

City of Phoenix HOPE VI Krohn West/Symphony Evaluation

Final Report

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TABLE OF CONTENTS

Background	1
External Evaluation	1
Methodology	2
Hope VI Revitalization Process	3
Defining the Hope VI Neighborhood	3
Redevelopment Process	4
Relocation of Residents	6
Community and Supportive Services	7
Community Partners	8
CSS Indicators	10
Additional Goals & Accomplishments	12
Emergent Challenges and Needs	12
Analysis of Pre- and Post-Revitalization Surveys/Interviews	14
Demographics of Survey Respondents	14
Employment	16
Food Insecurity	16
Material Hardship	18
Families with Children	18
Satisfaction with Housing	19
Sense of Community in the Neighborhood	20
Neighborhood Safety	21
Neighborhood Problems	22

Access to Services	23
Residents' Health	23
Survey Summary	24
Social and Economic Indicators	25
Resident Characteristics	25
Demographics	25
Educational Attainment	26
Employment	26
Income	27
Household Stability	28
Neighborhood Characteristics	29
Neighborhood Schools	29
Minority Concentration of Hope VI Neighborhood	31
Neighborhood Education Levels	32
Income and Poverty Rate of Neighborhood	33
Neighborhood Employment	34
Housing Values	34
Housing Prices	35
Housing Vacancy Rates	36
Gross Rent	37
Owner-Occupied Housing Units	37
Home Purchase Loans	38
Crime Rate	39

Project Summary & Highlights	43
References	44

LIST OF TABLES

Table 1: Implementation Phase Compliance Checkpoints	5
Table 2: HUD-recommended CSS Indicators	11
Table 3: Additional CSS Goals & Accomplishments	13
Table 4: Demographics of Survey Participants	15
Table 5: Reasons for Unemployment	16
Table 6: Food Insecurity among KW/Symphony Residents	17
Table 7: Supplemental Income for Survey Respondents	17
Table 8: Material Hardship	18
Table 9: Children and Behavior problems	18
Table 10: Reasons for Possible Dissatisfaction with Housing	20
Table 11: Perception of Neighborhood Problems	22
Table 12: Rating Excellent or Good on Access to Various Needs	23
Table 13: Demographics of HOPE VI Krohn West Residents by Category (2013)	25
Table 14: Educational Attainment of HOPE VI KW Residents by Category (then vs. now)	26
Table 15: Employment Status of Krohn West/Symphony Residents	27
Table 16: Average Monthly Household Income & Assistance by HOPE VI Category (2013)	20
Table 17: Percent of Household Heads Receiving Income from Various Sources by HOPE VI Category (then vs. now)	28
Table 18: Household Stability Percentages	29
Table 19: Free/Reduced Lunch Eligibility Rates by Year and Elementary School	29

Table 20: Education Level for Census Tract 1143.02 and City of Phoenix	33
Table 21: Median Household Income	33
Table 22: Percentage of Families and Individuals below Federal Poverty Level	34
Table 23: Employment by Census Tract and City	34
Table 24: Assessed Housing Values of Owner-Occupied Housing Units	35
Table 25: Housing Occupancy and Vacancy Characteristics, Census Tract 1143.02	36
Table 26: Housing Occupancy and Vacancy Characteristics, Phoenix (Entire City)	37
Table 27: Median Gross Rent by Census Tract and City	37
Table 28: Owner-Occupied Housing Units by Census Tract and City	38
Table 29: Home Purchase Loans and Values by Loan Type, Census Tract 1143.02	38
Table 30: Boundaries of Grids in South Mountain Precinct	39
Table 31: Number of Crimes Committed by Type of Crime, Beat AJ25	40
Table 32: Number of Crimes Committed by Type of Crime, South Mountain Precinct	41
Table 33: Number of Crimes Committed by Type of Crime, City of Phoenix	42

LIST OF FIGURES

Figure 1: Map of HOPE VI Krohn West/Symphony Neighborhood	3
Figure 2: Overall Satisfaction with Housing	19
Figure 3: Sense of Community in Current Neighborhood by Component	21
Figure 4: Percentage of Respondents who Reported Feeling Safe in Neighborhood	22
Figure 5: Percentage of Minority Residents, HOPE VI vs. City of Phoenix	32
Figure 6: Median Home Sales Prices in Phoenix, 2011-2013	35
Figure 7: 2012 Yearly UCR Violent Crime Hotspot Map	42

BACKGROUND

In March 2008, the City of Phoenix was awarded a Department of Housing and Urban Development (HUD) Community and Supportive Services HOPE VI (Housing Opportunities for People Everywhere) grant in the amount of \$8,855,000 to redevelop the Krohn West 76-unit public housing site. The primary goal of the HOPE VI Project was to revitalize neighborhoods by creating a mixed-income community, helping residents move toward self-sufficiency through job training and placement services and creating long-term investments in the community.

Since then, the original residents have been relocated, the old housing units have been demolished and a new development has been constructed. The revitalized Krohn West development includes 83 new apartments; 42 public housing, 25 low income and tax credit and 16 market rate units. The revitalized site is called, “The Symphony: A Community Living in Harmony”.

In addition to the physical revitalization of public housing, HOPE VI projects also include a Community and Supportive Services (CSS) component. The goal of CSS is to continue to increase the self-sufficiency of the original residents as well as the new residents who have moved into the newly completed development. To assist in achieving this goal, CSS has fostered partnerships with local agencies, organizations and businesses, and has provided case management for HOPE VI residents. A wide variety of services are available to residents including child care, GED classes, job training and placement, and healthcare education and services.

EXTERNAL EVALUATION

In 2008, the Southwest Interdisciplinary Research Center (SIRC) at Arizona State University (ASU) was hired as the external evaluator for the project. Per the HOPE VI instructions, the evaluation assesses:

- The impact of the revitalization activities on the lives of the residents,
- The nature and extent of economic development generated in the Krohn West/Symphony community,
- The effect of the revitalization activities on the surrounding community, including spillover revitalization activities and property values, and
- The City of Phoenix Housing Department’s success at integrating the physical and social aspects of the program and achieving the goals stated in the HOPE VI applications.

While youth and seniors are offered services through the City of Phoenix Housing Department, only those considered “able to work” (i.e., those between the ages of 19 and 64) are systematically tracked under the HOPE VI Krohn West Revitalization grant.

SIRC conducted a multi-year assessment to determine the level of revitalization and its impact on the residents and neighborhood. This final report focuses on the results of the resident survey administered in 2012-2013 and examines the degree to which the City of Phoenix Housing Department met its goals on the HOPE VI Krohn West revitalization

project. Furthermore, the report contains social, economic, and crime indicators for the neighborhood surrounding the revitalized housing units, which allows for comparisons between baseline and current indicator data to identify any changes in these conditions following revitalization and relocation.

METHODOLOGY

Design

The evaluation collected data from various sources in order to provide inclusive social and economic indicator data to assess neighborhood status as well as more accurately measure HOPE VI development impacts over time. Additionally, HOPE VI City of Phoenix staff provided additional information about HOPE VI residents, the implementation plan, and the overall revitalization process. Note that some tables may not add up to 100% due to rounding. Unless otherwise marked, data are collected from the HOPE VI Tracking at a Glance database.

Resident post-surveys were conducted by ASU interns and City of Phoenix HOPE VI staff between Fall 2012 and Summer 2013. The surveys contained both open- and closed-ended questions including many questions recommended by HUD for surveys and in-depth interviews. The post-survey specifically included questions related to current housing and neighborhood conditions, residents' health conditions, need for services, and resident attitudes and behaviors following redevelopment. Surveys were conducted in both English and Spanish, and all instruments were approved by the ASU Institutional Review Board for Human Subjects.

Sample

Forty-two Krohn West (KW) residents over the age of 18 completed the pre-revitalization survey and 34 completed the post-survey. Of the 34 who completed the post-survey, approximately one-third (n=12) were original KW residents; however, only 10 completed both the pre- and post-surveys and were able to be matched for comparison purposes. The other 22 post-survey respondents were new Symphony residents who moved into the public housing units post-revitalization.

Given the small number of residents who participated in both rounds of surveys, this evaluation can only provide limited information about the impact of the revitalization project on the specific individuals who were living at the KW site when the project began. Much information about the overall impact of the project, however, can be gleaned by comparing neighborhood characteristics as well as self-sufficiency and quality of life indicators among residents in the aggregate at baseline (2008) and at follow-up (2012-2013).

HOPE VI REVITALIZATION PROCESS

Defining the HOPE VI Neighborhood

HOPE VI City of Phoenix staff defined the Krohn West/Symphony neighborhood for evaluation purposes. The KW neighborhood is located between 15th and 17th Avenues and Buckeye and Grant Roads in downtown Phoenix (Figure 1). The address for this property is 1050 South 16th Drive, Phoenix, AZ 85007.

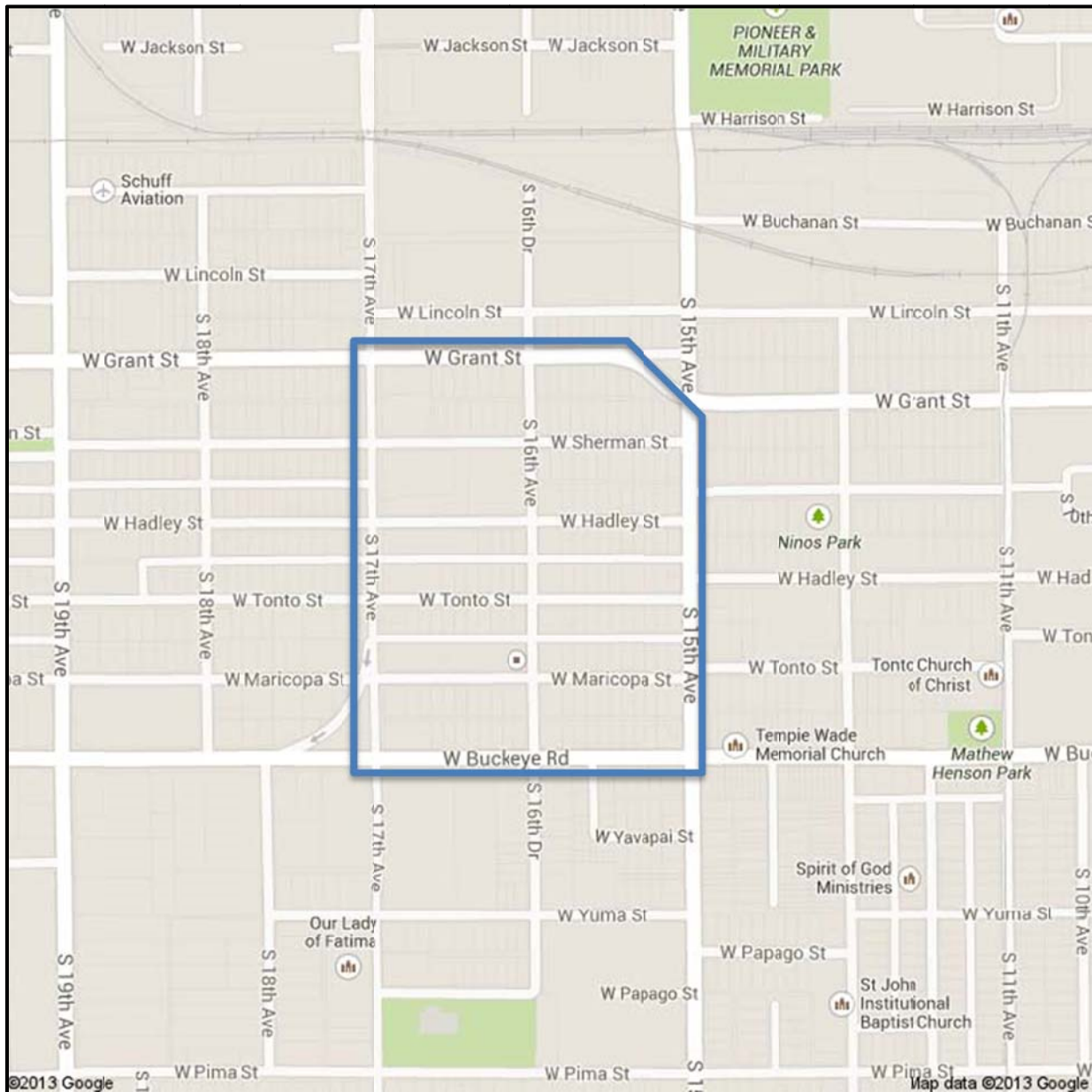


Figure 1. Map of HOPE VI Krohn West/Symphony Neighborhood

Redevelopment Process

City of Phoenix HOPE VI staff submitted a site visit letter to HUD on September 30, 2008. The predevelopment budget was approved by HUD on October 22, 2008 and adapted to include demolition costs; this was sent to HUD for approval on June 30, 2009. The environmental assessment was completed and published for public comment on December 26, 2008 and approved by the National Environmental Policy Act (NEPA) on February 2, 2009. The Inter-Governmental Agreement for the HOPE VI evaluation was finalized, signed, and recorded as of February 27, 2009. The Krohn West Revitalization Plan as well as the demolition and disposition plans were approved by HUD on June 4, 2009. HOPE VI staff received preliminary approval of the site plan from the City of Phoenix on December 31, 2009.

On October 14, 2009, McCormack Baron Salazar, HOPE VI Developer, received notice from the Arizona Department of Housing that the project was awarded \$1.98 million from the Tax Credit Assistance Program. Adolphson and Peterson (A & P) was selected as the General Contractor and Kuniklo was selected as the Section 3 consultant. The Master Developer Agreement with McCormack Baron Salazar along with additional service agreements for demolition, site preparation, and public infrastructure were signed on November 18, 2009. McCormack Baron Salazar and City of Phoenix staff started evidentiary submission on January 29, 2010 and were on track to finish fall of 2010. Demolition of the Krohn West housing site was originally scheduled for August 7, 2010; however, demolition was completed August 13, 2010. The decision for the delay was made on July 30, 2010 to allow mature trees to be salvaged.

The construction project employed a total of 29 Section 3 hires. The first housing units were available for occupancy on October 6, 2011, with all units completed and certified for occupancy on December 6, 2011. The new site includes 83 new apartments, 42 public housing, 25 low income tax credit and 16 market rate units. The new development is called “The Symphony: A Community Living in Harmony”. Pictures of the site are available to the right.



External View



Common Area



Apartment Entry & Living Space



Fitness Center



Kitchen

A summary of planned and actual implementation dates for various components of the implementation plan is displayed in Table 1.

Table 1. Implementation Phase Compliance Checkpoints

CHECKPOINTS	PHASE I				PHASE II			
	START		FINISH		START		FINISH	
	PLANNED	ACTUAL	PLANNED	ACTUAL	PLANNED	ACTUAL	PLANNED	ACTUAL
Grant Agreement Executed	5/29/08	5/29/08						
Phase Start	8/28/08	8/28/08	N/A	N/A	5/1/10	N/A	N/A	N/A
Developer RFQ	2/23/07	2/23/07	4/9/07	4/9/07	2/23/07	2/23/07	4/9/07	4/9/07
Developer Agreement	5/10/07	5/10/07	10/26/07	10/26/07	5/10/07	5/10/07	10/26/07	10/26/07
Developer Agreement Executed	12/31/08	11/18/09	N/A	N/A	N/A	N/A	N/A	N/A
Relocation	4/15/08	4/15/08	3/30/09	2/24/09	N/A	N/A	N/A	N/A
Demolition Application	10/15/08	12/23/08	2/4/09	6/4/09				
Demolition/ Remediation	2/15/09	2/15/09	4/5/10	5/27/10	N/A	N/A	N/A	N/A
Disposition	10/15/08	10/15/08	4/16/09	4/16/09	N/A	N/A	N/A	N/A
Environmental Clearance	6/1/08	8/7/08	2/2/09	2/2/09	N/A	N/A	N/A	N/A
Site Acquisition Plan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mixed Finance Proposal	1/29/10	1/29/10	7/9/10	10/7/10	6/1/10	N/A	9/2/10	N/A
Homeownership Plan	N/A	N/A	N/A	N/A	6/1/10	N/A	9/2/10	N/A
Tax Credit Awards	7/1/09	7/1/09	7/15/09	7/15/09	N/A	N/A	N/A	N/A
Evidentiaries	4/30/10	10/8/10	6/25/10	6/30/10	9/3/10	N/A	10/28/10	N/A
Closing	7/9/10	10/8/10	N/A	N/A	11/29/10	N/A	N/A	N/A
Construction	7/12/10	10/12/10	3/30/12	12/31/11	11/30/10	N/A	7/20/12	N/A
ACC/MF-ACC / Addendum Executed	7/9/10	10/8/10	N/A	N/A	11/29/10	N/A	N/A	N/A
First Unit Availability For Occupancy	6/13/11	10/6/11	N/A	N/A	N/A	N/A	N/A	N/A
Date of Full Availability (DOFA)	9/12/11	12/6/11	N/A	N/A	N/A	N/A	N/A	N/A
End of Initial Operating Period	3/31/12	6/30/12	N/A	N/A	N/A	N/A	N/A	N/A

Relocation of Residents

More than 200 people representing 60 households were relocated from Krohn West at the start of the HOPE VI revitalization project; 95 of these individuals are between the ages of 19 and 64. CSS staff report that there were challenges in keeping in touch with many relocated residents. While some residents came to Matthew Henson for events (e.g. women's health programs), others did not. One caseworker regularly visited the relocation sites in an attempt to keep track of residents and discussed their needs. However, the caseworker was not able to meet regularly with all former residents as they were dispersed throughout the Phoenix metro area, many living in Section 8 housing. A few residents maintained contact with caseworkers through email.

Upon completion of the Krohn West/Symphony redevelopment, former Krohn West residents received letters offering them priority to return to the revitalized area to reside in the new Symphony housing. In addition to the letters, phone calls and home visits were made to explain the process of moving back and to give details about the new housing and expectations for living at Symphony. CSS staff received many inquiries about the process of applying for Symphony housing and encouraged former residents to indicate interest in returning during the preliminary stages in order to keep all options open. To assist with the process and expense of moving, the management company offered a \$300 credit to help defray costs.

When it was time to actually complete the applications, many residents did not apply. A number of former residents chose not to move back because they did not want to pay for electricity, which was included in the former Krohn West development. A few residents were interested in returning, but were unable to meet the new requirement to provide a Tax Identification Number (TIN). Some former residents did not apply due to the paperwork involved. In addition to the HOPE VI paperwork, one-bedroom apartments at Symphony require applicants to secure a Section 8 voucher, which entails an additional application. CSS staff reported the Section 8 paperwork to be one of the biggest challenges of this process but, overall, stated that the application and relocation process went well. Of the 67 households that were relocated from Krohn West originally, seven have moved back in to the Symphony and one that attempted to move back was relocated to Matthew Henson because Symphony did not have the properly sized unit that she required .

Including the former Krohn West residents who returned, there are 38 families consisting of 50 people ages 19 to 64 currently living at Symphony. CSS caseworkers report that residents seem to "love their apartments" and are happy with Symphony. Residents have not had difficulty in paying their rent, have not requested financial assistance on a regular basis, and have expressed interest in participating in community service opportunities. Those former residents who chose not to move back will remain in the public housing system and continue to be eligible for case management services.

COMMUNITY AND SUPPORTIVE SERVICES

City of Phoenix HOPE VI staff submitted the CSS plan to HUD on August 29, 2008 and received verbal approval on September 30, 2008. An assessment of resident needs, interests and strengths was completed in October, 2007 with 57 of 60 households responding. These families were living at the Krohn West site as of that date. A CSS program with aggressive goals was developed based upon resident assessment data, case management data and information provided by social service partners. The program focused upon transitioning to economic housing self-sufficiency through the following strategies: 1) Employment and job training that will lead to living wage employment and housing self-sufficiency; 2) Education to prepare for participation in living wage employment and housing self-sufficiency; 3) Entrepreneurship; 4) Addressing crime and community safety; 5) Addressing health and mental health barriers to economic and housing self-sufficiency; 6) Youth services and youth programs that improve success in school, promote graduation from high school and prepare youth for a productive adulthood; and 7) Focus on housing self-sufficiency and home ownership.

City of Phoenix HOPE VI currently has two case managers (one full-time, one part-time); each caseworker serves a different public housing site, including, but not limited to, Krohn West/Symphony. Because HOPE VI staff offices are located on-site at Matthew Henson, staff have been more readily available to address the needs of Matthew Henson residents. However, case workers have held and continue to hold regular hours at different housing sites in the Valley in order to meet with relocated residents, and residents can receive additional services when needed by contacting case management staff. HOPE VI staff also host Arizona State University interns from September through April each year who help provide programming and case management services.

CSS staff have continuously reported challenges in maintaining relationships with Krohn West residents after the relocation. CSS staff do not always have updated contact information for all residents. Participation in case management is completely voluntary and relocated residents often opted not to take part. Difficulties in providing case management have been further complicated by a shortage of staff. This dynamic was different from Matthew Henson's process as the revitalization was conducted in phases with some residents living on site and receiving services. However, as has been the case with Symphony, once Matthew Henson residents were relocated, they did not return for services.

Employment issues have also been challenging. While 36 out of the 40 current public housing residents at The Symphony are working, many former KW residents have been unable to work and are not eligible for services due to immigration status. Some of the barriers identified include lack of reliable transportation, lack of employable job skills, no employment history and lack of knowledge about what it takes to obtain and keep a job along with appropriate workplace dress. Residents have been referred to and encouraged to utilize the Career Center to develop resumes, conduct internet job searches, and submit online job applications. Residents have been encouraged to apply for Section 3 job opportunities. The HOPE VI Project staff has been focusing on preparing 18-24 year old residents for post-secondary education and employment.

Community Partners

As stated on the HUD HOPE VI CSS website: “The participation of both public housing residents living at HOPE VI sites to be revitalized and the surrounding community is essential to the HOPE VI Program and community building efforts.”¹ The City of Phoenix Housing Department and partners in the community surrounding the revitalization site seem to have taken this to heart as they have developed and maintained a coalition of over 50 social service, health, education and employment providers to aid with community development efforts and to meet the needs of HOPE VI residents. Coalition partners, organized by CSS program strategies, include:

1) Employment and job training

- **Arizona Women’s Education and Employment:** AWEE is a workforce development organization which offers case management, career services, training workshops and educational guidance for men and women. AWEE focuses on populations with special needs, including ex-offenders, youth, mature workers and veterans.
- **Goodwill:** Provides employment resources for low income youth and adults.
- **Greater Phoenix Urban League:** Helps the disadvantaged achieve economic and social equality through child development, college preparation, job readiness, housing and small business support.
- **MAXIMUS** provides welfare to work residents receiving cash assistance the following services: case management, child care assistance, transportation services, behavioral and disability services, clothing assistance, substance abuse services, family support services, job readiness training, education, job search/job placement assistance and job retention assistance.
- **Phoenix Job Corps:** U.S. Department of Labor program which provides education and career training at no cost to individuals aged 16-24.

2) Education

- **Emmett McLoughlin Community Training and Education Center** (EMCTEC). Classes include ESL Classes; GED Classes (these have been expanded to evening hours); Association for Supportive Child Care presents Professional Child Care Training; Phoenix Revitalization Corporation Leadership Training classes; and Girl Scouts. A user form has been developed for agencies who wish to schedule classes or programs at the center.
- **Friendly House** is an organization dedicated to promoting success and independence for Arizona families by providing educational and human services. Friendly House offers youth services, adult education, early childhood development, workforce development and immigration services.

¹ http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/hope6/css

3) Entrepreneurship

- **Association for Supportive Childcare** provides a 60 hour course for community college credit that prepares adults to be a licensed childcare provider.
- **Chicanos por la Causa (CPLC)** provides assistance to individuals who want to start their own business. They provide small micro loans up to \$35,000 and individual technical assistance.
- **Maricopa Community Colleges Owning and Operating Your Own Business classes**

4) Crime and community safety

- **Block Watch, Community Action Team meetings, and G.A.I.N**
- **City of Phoenix Family Advocacy Center:** Provides services to victims of domestic violence, sexual abuse, and other crimes.

5) Health and mental health barriers to economic and housing self-sufficiency

- **Arizona Bridges to Independent Living:** ABIL is a non-profit corporation that aims to help people with disabilities achieve or continue independent lifestyles. Some of the programs offered by ABIL include Independent Living Skills Instruction, Peer Support, Home Modification, Employment Services and Social Security Work Incentives.
- **St. Joseph's Hospital and Medical Center** a function of Catholic Healthcare West provides a range of health and supportive services with special advocacy for the poor and underserved.
- **Valle del Sol:** Offers crisis management, anger and stress management, substance abuse prevention services, mental health & behavioral healthcare services, psychiatric evaluation and treatment, and outpatient treatment for alcohol and drug abuse.

6) Youth services and youth programs

- **Arizona Cactus-Pine Girl Scouts** provides young women (ages 7-17) with Girl Scout Programs which assist girls in building courage, confidence, and character.
- **Arizona Call-A-Teen Youth Resources, Inc** provides young people with the skills necessary to complete high school or obtain a GED and to enter postsecondary education or training. ACYR's Youth Workforce Development Programs provide teens and young adults with skills that will help them enter the workforce and become valuable employees.
- **Boys and Girls Club of Metropolitan Phoenix** provides after school and summer outreach programs to youth.
- **Gaining Opportunities Achieving Lifelong Success (GOALS)**
- **Maricopa Skills Center** provides education and job training to prepare students for entry into the workforce. The Maricopa Skills Center offers certificate programs in a variety of fields; business, technology, healthcare and a variety of trades.
- **Summer Youth Work Experience Program (SYWEP)**

7) Housing self-sufficiency and homeownership

- **City of Phoenix Housing Department** provides community education and training; economic initiative training; homeownership counseling; Family Self Sufficiency escrow accounts.
- **Phoenix Revitalization Corporation** offers home ownership preparation including Property Owner's Manual, financial education classes, home buyer education classes, down payment assistance, and emergency home repair programs.

The CSS Coalition of Service Providers meets on a quarterly basis to network and share details about available services for residents.

CSS Indicators

Table 2 shows data on the HUD recommended indicators for self-sufficiency using CSS program participation data for the years 2008-2013. CSS staff work with residents to find employment and relevant career counseling programs. Due to resident relocation, CSS staff found it challenging to keep track of resident progress on the HUD recommended CSS indicators. However, **the numbers clearly trend upward over the course of the grant and continue to show improvements in indicators of self-sufficiency following revitalization, which suggests that the overall purpose of the HOPE VI Krohn West revitalization grant has been fulfilled.**

As is evident in Table 2, the City of Phoenix Housing Department adjusted their goals to better reflect what they felt they could realistically accomplish as the revitalization project got further under way. Several goals were adjusted downward because a significant portion of original KW residents who relocated are unable to work and/or do not qualify for services based on immigration status. This also explains why some goals, such as ESL classes and counseling programs, remained unmet even after being readjusted. For example, under the economic development category, enrollment goals for entrepreneurship were not met, but staff believes this is because many residents are undocumented and therefore cannot take the classes. Additionally, with the passage of SB1070 in 2010, many residents who do qualify are frequently afraid to get involved in city-run programming and services.

At the revitalized Symphony Apartments, residents from 36 out of the 40 occupied public housing units are currently working, which has contributed to all goals related to employment being met and surpassed. The goal for total new job placements was exceeded by approximately 65% even after the goal was increased. High rates of employment may contribute to low rates of participation in other services, however, as employed residents often do not want to participate in additional services in their off-time. Additionally, current employment limits the need for residents to participate in employment preparation programs, thus helping to explain why that goal was unmet.

Table 2. HUD-recommended CSS Indicators

Number of Enrollments	Original Goal	Final Goal	2008	2009	2010	2011	2012	2013
1.1 Employment Preparation	25	15	1	1	2	3	10	12
1.2 Job skills Training Programs	24	14	0	1	2	11	16	21
1.3a High School or Equivalent	14	6	1	1	3	4	9	11
1.3b English as a Second Language	15	3	0	0	0	0	1	2
1.4 Child Care	40	15	5	5	6	9	25	30
1.5 Transportation	25	15	1	2	2	3	7	7
1.6 Counseling Programs	40	15	4	7	7	7	7	11
1.7 Substance Abuse Programs	4	2	1	1	1	1	2	2
Number of Successful Completions	Original Goal	Final Goal	2008	2009	2010	2011	2012	2013
2.1 Job Skills Training Programs	15	4	0	0	0	2	2	2
2.2 High School or Equivalent	5	3	0	0	1	2	2	3
Employment	Original Goal	Final Goal	2008	2009	2010	2011	2012	2013
3.1 Total New Job Placements	27	37	4	6	11	31	48	61
3.2 Caseload Currently Employed	35	35	7	8	8	19	34	36
3.3 Caseload employed 6 months or more	20	20	5	8	8	15	33	29
Economic Development	Original Goal	Final Goal	2008	2009	2010	2011	2012	2013
1.1 Number enrolled entrepreneurship training	8	2	0	0	0	0	0	0
1.2 Number completed entrepreneurship training	4	1	0	0	0	0	0	0
1.3 Resident Owned Businesses Started	3	1	0	0	0	1	1	1
1.4 Residents employment in these businesses	0	N/A	0	0	0	N/A	N/A	N/A
1.5 Resident owned business non PHA	0	N/A	0	0	0	N/A	N/A	N/A
Section 3	Original Goal	Final Goal	2008	2009	2010	2011	2012	2013
2.2 Resident jobs resulting from Section 3	10	10	0	0	6	29	29	29
2.3 Section 3 Employees transferred to non-PHA jobs	0	N/A	0	0	0	N/A	N/A	N/A
Homeownership	Original Goal	Final Goal	2008	2009	2010	2011	2012	2013
3.1 Number enrolled homeownership counseling	5	2	0	0	0	0	0	1
3.2 Number completed homeownership counseling	4	1	0	0	0	0	0	0
3.3 Number purchasing a home	3	2	1	1	2	2	2	2

Transportation goals remaining unmet is not a concern for HOPE VI staff. Meeting the transportation goals set forth means that the City is providing many bus passes to residents, which costs the City additional money. Although they continue to offer it, if there is not a need for transportation assistance, the City actually benefits by not having to expend additional funds.

Additional Goals & Accomplishments

In addition to the HUD-recommended CSS indicators, the City of Phoenix Housing Department set nine other CSS goals for the KW revitalization project that were tracked between 2010 and 2012. These goals and associated accomplishments are listed in Table 3.

Emergent Challenges and Needs

Throughout the revitalization process, City of Phoenix HOPE VI staff continues to identify challenges as well as opportunities. In support services, CSS staff reported that although they held regular hours at the relocation housing sites, few residents came to meet with them. It has been hard to engage relocated residents. To address this issue of proximity, CSS staff have proposed building new relationships with agencies and organizations that are closer to the relocated residents. An ongoing challenge for the CSS staff is that many residents are unable to work and are not eligible for services due to legal status issues.

Staff have been working with the youth 15 years and older at The Symphony to track education participation, provide summer employment, and assist with employment and formal education opportunities after high school graduation. The spreadsheet used to track the youth of Symphony includes youth employment, pregnancy, high school attendance and grades. In addition, fewer youth are attending alternative schools and more are remaining in the same school throughout their high school career. For those youth who need to work to help support their family, half day charter schools and online school allowed them to continue to work toward graduation. Symphony is proud to have more graduates than other HOPE VI sites in Phoenix with 16 youth graduating from high school this year. Moreover, young adults are asking for help in increasing their job skills including vocational training programs and information about continuing their education, as well as assistance in obtaining employment.

A policy change in TANF has reduced the number of residents that are eligible for TANF benefits. Previously, Arizona allowed a maximum of 36 months within a 60 month period for TANF supports; currently, the threshold is 24 months within a 60 month period. The unintended consequence has been that some adolescents have had to work to support the family. Many families benefit from the Supplemental Nutrition Assistance Program (SNAP) to help make ends meet.

As new residents move into the Symphony housing, CSS staff is challenged with getting to know the needs for these families. As many of the residents are employed there is limited time that staff can meet with residents and future plans will require intentional engagement and creative solutions. The City of Phoenix was recently awarded an endowment which

should enhance the services they are able to provide and, in turn, the numbers of enrollments and program completions they are able to report, as they will finally be able to hire a replacement for the caseworker that retired in the fall of 2012.

Table 3. Additional CSS Goals & Accomplishments

Goal	2010	2011	2012
1. 80% of high school age youth will graduate	82% (14/17)	80% (20/25)	92% (23/25)
2. 10 families will enroll in the Family Self-Sufficiency Program	10% (1/10)	10% (1/10)	10% (1/10)
3. 50% of high school aged youth who graduate will continue on to post-secondary education	50% (7/14)	60% (12/20)	105% (21/20)
4. Participation in youth programs will increase by 60 participants	N/A until site is reoccupied	Re-occupancy began October 2011; staff now working to engage youth	Few are taking advantage of the afterschool programs; a survey was conducted to figure out why
5. 10 youth will participate in youth leadership academy training	50% (5/10)	50% (5/10) Residents were relocated and have not been living in the area	50% (5/10) New academies are scheduled in 2013
6. 15 adults will participate in leadership academy training	20% (3/15)	20% (3/15) Residents were relocated and have not been living in the area	20% (3/15) New academies are scheduled in 2013
7. 60% of the current KW families (n=60) and the new KW families (n=83) will go through the "With Every Heartbeat is Life" training and show improvement on post-test results	Classes were scheduled but no one showed up	1% (1/60) Classes were offered but attendance was low	7% (4/60) Classes were offered but attendance was low
8. 70% of seniors will participate with Senior Services	None of the 6 seniors were interested	None of the 5 seniors were interested	100% Only 1 senior living at Symphony; working with AARP Senior Community Employment program
9. 40% of KW families will participate in Block Watch*	New site not yet ready for occupancy; thus, no Block Watch at this time	7% (4/60) Block Watch is not currently offered but 4 families attend the Community Action Team meetings	7% (4/60) Block Watch is not currently offered but 4 families attend the Community Action Team meetings

*There are only 42 public housing units at The Symphony; thus, the Block Watch goal of 60 families was too high from the start and the goal would not have been met even if Block Watch were offered.

ANALYSIS OF PRE- AND POST-REVITALIZATION SURVEYS/INTERVIEWS

10 residents who participated in both the pre- and post-survey; therefore, few conclusions can be drawn about individualized experiences in Krohn West/Symphony housing prior to and following revitalization. However, to enable broader comparison across resident groups pre- and post-revitalization, and to protect confidentiality, data shared will be in the aggregate including all pre- and post-survey respondents.

Of the 34 residents who completed the post-survey, 27 currently live at The Symphony. Of these 27, six lived at KW before it was redeveloped and 21 are new residents. The other seven survey respondents were former KW residents who elected not to move back and continued to live off-site following their original relocation.

Of the 10 residents who completed both the pre- and post-revitalization surveys, five moved back and now live in The Symphony. Although this is a very small group and no claims of significance can be made, some comparisons among this group from pre-revitalization to post-revitalization are of interest and will be reported.

Note: Survey results reflect the specific situations and beliefs of the person with whom the survey was conducted. Sometimes this person is head of household (HOH) and the main breadwinner for the family, and sometimes he or she is not. While the survey respondent, whether or not he or she is HOH, may be able to accurately reflect the household's experiences with the housing unit and neighborhood, the Tracking at a Glance (TAAG) system used by the HOPE VI staff to maintain data on all KW/Symphony residents (past and present) is often a more accurate gauge of residents' employment status and education levels. Thus, while information regarding survey respondent demographics (including employment and education levels) will be reported here to describe our survey sample, they should not be interpreted to accurately reflect the entire population of KW/Symphony residents. More detailed information about employment status and education levels of the larger population of residents is provided in the Social and Economic Indicators section of this report.

Demographics of Survey Respondents

On average, post-survey respondents were younger than pre-survey respondents (36 years vs. 41 years). Moreover, the difference in age categories for the respondents from post-survey respondents compared to pre-survey respondents include twice as many respondents in the youngest category (18-29 years old) and half as many people in the oldest category (50-64 years old).

There were also fewer Hispanic post-survey respondents (59%) compared to pre-survey respondents (88%). While there appears to be a shift in the racial composition of respondents from pre-survey to the post-survey, one in five post-survey respondents did not report their race; therefore, the racial composition of the post-survey respondents is incomplete (Table 4).

The post-survey residents who took part in the survey were somewhat more advanced in their highest level of education, as 44 percent had at least completed high school compared to 39 percent of pre-survey respondents. In addition, only 12 percent of post-survey respondents had not completed grade school compared to 31 percent of pre-survey respondents.

Changes in marital status included a higher percentage of single adults who were living alone and an increase in married and divorced or separated adults among post-survey respondents.

Table 4. Demographics of Survey Participants

	Pre N=42	Post N=34
Gender		
Male	7%	9%
Female	92%	91%
Age		
18-29	19%	38%
30-39	26%	24%
40-49	21%	21%
50-64	31%	15%
Unknown	2%	3%
Ethnicity		
Hispanic	88%	59%
Non-Hispanic	12%	32%
Unknown	0%	8%
Race		
White	43%	44%
African American	7%	21%
American Indian or Alaskan Native	5%	0%
Other	36%	15%
Unknown	2%	21%
Education		
No grade school	5%	3%
Some grade school (1-8)	26%	9%
Completed grade school	14%	18%
High school graduation/GED	29%	35%
Some college or trade school	5%	9%
Completed college or trade school	5%	0%
Marital Status		
Single, not living with a partner	64%	41%
Single, living with a partner	10%	12%
Married	7%	15%
Divorced or separated	12%	21%
Unknown	5%	12%

Note. Due to rounding, total percentages may not equal 100%.

Employment

Approximately one-third of pre-survey respondents reported being employed (33%) and one-third of those had been employed for more than one year. This compares to 29 percent of post-survey respondents who reported being employed, half (50%) of whom were employed for one year or more. Two-thirds of pre-survey participants reported being unemployed (67%) as compared to 71 percent of post-survey respondents. However, it is important to note that when asked whether anyone in the house works for pay, 53 percent of post respondents said yes and 44 percent said no. This means that in the majority of surveyed households, someone is indeed employed. This was not the case for surveyed households pre-revitalization; 67.5 percent of pre-survey respondents reported that no one in the household worked.

Childcare was cited as the reason for unemployment for 50 percent of post respondents, while only 14 percent of pre respondents reported lack of childcare as a contributing factor for unemployment. Lack of documentation was the most prevalent reason for unemployment for pre-survey respondents (Table 5).

Table 5. Reasons for Unemployment

	Pre N=32	Post N=24
Lack of experience	31%	35%
No child care	14%	50%
Lack of transportation	24%	32%
Do not speak English	33%	38%
Disability	14%	18%
Discrimination	19%	6%
Lack of jobs	38%	41%
Drug or Alcohol problem	0%	0%
Criminal record	0%	6%
Lack of documentation	52%	21%

Food Insecurity²

The United States Department of Agriculture (USDA), Economic Research Service (ERS) defines household food security and insecurity (2009) as follows:

Food Security: Access by all members at all times to enough food for an active, healthy life.

Food Insecurity: Limited or uncertain availability of nutritionally adequate and safe foods or limited or uncertain ability to acquire acceptable foods in socially acceptable ways.

² Much of the information in this section is taken from: Wolfersteig, W., Lewis, H., Musgrave, T., Johnson, T., Wolven, T., & Marsiglia, F.F. (2011, August). *Food, housing insecurity and health*. St. Luke's Health Initiatives, Arizona Health Survey. Phoenix, Arizona: St. Luke's Health Initiatives.

Food security runs on a continuum with varying degrees of severity. The USDA classifies households as food insecure if they meet at least three conditions, the least severe of which include (in order of increasing severity):

- They worried whether their food would run out before they got money to buy more.
- The food they bought didn't last, and they didn't have money to get more.
- They couldn't afford to eat balanced meals.

The pre-survey only asked the first two food security questions listed above; therefore, a specific percentage of food insecure KW households pre-revitalization cannot be determined. However, affirmative responses to both of these questions can provide some indication of the percentage of KW households that were either food insecure or on the brink of food insecurity; therefore, the information is still included in Table 6.

Table 6. Food Insecurity among KW/Symphony Residents

	Pre N=38	Post N=34
Food Insecure (affirmative on all 3 questions)	N/A	24%
Borderline (2 out of 3 questions affirmative)	47%	32%
Food Secure (affirmative on less than 2 questions)	53%	44%

According to the results of the 2010 Arizona Health Survey, approximately 40 percent of low-income households in Arizona were food insecure. Comparatively, KW/Symphony residents do not seem to be any worse off in the area of food security than low-income Arizonans are in general; post-survey results indicate that KW/Symphony residents may even be doing a little bit better in this area than others. However, the results should be interpreted with caution as both the pre-survey and the 2010 Arizona Health Survey were conducted during the economic downturn and the economy has, arguably, improved somewhat over the past two to three years.

Table 7. Supplemental Income for Survey Respondents

	Pre N=42	Post N=34
Social Security	24%	15%
Other disability pay	7%	3%
Food stamps (SNAP)	83%	82%

Supplemental Nutrition Assistance Program (SNAP) benefits may be helping to keep food insecurity rates down. More than 4 out of 5 respondents on both the pre and the post surveys reported receiving SNAP benefits. Overall, more residents reported receiving additional income through Social Security and Disability benefits pre-revitalization than post (Table 7), but there are many potential reasons for this and possible conclusions about

the differences between pre- and post-revitalization residents regarding reliance on assistance cannot be drawn.

Material Hardship

In addition to food insecurity, survey respondents were asked if they had difficulty paying their bills in the past 12 months; results are displayed in Table 8.

Table 8. Material Hardship

	Pre N=42	Post N=34
Not able to pay phone bill	31%	38%
Not able to pay utility bill	38%	18%
Late rent	21%	18%

Families with Children

Survey respondents were asked about some statements that describe behavior problems that many children have including difficulties at school, home, and with peers. Table 9 displays results for *sometimes true* and *often true* about the specific behavior or problem. While one-third of pre-survey respondents with children reported trouble at home, more than half of post-survey respondents with children reported having trouble with them at home. **This may indicate a need that HOPE VI CSS staff and their partners could help residents address.** On a positive note, children of post-revitalization respondents appear to be happier and are skipping school less children of pre-revitalization respondents, although with such small samples, these results may not be statistically significant.

Table 9. Children and Behavior Problems

	Pre N=39	Post N=24
Teacher problems	17%	9%
School trouble	14%	15%
Child skipping school	12%	0%
Trouble at home	33%	56%
Other problems	12%	12%
Child bullies others	7%	12%
Child tagging	7%	0%
Child restless	38%	35%
Child unhappy	26%	18%
Child alcohol or drugs	0%	3%

Satisfaction with Housing

Rates of housing satisfaction are higher among post-revitalization residents overall than they were among KW residents pre-revitalization (86% and 79% respectively). When broken down by current housing location differences are evening more striking (Figure 2). Original KW residents who decided not to move back to The Symphony following redevelopment (Post Other) are even less satisfied with their current housing than they were before; approximately two-thirds report being satisfied now. In contrast, nearly 9 out of 10 current Symphony residents (89%) are satisfied, a rate which is 10 percentage points higher than satisfaction rates pre-revitalization and 32.8 percent higher than the satisfaction rate among former KW residents who live somewhere other than The Symphony.

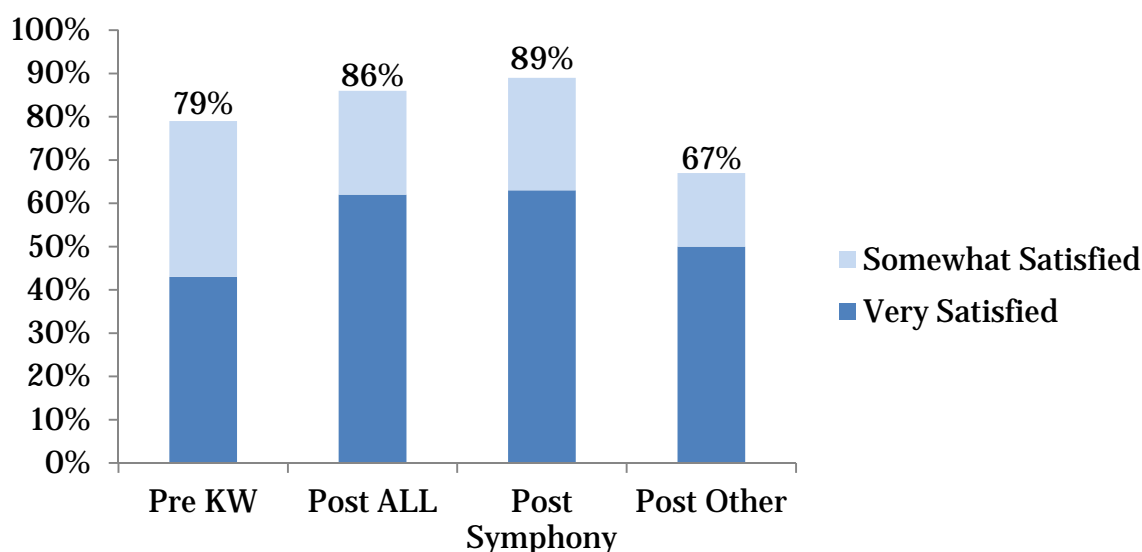


Figure 2. Overall Satisfaction with Housing

Interestingly, 100 percent of current Symphony residents who completed both the pre- and post-surveys (n=5) reported being very satisfied with their current Symphony housing, whereas only 60 percent of matched survey respondents (n=10) reported being very satisfied pre-revitalization. Of the matched respondents who did not move back into The Symphony following revitalization (n=5), three (60%) are very satisfied with their current housing; one is neither satisfied nor dissatisfied, and the other is very dissatisfied.

Table 10 displays possible reasons respondents might be dissatisfied with their housing. For a more accurate comparison of the KW/Symphony property pre- and post-revitalization, former KW residents who currently reside somewhere other than The Symphony were excluded from the analysis.

Table 10. Reasons for Possible Dissatisfaction with Housing

	Original KW (n=42)	Symphony (n=27)
Heating/cooling broke down*	24%	7%
Toilets not working*	26%	0%
Water leaks/plumbing problems*	36%	37%
Walls have peeling paint**	52%	19%
Rats or mice**	53%	0%
Cockroaches**	60%	22%
Locks broken or missing**	21%	11%
Broken windows**	19%	0%
Mold on walls**	57%	7%
Too little living space**	24%	7%
Inadequate storage**	26%	26%
Noise**	40%	22%

*Questions required simple yes/no response. Percentages reported are those that said *yes*.

**Questions were asked on a three-point scale: *no problem at all, some problem, big problem*. Percentages reported include those that said either *some problem* or *big problem*.

All but two of these possible reasons for dissatisfaction with KW/Symphony public housing were substantially improved through the revitalization effort. Water leaks and/or plumbing problems, however, continue to be an issue for just over one-third of residents, and one-quarter of residents still feel there is inadequate storage space. It is interesting to note that far fewer residents reported noise being an issue given that the housing units are in the same location as they were prior to redevelopment. This may be an indication that the overall construction is of a higher quality, as are the windows, which should also help with insulation and with keeping energy usage and costs down.

Sense of Community in the Neighborhood

Sense of community in the neighborhood was measured by the following five questions with responses on a Likert scale (*strongly disagree, disagree, neither agree nor disagree, agree, strongly agree*):

- People in your current neighborhood are willing to help their neighbors.
- People in your current neighborhood share the same values.
- Your current neighborhood is a close-knit neighborhood.
- People in your current neighborhood can be trusted.
- People in your current neighborhood generally get along with each other.

The mean of this scale, which is an indicator of residents' overall sense of community, was not substantially different among original KW residents compared to current Symphony residents. However, when examined by individual components, differences are more apparent (Figure 3). Current Symphony residents less frequently report that people in their

neighborhood share the same values, are close-knit, and/or can be trusted. However, they do seem to report getting along better than original KW residents did.

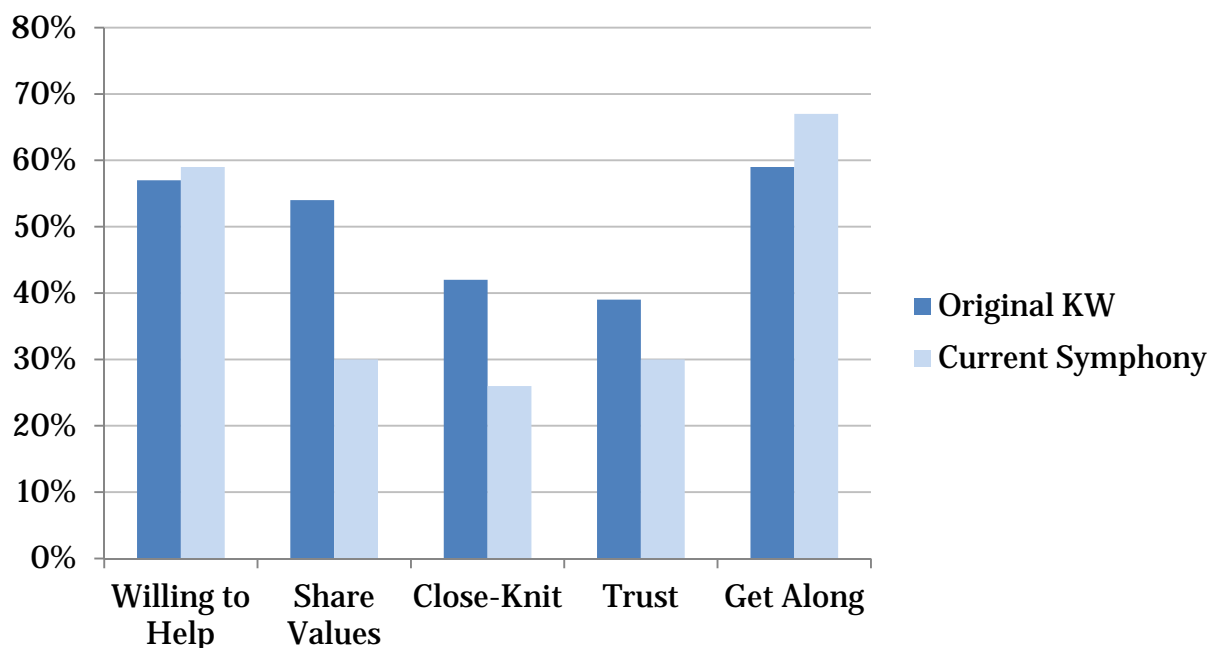


Figure 3. Sense of Community in Current Neighborhood by Component

Note: Percentages listed represent the percent of KW/Symphony residents pre- and post-revitalization who agree (either *strongly* or *somewhat*) that each particular component of community exists in their current neighborhood.

These findings are not surprising for several reasons: 1) since The Symphony only somewhat recently reopened, most residents have not lived there very long and may not have had sufficient time to develop relationships with their neighbors; 2) sense of community is often fractured when residents are forced to relocate and disperse; 3) The Symphony is a mixed income neighborhood, which respondents may take into account when thinking about whether or not their neighbors share the same values, etc. **As residents' duration of residence at The Symphony lengthens, HOPE VI staff may want to re-evaluate overall sense of community in the neighborhood.**

Neighborhood Safety

Perceptions of safety have improved quite a bit from pre- to post survey (Figure 4). While just less than 6 in 10 current Symphony residents (59%) reported feeling safe outside their building at night, this is an improvement from the less than half of original KW residents (48%) who felt that way pre-revitalization. Feelings of safety inside the apartments have improved the most, with 85 percent of Symphony residents now saying that they feel safe in their homes, a 37 percent improvement from perceptions of safety among residents pre-revitalization.

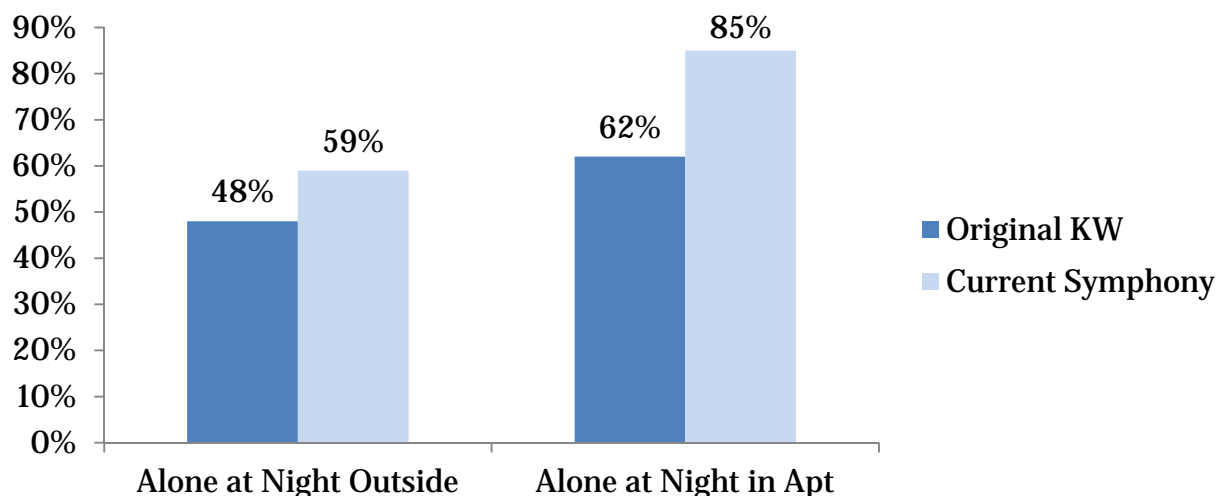


Figure 4. Percentage of Respondents who Reported Feeling Safe in Neighborhood

Neighborhood Problems

Residents' perceptions of neighborhood problems have generally improved following revitalization (Table 11). Gangs, violence, and graffiti are among the areas that have shown greatest improvement. While drug usage, unemployment and people just hanging around have also improved, perceptions of these issues as neighborhood problems is still high.

Table 11. Perception of Neighborhood Problems

	Original KW n=42	Current Symphony n=27
Unemployment	67%	63%
People hanging around	76%	67%
Teen mothers	57%	26%
Lack of public transportation	19%	22%
Poor quality of schools	27%	23%
Tagging or graffiti	93%	30%
Trash or junk in neighborhood	69%	52%
Police didn't come when called	57%	44%
People being attacked or robbed	67%	37%
People selling drugs	69%	48%
People using drugs	81%	70%
Gangs	76%	19%
Sexual attacks	43%	26%
Shootings and violence	79%	44%

Access to Services

Fewer Symphony residents post-revitalization believe they have *good* or *excellent* access to good schools; however, perceptions of *good* or *excellent* access to all other amenities and services have improved (Table 12). The vast majority of current Symphony respondents believed they have good access to public transportation, health care services, and to parks and recreational facilities. **Areas where the HOPE VI CSS staff may be able to have further impact include access to childcare and job opportunities or placement programs.**

Table 12. Rating Excellent or Good on Access to Various Needs

	Krohn West N=42	Symphony N=27
Access to good schools	78%	63%
Access to public transportation	78%	85%
Access to grocery stores	31%	41%
Access to health care services	48%	74%
Access to childcare	39%	48%
Access to parks and recreational facilities	58%	78%
Close to friends and family	44%	67%
Close to job opportunities or placement programs	42%	52%

Residents' Health

More than one-third (36%) of post-revitalization residents (including current Symphony and former KW residents) rated their health as *very good* or *excellent* compared to 21 percent of original Krohn West residents pre-revitalization. Rates of diagnosis with specific medical conditions remain similar, with the exception of diabetes, which was less of a problem among post-survey respondents than among pre-survey respondents. However, **since only slightly more than one-third of KW/Symphony residents post-revitalization rated their health status as “good” or better, physical health may be an area in which HOPE VI CSS staff should consider focusing services or enhancing partnerships.**

Survey Summary

Comparison of pre- and post-revitalization survey results indicate that, overall, impacts of the revitalization project have been positive. Perceptions of neighborhood safety have increased; perceptions of neighborhood problems have decreased; and overall satisfaction with housing has greatly improved.

As should be expected, there are still some opportunities for improvement. For example, HOPE VI CSS staff may be able to have further impacts in the areas of health care, child care, and job placement, although the latter will depend quite a bit on the city's overall employment/unemployment context. Additionally, since their living quarters are relatively new and, thus, most of the residents are relatively new to each other, HOPE VI staff may consider working to enhance residents' sense of community as residents get more settled into The Symphony. Providing opportunities for neighbors to meet and interact with one another may be useful. However, given the challenges reported in garnering participation in other areas, staff may have to get very creative in order to see any results.

SOCIAL AND ECONOMIC INDICATORS

This section presents social and economic indicator data for the Krohn West HOPE VI neighborhood. The KW area was funded for redevelopment based upon its low socioeconomic conditions and those conditions are evident through an examination of these indicators. According to definitions to be used for the indicators and/or the data that were available, the neighborhood area definition varies; sometimes the local census tract is the defined area, in other cases the school district, the redevelopment area only, or the residents themselves. In many instances, comparable data from a larger area were collected and reported for comparative purposes.

Resident Characteristics

The HOPE VI Tracking at a Glance database contains data on demographic and other characteristics of Krohn West/Symphony residents. It should be noted, however, that a few data points are missing from the system and thus numbers do not always include 100 percent of the residents.

Demographics

Demographic information of current Krohn West/Symphony residents (ages 19-64) is displayed in Table 13. “Former KW Residents” includes all those who were relocated from the original Krohn West development and did not move back. “Symphony Residents” includes those currently living in Symphony; 43 are new residents and 11 are former KW residents who moved back following revitalization.

Table 13. Demographics of HOPE VI Krohn West Residents by Category (2013)

		Former KW Residents		Symphony Residents	
		N	%	N	%
Gender	Male	25	25%	16	30%
	Female	75	75%	38	70%
	Total	100	100%	54	99%
Race	White	92	92%	40	74%
	Black	6	6%	11	20%
	Native American/ Alaska Native	2	2%	0	0%
	Other	0	0%	3	6%
	Total	100	100%	54	100%
Ethnicity	Non-Hispanic	17	17%	16	30%
	Hispanic	81	81%	38	70%
	Undetermined	2	2%	0	0%
	Total	100	100%	54	100%
Marital Status	Married	11	11%	7	13%
	Not Married	48	50%	22	41%
	Undetermined	41	39%	25	46%
	Total	100	100%	54	100%

Source: Tracking at a Glance (TAAG)

Note. Due to rounding, totals may not equal 100%

Educational Attainment

“Original KW Residents” refers to those residents who were living at the KW site when the HOPE VI revitalization grant was received. These residents were relocated during the course of the project. “Former KW Residents” refers to those residents who were originally relocated and did not move back upon completion of the new site, while “Symphony residents” refers to those residents (some original KW residents and some new) who are currently living in the public housing units at the revitalized KW/Symphony Apartments.

Current Symphony residents appear to be the most educated of those groups included in the comparison. It should be noted, however, that since the beginning of the HOPE VI KW project education levels appear to have increased among the former KW residents who did not move back following revitalization as well, with nearly twice as many relocated KW residents (36 vs. 19) now reporting that they have received a high school diploma or GED (Table 14).

Table 14. Educational Attainment of HOPE VI KW Residents by Category (then vs. now)

		Original KW Residents* (2010)		Former KW Residents** (2013)		Symphony Residents** (2013)	
		N	%	N	%	N	%
HS Diploma/ GED	Yes	19	26%	36	36%	22	41%
	No	52	70%	43	43%	18	33%
	Missing/Unknown	3	4%	21	21%	14	26%
	Total	74	100%	100	100%	54	100%

Sources:

*HOPE VI Krohn West Initial Intake Assessment

**Tracking at a Glance (TAAG)

Note: Due to the different data sources from which these data were gathered, the total number of residents included in the data reports for 2010 vs. 2013 are somewhat different.

Employment

The percentage of KW residents employed has continuously increased over the course of the grant (Table 15). Unemployment increased during the worst of the economic downturn, as would be expected, but has now begun to decrease again among KW residents, with just over one in ten (12%) listed as unemployed. Between one-third and one-half of KW residents remain unable to work, either due to disability or to other issues such as legal status, but this is an improvement compared to the 60% of residents who were unable to work at the beginning of the grant.

Table 15. Employment Status of Krohn West/Symphony Residents

Employment Status	2009	2010	2011	2012-13
	Residents N (%)	Residents N (%)	Residents N (%)	Residents N (%)
Employed	8 (11%)	14 (16%)	32 (25%)	41 (37%)
Unemployed	22 (30%)	28 (32%)	75 (58%)	18 (16%)
Unable to Work	34 (46%)	34 (39%)	10 (8%)	36 (33%)
Unable to Work-Disability	10 (14%)	10 (11%)	8 (6%)	15 (14%)
Total	74 (100%)	88 (100%)	125 (100%)	110 (100%)

Source: Tracking at a Glance (TAAG)

Note: Includes only those residents whose job history is listed. Includes all residents, ages 19-64, tracked under the HOPE VI KW grant, including both former KW residents and current Symphony residents.

Several important barriers to employment have been identified. They include legal status, low literacy and education levels, lack of computer skills and work experience, a shortage of affordable childcare, language barriers, and transportation. Lack of a high school diploma or GED is the most salient barrier and prevents many from working as, in this time of high unemployment, more businesses are choosing to hire employees who have completed high school. CSS staff has worked to address these barriers to employment through GED classes, holding job fairs, and teaching basic computer skills. It seems that these efforts have paid off as both educational attainment and employment status of residents has improved over the past few years.

Income

As displayed in Table 16, average monthly household income is much higher among current Symphony residents than among former KW residents who did not move back following revitalization (difference = \$814.22). Average monthly assistance received is higher among Symphony residents as well, but the difference is much smaller (\$63.21).

Table 16. Average Monthly Household Income & Assistance by HOPE VI Category (2013)

	Former KW Households (n=58)	Symphony Households (n=36)
Income	\$522.47	\$1336.69
Assistance	\$234.60	\$297.81

Source: Tracking at a Glance (TAAG)

Notes. Averages include many households that reported a monthly income of \$0.00. One current Symphony household was deemed an outlier and was removed from the analysis. Monthly income reported for the household was equivalent to a yearly income of over \$100,000, in which case the residents would not qualify for public housing.

When comparing residents' current statuses to their statuses earlier in the grant period, a higher percentage of current Symphony heads of households (57%) indicated receiving

income from employment than did original KW residents (19%). Current Symphony residents also report income from employment at a higher rate than do former KW heads of households (12%) who did not move back following revitalization (Table 17). This disparity can be explained in several ways: 1) more Symphony residents have a legal status that allows them to work; 2) more than half (52%) of current Symphony residents ages 19-64 are employed, while only 13% of former KW residents in this age range report having a job; and 3) current Symphony residents may have better access to HOPE VI CSS services given their proximity to the HOPE VI offices and Education & Training Center, as well as the fact that former KW residents dispersed across the city during relocation and, per CSS staff, are harder to get involved.

Assistance from TANF is lower among current Symphony residents than among former KW residents at any point during the grant period. This may be due in part to recent policy changes that limited TANF assistance to 24 months. All KW residents, regardless of current housing location, appear to be receiving assistance from food stamps at a similar rate (approximately 6 out of 10 heads of household); although, this information is not available for comparison at earlier time periods.

Table 17. Percent of Household Heads Receiving Income from Various Sources by HOPE VI Category (then vs. now)

	Original KW Residents*		Former KW Residents**		Symphony Residents**	
	(2010)		(2013)		(2013)	
	N	%	N	%	N	%
Employment	15	19%	7	12%	21	57%
TANF	28	35%	23	40%	5	14%
SSI	14	26%	8	14%	4	11%
Social Security	4	5%	3	5%	2	5%
Food Stamps	NR	NR	35	60%	23	62%

Sources:

*HOPE VI Krohn West Initial Intake Assessment

**Tracking at a Glance (TAAG)

Note. The N listed is the number of Heads of Households in each category that indicated receiving income from that source. The percent listed is the percentage of all residents in each category that indicated receiving income from that source. Total possible N is 79 for Original KW Residents, 58 for Former KW Residents, and 37 for Symphony Residents.

Household Stability

As to household stability, the percentage of residents who were rated at low risk has substantially increased from 2009 to 2013. In addition, the percentage of residents who were considered high risk remained steady. However in 2013, 69 percent of residents did not have a risk assessment and 17 percent of residents had no indicators for risk level (Table 18).

Table 18. Household Stability Percentages

Risk Level	2009		2011		2013	
	N	%	N	%	N	%
Low Risk	2	3%	6	5%	6	11%
Moderate Risk	0	0%	0	0%	0	0%
High Risk	2	3%	5	4%	2	3%
No Indicators	59	80%	64	50%	10	18%
No Assessment	11	15%	54	42%	38	68%
Total	74	100%	129	100%	56	100%

Definition: The percent of households rated as high risk, medium risk, low risk or quarterly monitoring at baseline and follow-up as defined by the HUD HOPE VI CSS Caseload Triage and Stability Index.

Neighborhood Characteristics

Neighborhood Schools

Two public elementary schools serve students living at The Symphony: Bethune Elementary (15th Ave & Pima) and Dunbar Elementary (7th Ave & Grant). Bethune is the primary assigned school for the site; however, information on both schools is provided.

Table 19. Free/Reduced (F/R) Lunch Eligibility Rates by Year and Elementary School

Claim month	Students enrolled	F/R eligible students	Free Eligible	Reduced Eligible	Total F/R Eligible
March 2013					
Bethune	615	599	92%	5 %	97 %
Dunbar	417	392	88%	6%	94%
March 2012					
Bethune	609	580	93%	2%	95%
Dunbar	437	405	89%	4%	93%
March 2011					
Bethune	626	N/A	87%	4%	90%
Dunbar	400	N/A	83%	4%	86%
March 2010					
Bethune	590	N/A	84%	4%	87%
Dunbar	300	N/A	77%	5%	82%
March 2009					
Bethune	645	N/A	73%	9%	81%
Dunbar	349	N/A	77%	8%	86%
March 2008					
Bethune	773	N/A	73%	9%	81%
Dunbar	242	N/A	77%	8%	86%
March 2007					
Bethune	807	N/A	73%	9%	81%
Dunbar	261	N/A	77%	8%	86%

Source: Arizona Department of Education, National School Lunch Program

Note: Percentages may not add correctly due to rounding.

For all school years between 2006 and 2013, the majority of the student body at both elementary schools was eligible for the free and reduced lunch program (Table 19). At both Bethune and Dunbar between the years 2007-2009, free/reduced lunch (F/R) eligibility rates remained steady at approximately 81 percent and 86 percent, respectively. Eligibility for F/R lunch has increased since 2010, however, to the point that 97 percent of students at Bethune and 95 percent of students at Dunbar were eligible for free or reduced lunch in March 2013.

Every year the Arizona Department of Education (ADE) puts together “report cards” for each school under its jurisdiction that summarize the school’s performance over the past school year. On their most recent report cards³ published by the Arizona Department of Education, both elementary schools received an overall grade of “C” on an A-F letter grade scale, indicating average performance. At Bethune, just over 1 in 4 students (28%) passed the writing section of the spring 2013 AIMS (Arizona’s Instrument to Measure Standards) test; approximately 2 in 5 passed the math section, and nearly 3 in 5 (59%) passed reading. Additionally, Bethune did not meet the Annual Measurable Objectives for 2012, which are statewide proficiency goals set by grade and subject for all Arizona schools.

Dunbar did meet the statewide Annual Measurable Objectives for 2012. The school’s spring 2013 AIMS test results, however, were similar to Bethune’s: only 1 in 5 students passed the writing section; 2 in 5 passed the math section, and just over half (56%) passed reading.

Students at each school also took the Stanford 10 standardized test in the spring of 2013. This is a norm-referenced test that measures the performance of students against the national average. Dunbar falls at the 36th percentile nationwide for math, the 28th percentile for reading, and in the 22nd percentile for language. In all but math, which ranks the same, Bethune’s scores place the school just slightly higher in the nationwide rankings. Bethune falls at the 29th percentile for reading and at the 24 percentile for language. Thus, although these rankings are, for the most part, slight improvements over 2011 rankings, when compared across all U.S. schools, both Bethune and Dunbar rank in the bottom third in reading and in the bottom quarter in language, and are still well below average in math.

As reported in the 2012-2013 ADE reports cards, Bethune has an attendance rate of 93%, a promotion rate of 102% and a dropout rate of 0%, while Dunbar has an attendance rate of 95%, a promotion rate of 98% and a dropout rate of 4.2%.

High school students at The Symphony are zoned to attend Central High School, which is several miles north of the site between Indian School and Camelback Roads. Central High School is part of the Phoenix Union High School District and enrolls students from a much larger geographic area than do the neighborhood elementary schools. The boundaries for Central High School stretch all the way from Lower Buckeye Rd. at the south end up to Northern Ave. at the north end, and east-west from 7th St. to the I-17 freeway.

³ Bethune’s report card is available at:

<http://www10.ade.az.gov/ReportCard/SchoolSummary.aspx?id=5195&ReportLevel=1>

Dunbar’s report card is available at:

<http://www10.ade.az.gov/ReportCard/SchoolReportCard.aspx?id=5197&Year=2013&ReportLevel=1>

As of March 2013, according to the most recent Arizona Department of Education, National School Lunch Program report⁴, 2113 students were enrolled at Central. Approximately 88 percent of these students were eligible for free or reduced lunch (84% free; 4% reduced). This total is up from 61 percent in 2007 and 83 percent in 2010.

According to the most recent ADE report card⁵, Central High School is an average performing school receiving a grade of C on the A-F letter scale for 2012-2013. The school did not meet the statewide Annual Measurable Objectives for the past school year. Scores on the AIMS tests have improved quite a bit at Central HS over the past few years. Spring 2013 scores indicated 41 percent of students passing the math section, 74 percent of students passing reading, and 55 percent of student passing writing compared to 36 percent, 54 percent, and 43 percent in math, reading, and writing in 2011. On the norm-referenced test, Central HS students overall rank in the 60th percentile nationwide for math, the 50th percentile for reading, and the 37th percentile for language.

According to ADE's 2012 Four Year Grad Rate Data⁶ and 2012-2013 Dropout Rate Report⁷, Central High School has a graduation rate of approximately 74 percent and a dropout rate of more than six percent. Interestingly, graduation rates are highest and dropout rates the lowest among African-Americans, who make up approximately 11 percent of the student body, and Hispanics, who make up approximately 65 percent of the student body, at Central HS⁸.

Minority Concentration of HOPE VI Neighborhood

Census Tract 1143.02 has a high minority concentration in comparison to the City of Phoenix overall (Figure 5). Whereas 97 percent of the population living in Census tract 1143.02 is composed of racial/ethnic minority residents, the City as a whole has only a 45 percent racial/ethnic minority population. Specifically, the Black or African American population in Census Tract 1143.02 is more than seven times higher than in Phoenix overall (38.3% vs. 5.1%), and more than half of the residents in this area are Hispanic compared to only one-third of the overall City population (57% vs. 33%).

⁴ Available at: <http://www.azed.gov/health-nutrition/frpercentages/>

⁵ Available at:

<http://www10.azed.gov/ReportCard/SchoolReportCard.aspx?id=5439&Year=2013&ReportLevel=1>

⁶ Available at: <http://www.azed.gov/research-evaluation/graduation-rates/>

⁷ Available at: <http://www.azed.gov/research-evaluation/dropout-rate-study-report/>

⁸ Student body diversity data was obtained from Central High School's website:

<http://www.phoenixunion.org/Page/1010>

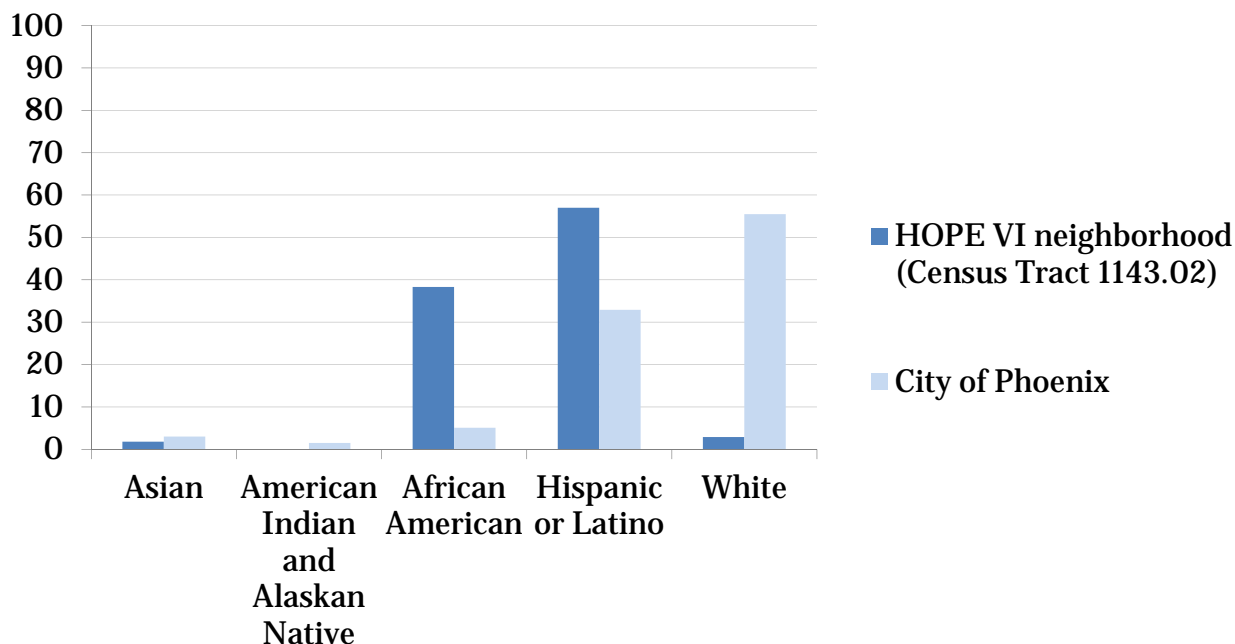


Figure 5. Percentage of Minority Residents, HOPE VI vs. City of Phoenix

Source: 2011 American Community Survey 5-Year Estimates

Neighborhood Education Levels

Phoenix overall has much higher percentages of residents who are high school graduates than does Census Tract 1143.02. However, while education levels for the entire City changed only minimally between 2000 and 2010, the percentage of high school graduates in the HOPE VI neighborhood (Census Tract 1143.02) increased considerably, from 22.7% in 2000 to 52.2% in 2006-2010, a 130% improvement (Table 20).

There are many factors that contribute to education levels in the HOPE VI neighborhood. For example, there have been two GED classes taught here, one in the daytime and one in the evening, since 2006. Additionally, Friendly House, a HOPE VI partner agency, has increased its annual GED graduation numbers from 14 persons in 2004-2005 to 114 in the 2013 class. Increases in education could also be attributed to the redeveloped area being a mixed income site, which may draw in more highly educated residents. Additional changes in resident education levels in the KW/Symphony neighborhood can be assessed once more updated data become available.

Table 20. Education Level for Census Tract 1143.02 and City of Phoenix

	Census Tract 1143.02		Phoenix – Entire City	
	2000	2006 - 2010	2000	2006-2010
Educational attainment of residents ages 25 and older:				
Less than high school graduate	77.3%	47.8%	23.4%	19.0%
High school graduate	12.6%	27.1%	22.9%	26.1%
Some college education	8.4%	15.1%	24.5%	22.8%
Associates degree	0.3%	3.0%	6.6%	7.2%
Bachelor's degree	0.3%	2.2%	15.1%	16.6%
Master's degree	0.7%	4.7%*	5.0%	8.3%*
Professional degree	0.0%		2.0%	
Doctorate degree	0.5%	Not listed	0.6%	Not listed
Percentage of high school graduates by age:				
25 to 34 years	21.8%	50.7%	71.7%	79.6%
35 to 44 years	28.5%	37.4%	78.2%	79.0%
45 to 64 years	29.6%	47.0%	81.7%	83.6%
65 years and over	4.2%	74.0%	72.1%	80.2%

Source: US Census, 2000; 2010 American Community Survey 1-Year Estimates

*2006-2010 data for Master's degree and professional degree are not separated but combined. Thus, the 4.7% and 8.3% are reflective of "Graduate or Professional degree."

Income and Poverty Rate of Neighborhood

Income in the HOPE VI neighborhood tends to be much lower than for the city as a whole. Median household income for US Census Tract 1143.02 in 2010 was \$15,822, whereas, median household income for Phoenix in the same year was \$38,166, a difference of over \$20,000 (Table 21).

Table 21. Median Household Income

	Census Tract 1143.02	Phoenix -Entire City
2000	\$11,200	\$41,207
2006-2010	\$15,822	\$38,116

Source: US Census 2000; 2006-2010 American Community Survey 5-Year Estimates

Recent estimates of family and individual federal poverty level status indicate that this status has improved over the past 10 years for Census Tract 1143.02, in which the Krohn West/Symphony development is located. While 68-70 percent of individuals and families in

this area were below the federal poverty level in 2000, by 2010 this percentage had decreased 10-15 percentage points to 56 percent (Table 22). Thus, while there remains a majority of residents in this area who are clearly impoverished, especially as compared to the rest of the City, the trends seem to be heading in a positive direction.

Table 22. Percentage of Families and Individuals below Federal Poverty Level (FPL)

	Census Tract 1143.02		Phoenix - Entire City	
	2000	2006-2010	2000	2006-2010
Families Below FPL	68.5%	55.7%	11.5%	14.7%
Individuals Below FPL	70.1%	55.8%	15.8%	19.1%

Source: US Census, 2000; 2006-2010 American Community Survey 5-Year estimates

Neighborhood Employment

Approximately 35 percent of residents ages 16 and older in Census Tract 1143.02 are employed compared to nearly 63 percent of all Phoenix residents. These rates of employment have remained stable over the past decade. However, the rates of unemployment have changed slightly in opposite directions, with unemployment decreasing somewhat in Census Tract 1143.02 and increasing somewhat for the entire city (Table 23). The fact remains, however, that employment among HOPE VI residents living at the revitalized Symphony site is higher now than it was among previous KW residents, as displayed in Table 15 (page 28).

Table 23. Employment by Census Tract and City

Population 16 years and over	Census Tract 1143.02				Phoenix - Entire City			
	2000		2006-2010		2000		2006-2010	
	N	%	N	%	N	%	N	%
Employed	622	34.9	442	34.2	611,019	62.6	675,532	62.7
Unemployed	80	4.5	38	2.9	36,278	3.7	54,254	5.0

Source: US Census 2000; 2006-2010 American Community Survey 5-Year Estimates

Note. These percentages do not include 100 percent of the total population in either of these areas.

Housing Values

The median assessed housing value for owner-occupied housing units in the year 2000 for the HOPE VI area was \$47,300; between 2006 and 2010, it had increased to approximately \$166,800. In comparison, the City of Phoenix's median assessed housing value for owner-occupied housing units was \$112,600 in the year 2000 and \$221,800 for 2006-2010 (Table 24). These figures indicate a 253 percent increase in median housing value for the HOPE VI area (Census Tract 1143.02), which is more than twice as large as the percent increase for

the City of Phoenix overall (97%). **While the specific housing value figures for 2006-2010 are probably exaggerated given that they include values assessed at the peak of the housing boom, it is still interesting to note that the increase in values was larger in the HOPE VI area than in the city as a whole.**

Table 24. Assessed Housing Values of Owner-Occupied Housing Units

Year	Area	Median Value (\$)
2000	Census Tract 1143.02	47,300
2006-2010	Census Tract 1143.02	166,800
2000	Phoenix City	112,600
2006-2010	Phoenix City	221,800

Source: US Census, 2000; 2006-2010 American Community Survey 5-Year Estimates

Housing Prices

According to a January 2011 report out of the W.P. Carey School of Business at Arizona State University⁹, home prices peaked in Phoenix in 2006 with the housing boom, and then declined 56 percent between 2006 and October 2010 with the housing bust. Prices finally began to stabilize near the end of 2010/beginning of 2011. Other recent W.P. Carey reports¹⁰ show that median sales price for single family homes in the greater Phoenix area have increased quite a bit since 2011. The trend in median sales prices for both single family homes and townhomes/condos over the past three years are displayed in Figure 6.

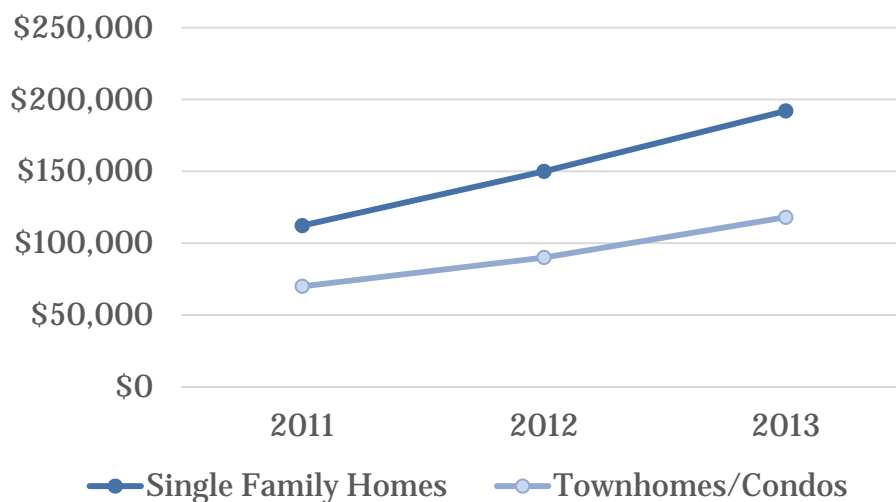


Figure 6. Median Home Sales Prices in Phoenix, 2011-2013

⁹ Report available at: http://wpcarey.asu.edu/sites/default/files/uploads/research/real-estate-research-practice/Repeat_Sales_Report-0111withGraphs.pdf

¹⁰ August 2013 report available at: <http://wpcarey.asu.edu/sites/default/files/uploads/center-real-estate-research-and-practice/full-report-201309.pdf>; August 2012 report available at: <http://wpcarey.asu.edu/sites/default/files/uploads/research/real-estate-research-practice/FullReport201209.pdf>

Additional data, published on AzCentral.com via The Information Market (the source of much of the housing data included in the W.P. Carey reports), suggests that while median housing prices in zip code 85007, in which KW/Symphony is located, have declined nearly 27 percent overall since 2008, they are indeed climbing again. The median home price in this zip code in 2012 was \$93,612 and in 2013 it is \$125,000, an increase of 33.5 percent in the past year. As this zip code contains several more affluent neighborhoods than the HOPE VI neighborhood under review, it is again more relevant to this evaluation to focus on the overall trend – a general increase in home prices in the surrounding areas – rather than focusing on the specific numbers presented.

Despite the upward trend in home pricing, the most recent W.P. Carey report (August 2013) also states:

Demand for starter homes is limited by the difficulty of qualifying for loans by first time buyers. In addition there is hardly any supply that is not already targeted by investors. It is therefore not surprising that first time home buyers are under-represented in home sales at the moment. (p. 2)

This indicates that while the housing market overall appears to be doing somewhat better, prospects for home ownership are still somewhat grim for individuals and families who have never before owned their own homes.

Housing Vacancy Rates

In 2000, there were 71 total vacant housing units in the HOPE VI area, just less than eight percent of the total housing units. By 2006-2010, which includes the housing boom and subsequent bust, this had increased by 317 percent to 296 out of 970 units, leaving nearly 31 percent of the total housing units in the area vacant (Table 25).

The City of Phoenix in 2000 had 29,929 vacant housing units (6.1%) in comparison to 465,834 total occupied housing units. Five-year estimates from 2006-2010 indicate that the number of vacant housing units increased 159 percent to 77,520 (13.1%), in comparison to the 515,701 total occupied housing units in the City (Table 26).

Table 25. Housing Occupancy and Vacancy Characteristics, Census Tract 1143.02

	2000		2006-2010	
	N	%	N	%
Total Housing units	923	100.0	970	100.0
Occupied Housing Units	852	92.3	674	69.5
Owner-occupied housing units	121	14.2	139	20.6
Renter-occupied housing units	731	85.8	535	79.4
Vacant Housing units	71	7.7	296	30.5

Source: US Census, 2000; 2006-2010 American Community Survey 5-Year Estimates

Table 26. Housing Occupancy and Vacancy Characteristics, Phoenix (Entire City)

	2000		2006-2010	
	N	%	N	%
Household Type Total Occupied	465,834	93.9	515,701	86.9
Owner-occupied housing units	282,670	60.7	307,539	59.6
Renter-occupied housing units	183,164	39.3	208,162	40.4
Vacant Housing units	29,929	6.1	77,520	13.1

Source: US Census, 2000; 2006-2010 American Community Survey 5-Year Estimate

These figures suggest that the housing bust impacted residents living in Census Tract 1143.02 much more than it impacted city residents as a whole. **It may be likely, however, that a series of policies deemed “anti-immigrant” over this time period may have affected residency in this area as well, given that the community has tended to include a high percentage of immigrant residents.** These policies include the 2007 law making it illegal for employers to knowingly hire undocumented immigrants as well as SB1070, the anti-illegal immigration law that, at the time, was considered the “broadest and strictest immigration measure in generations” (Archibald, 2010, p. 1). It is widely noted that these laws led to the departure of many immigrants in the Phoenix area and have been associated with an increase in foreclosures and housing vacancies, particularly among illegal immigrants.

Gross Rent

Median gross rent for Census Tract 1143.02 was \$304 in 2000 and \$644 between 2006 and 2010, an increase of 111 percent. Median gross rent for the City of Phoenix in 2000 was \$622 and \$847 between 2006 and 2010, a percent increase of approximately 36 percent (Table 27). This difference shows that rent in the HOPE VI area increased disproportionately to rents across the City as a whole over this time period.

Table 27. Median Gross Rent by Census Tract and City

	Median Gross Rent	
	Census 2000	2006-2010
Census Tract 1143.02	\$304	\$644
Phoenix City	\$622	\$847

Source: US Census, 2000; US Census, 2006-2010 American Community Survey 5-year Estimates

Owner-Occupied Housing Units

In 2006-2010, 21 percent of units in Census Tract 1143.02 were occupied by the owner compared to 14 percent in 2000; this is equivalent to a nearly 15 percent increase in owner-occupied housing for the HOPE VI area. The percentage of owner-occupied units in the

entire City of Phoenix remained fairly stable from 2000 (61%) to 2006-2010 (60%). However, this rate was 40-45 percentage points higher for the City than for the HOPE VI area, indicating a large disparity in home ownership between Census Tract 1143.02 and the City of Phoenix as a whole (Table 28).

Table 28. Owner-Occupied Housing Units by Census Tract and City

	2000		2006-2010	
	Census Tract 1143.02	Phoenix City	Census Tract 1143.02	Phoenix City
Owner-occupied Units	121	282,670	139	307,539
Percent of Owner-occupied Units	14%	61%	21%	60%

Source: US Census, 2000; US Census 2006-2010 American Community Survey 5-year Estimates

Home Purchase Loans

For Census Tract 1143.02, in a four-year period from 2005 to 2008, the number of purchased home loans was highest in 2007 and much lower beginning in 2008, which coincides with the housing crisis and economic downturn in Phoenix (Table 29). Despite recent recovery in the housing market, home loan purchases remain nearly obsolete in the HOPE VI neighborhood, as might have been predicted based on findings of the previously mentioned W.P. Carey Report (August 2013) regarding the difficulties in qualifying for starter homes at the lower end of the sales price spectrum.

Table 29. Home Purchase Loans and Values by Loan Type, Census Tract 1143.02*

Type of Loan	2006		2007		2008		2009		2010		2011		2012	
	N	Value	N	Value	N	Value	N	Value	N	Value	N	Value	N	Value
FHA, FSA/RHS & VA	0	0	0	0	1	186	2	273	0	0	2	144	0	0
Conventional	8	1,250	18	2,432	0	0	2	170	3	130	0	0	0	0
Refinancing	3	557	12	1,159	3	286	3	359	0	0	2	232	2	222
Home Improvement Loans	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multi-family Loans	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: Federal Financial Institutions Examination Council–Home Mortgage Disclosure Act (HMDA) Data

* Value reported in thousands of dollars.

Crime Rate

The HOPE VI Krohn West development is located in City of Phoenix Police Department beat AJ25, which is in the South Mountain Precinct between Buckeye Road and the Southern Pacific Railroad as well as between 15th Avenue and 19th Avenue (Table 30).

Table 30. Boundaries of Grids in South Mountain Precinct

Grids	North Boundary	South Boundary	East Boundary	West Boundary
AI24	Buckeye Rd	Durango St	19th Av	23rd Av
AI25	Buckeye Rd	Durango St	15th Av	19th Av
AI26	Buckeye Rd	Durango St	7th Av	15th Av
AJ24	R.R. Tracks/Buchanan St	Buckeye Rd	19th Av	23rd Av
AJ25	R.R. Tracks/Buchanan St	Buckeye Rd	15th Av	19th Av
AJ26	R.R. Tracks/Buchanan St	Buckeye Rd	7th Av	15th Av
BA24	Van Buren St	R.R. Tracks/Buchanan St	19th Av	23rd Av
BA25	Van Buren St	R.R. Tracks/Buchanan St	15th Av	19th Av
BA26	Van Buren St	R.R. Tracks/Buchanan St	7th Av	15th Av

Source: Phoenix Police Department

From pre- to post-revitalization of the HOPE VI Krohn West housing development (2007-2012), beat AJ25 experienced a 36.8% decrease in total crime (Table 31). In fact, the number of reported crimes in the HOPE VI area was lower in 2010 and 2011 than it had been in at least the six years prior. While other types of crime in beat AJ25 seem to follow an inconsistent pattern or to be back on the upswing in 2012 (e.g., violent crime), property crime was 50% lower in 2012 than in 2008 and remains relatively unchanged from 2011.

The South Mountain Precinct as a whole, of which Beat AJ25 is a part, experienced a 52.3% decrease in total crimes between 2007 and 2012 (Table 32). Crime rates for the entire precinct exhibit a more consistent downward trend than does the beat immediately surrounding the revitalized KW/Symphony Apartments (Beat AJ25). **This is a trend that the City Housing Department will want to keep an eye on in the years to come.**

The City of Phoenix as a whole appears to be on trajectory similar to the recent upswing in crime in the KW/Symphony area, at least in the certain categories. As illustrated in Table 33, violent crime in Phoenix decreased from 2007 to 2010/2011 and then increased again last year. Nonetheless, the area adjacent to KW/Symphony has been identified as a moderate “hotspot” for violent crime based on 2012 data (Figure 7), which is a cause for mild concern.

Table 31. Number of Crimes Committed by Type of Crime, Beat AJ25

Year of Report	2007	2008	2009	2010	2011	2012
Homicide	1	1	0	1	2	1
Sexual Assault	0	2	0	1	0	2
Robbery	13	14	10	6	5	7
Aggravated Assault	21	15	11	12	11	23
Violent Crime Total*	35	32	21	20	18	33
Burglary	60	70	27	8	10	14
Theft	40	37	37	32	55	42
Auto Theft	41	40	18	5	4	12
Arson	0	1	1	0	0	2
Property Crime Total**	141	148	83	45	69	70
Drug Crime	49	18	34	13	26	39
Total Crimes***	225	198	138	78	113	142

Source: Phoenix Police Department, Planning and Research Bureau. Crime Statistics

*Violent Crime Total includes homicide, sexual assault (rape), aggravated assault and robbery.

**Property Crime Total includes burglary, theft, auto theft and arson.

***Total Crimes include Violent Crime Total, Property Crime Total and drug crimes.

Table 32. Number of Crimes Committed by Type of Crime, South Mountain Precinct

Type of Crime	2007	2008	2009	2010	2011	2012
Homicide	74	45	28	29	20	16
Sexual Assault	129	130	120	70	81	69
Robbery	781	783	569	461	460	415
Aggravated Assault	1,032	1,111	874	650	594	814
Violent Crime Total*	2,016	2,069	1,591	1,210	1,115	1,314
Burglary	6,736	6,640	5,232	2,106	2,530	2,200
Theft	4,915	6,109	3,942	4,954	5,233	4,377
Auto Theft	4,856	3,818	2,220	1,118	967	904
Arson	60	48	45	68	49	53
Property Crime Total**	16,567	16,615	11,437	8,264	8,779	7,534
Drug Crime	2,369	2,090	2,161	1,436	1,196	1,144
Total Crimes***	20,952	20,773	15,193	10,892	11,130	9,992

Source: Phoenix Police Department, Planning and Research Bureau. Crime Statistics

*Violent Crime Total includes homicide, sexual assault, aggravated assault and robbery.

**Property Crime Total includes burglary, theft, auto theft and arson.

***Total Crimes include Violent Crime Total, Property Crime Total and drug crimes.

Table 33. Number of Crimes Committed by Type of Crime, City of Phoenix

Year of Report	2007	2008	2009	2010	2011	2012
Homicide	244	196	139	116	120	127
Sexual Assault	772	745	802	522	559	556
Robbery	4,601	4,568	3,512	3,250	3,324	3,516
Aggravated Assault	5,510	5,351	4,827	4,113	4,090	5,263
Violent Crime Total*	11,127	10,864	9,282	8,001	8,093	9,462
Burglary	38,660	36,724	30,526	15,626	18,666	17,912
Theft	31,210	33,477	27,715	38,012	38,258	35,678
Auto Theft	26,383	19,406	12,630	7,777	7,555	7,187
Arson	195	199	205	320	273	306
Property Crime Total**	96,903	89,806	71,074	61,735	64,752	61,083
Drug Crime	9,932	9,145	9,679	7,692	7,666	7,481
Total Crimes***	117,962	109,811	90,036	77,428	80,511	78,026

Source: Phoenix Police Department, Planning and Research Bureau. Crime Statistics

*Violent Crime Total includes homicide, sexual assault, aggravated assault and robbery.

**Property Crime Total includes burglary, theft, auto theft and arson.

***Total Crimes include Violent Crime Total, Property Crime Total and drug crimes.

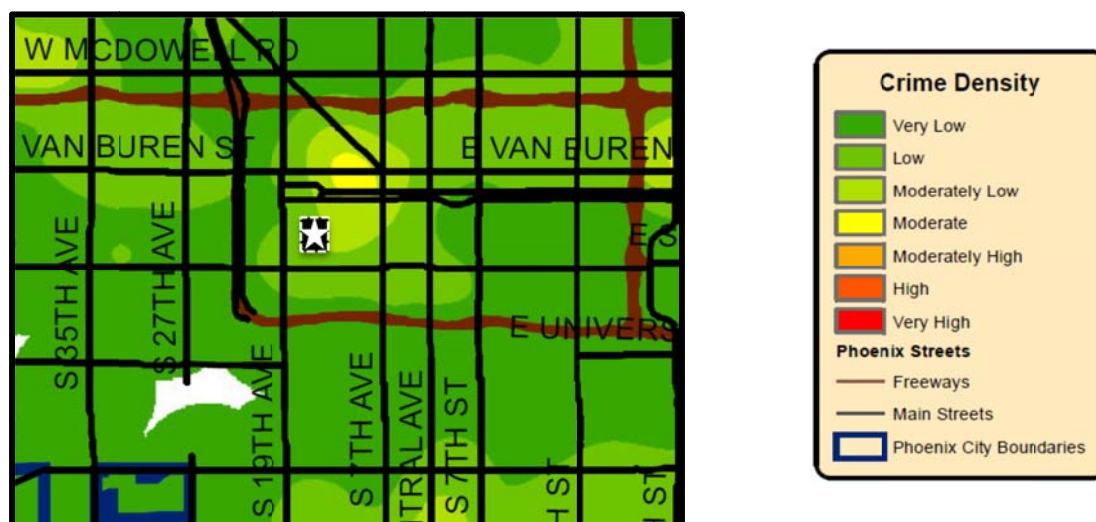


Figure 7. 2012 Yearly UCR Violent Crime Hotspot Map

PROJECT SUMMARY & HIGHLIGHTS

There have clearly been improvements in the HOPE VI Krohn West/Symphony neighborhood over the past five years. Residents' quality of life and housing satisfaction has improved as well. Highlights from the overall evaluation of the HOPE VI Krohn West Revitalization Grant include:

- HUD-recommended CSS indicator numbers trend upward over the course of the grant and continue to show improvements in indicators of self-sufficiency following revitalization, which suggests that the overall purpose of the HOPE VI Krohn West revitalization grant has been fulfilled.
- Current housing satisfaction rates are nearly 33% higher among current Symphony residents (89%) than among original KW residents who decided not to move back (67%). As a whole, current Symphony residents have higher rates of housing satisfaction than original KW residents did pre-revitalization, while former KW residents who currently live somewhere other than The Symphony are even less satisfied with their current housing than they were before.
- Employment among KW residents has continuously increased over the course of the grant.
- Education levels among the KW residents who were relocated at the beginning of the HOPE VI KW grant have increased since the project began.
- Total crime in the KW/Symphony area decreased over the grant period (2008-2012).
- There were no city code violations at The Symphony for 2012.
- Residents' perceptions of safety have increased while perceptions of other neighborhood problems (e.g., gangs, graffiti, etc.) have decreased.
- The City of Phoenix was recently awarded an endowment which should enhance the services they are able to provide and, in turn, the numbers of enrollments and program completions

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