debris. Community must advertise clean up date, organize Volunteers, identify clean up area and dumpster location

Install no dumping signs in vacant lots. Community must identify lots, get property owner permission, and petition for a waiver of the \$35 installation fee.

Installation of decorative paving, gateways, and crosswalks when Buckeye Road is improved. Community must contact Street Transportation Department one year prior to start of construction, identify locations of desired gateways, crosswalks, types of improvements. May require interface with several other City agencies.

Provide grants for repairs that will bring houses in the soundproofing program into conformance with the City of Phoenix Housing Code. This program is unfunded. Funding is requested from 1992 Community Development Block Grant Funds. Community will have to designate representatives to attend public hearings to demonstrate support of this program.

This program will soundproof houses in the Sky Harbor Airport 65 L_{dn} line. In order to be eligible for the programs, the home must be at code upon completion of soundproofing. This program is available to individuals by application.

Provides up to \$5,000 funding for critical home repair if costs of rehabilitation are greater than the value of the structure. This is an ongoing program that individuals can apply for. To make this program effective in Nuestro Barrio, community members would have to do outreach.

Housing Rehabilitation, Neighborhood Improvement and Housing Department, Assisted Housing Development Division, 920 East Madison Street, Phoenix, AZ 85034-2298
Telephone: 262-4706

Provides up to \$15,000 grant to rehabilitate owner occupied housing within certain income groups. A lien is placed on the house for the value of the grant. To make this program effective in Nuestro Barrio, community members would have to do outreach. It is available to individuals upon application.

HOME, Neighborhood Improvement and Housing Department, 920 East Madison Street, Phoenix, AZ 85034-2298
Telephone: 262-4706

This is a new program that requires a community to make an application for housing rehabilitation funds. Community participation would require development of a program, filing the application, soliciting support for the program, and implementing the program.

Marketing of Transitional Residential Areas, Espinoza Enterprises, Inc., 1242 East Washington Street, Phoenix, AZ
Telephone: 252-2233
Contact: Tom Espinoza

This program will require the residents in transitional areas to organize. Once organized, Espinoza Enterprises has agreed to provide assistance in packaging and marketing transitional residential areas to prospective developers. Espinoza Enterprises would work with the community and negotiate a fee with them.

Zoning Enforcement, 920 East Madison Street, Phoenix, AZ 85004
Telephone: 495-3789
Contact: Victor Morrison Vega

The community organization must contact Zoning Enforcement and establish a contact person that will process complaints. This person will also be used by NIH to inform them of any follow up to the complaint.

Residential Infill, Chicanos Por La Causa
Contact: Art Portillo

Chicanos por la Causa is a not-for-profit agency that specializes in the construction of moderate and low income housing. Community representatives would have to work with this organization to identify areas most appropriate for infill housing, and solicit funding for programs that will help the organization to fund the construction of the units.

Storefront Improvement, Phoenix Community and Economic Development Department, One North First Street, Phoenix, AZ 85004
Telephone: 262-5040
Contact: Paul Blue

Grants for storefront rehabilitation. beginning July 1, 1992 this will be a Citywide program. Individual store owners may apply for this program. The community would have to do outreach to storeowners. In this program, priority goes to projects where multiple, adjacent storefronts will be improved for maximum benefit to the community.

Commercial Node Designs, Arizona State University Downtown Center
Contact: Michael Dollin

Arizona State University has expressed an interest in having architecture and planning students working with the community to develop designs for neighborhood gateways and commercial areas in Nuestro Barrio. The community would have to work with the students in the identification of gateway areas and development of the designs. This project may require funding.

Mural

This project would require the coordination of the community group to contact the property owner, Herrera School, Phoenix Arts Commission, and solicit funding to pay for an artist to supervise the design of a mural for the store located at 10th Street and Hadley.

Community Action Program, Phoenix Police Department, Central City Precinct

A Community Action Program is a series of community efforts that will help to decrease the incidence of crime in the neighborhood. This program requires a community organization for implementation. The community organization will have to work with the Police Department to develop specific actions to fight crime.

Street Lights

Arizona Public Service provides street lights for unlit alleys. The community organization would have to identify locations for the street lights and work with Arizona Public Service to install them.