



Neighborhood Stabilization Initiative (NSI)

NSI Market Areas

- Akron, OH
- Albany-Schenectady-Troy, NY
- Atlanta-Sandy Springs-Roswell, GA
- Baltimore-Columbia-Towson, MD
- Birmingham-Hoover, AL
- Chicago-Naperville-Elgin, IL
- Cincinnati, OH-KY-IN
- Cleveland-Elyria, OH
- Columbus, OH
- Dayton, OH
- Detroit-Warren-Dearborn, MI
- Flint, MI
- Indianapolis-Carmel-Anderson, IN
- Jacksonville, FL
- Kansas City, MO-KS
- Louisville/Jefferson County, KY-IN
- Miami-Fort Lauderdale-West Palm Beach, FL
- Milwaukee-Waukesha-West Allis, WI
- New York-Newark-Jersey City, NY-NJ-PA
- Orlando-Kissimmee-Sanford, FL
- Palm Bay-Melbourne-Titusville, FL
- Philadelphia-Camden-Wilmington, PA-NJ-DE
- Pittsburgh, PA
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- Tampa-St. Petersburg-Clearwater, FL
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NSI operates in 28 strategic markets that continue to have large concentrations of distressed and low-value REO inventory. The program, initially piloted in Detroit, MI, and Cook County, IL, was expanded to 16 additional markets in December 2015 and to 10 new markets in December 2017.

Program Goals

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Program Elements

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Program Outcomes

- More than 3,300 properties transferred to-date
- Over \$72.7 million in cost savings transferred to community buyers
- Average Fair Market Value of transferred properties is \$85,598
- 55% of NSI properties acquired fall into a minority census tract
- 45% of NSI properties acquired fall into a census tract at or below 80% of Area Median Income (AMI).

The National Community Stabilization Trust (NCST) is a non-profit organization that works to restore vacant and abandoned properties to productive use and protect neighborhoods from blight. NCST programs facilitate the rehabilitation of vacant but structurally sound homes, enable safe, targeted demolition when necessary, and support creative and productive re-use of vacant land.

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