

# Impacts of Foreclosure on Single Family Residential Landscapes

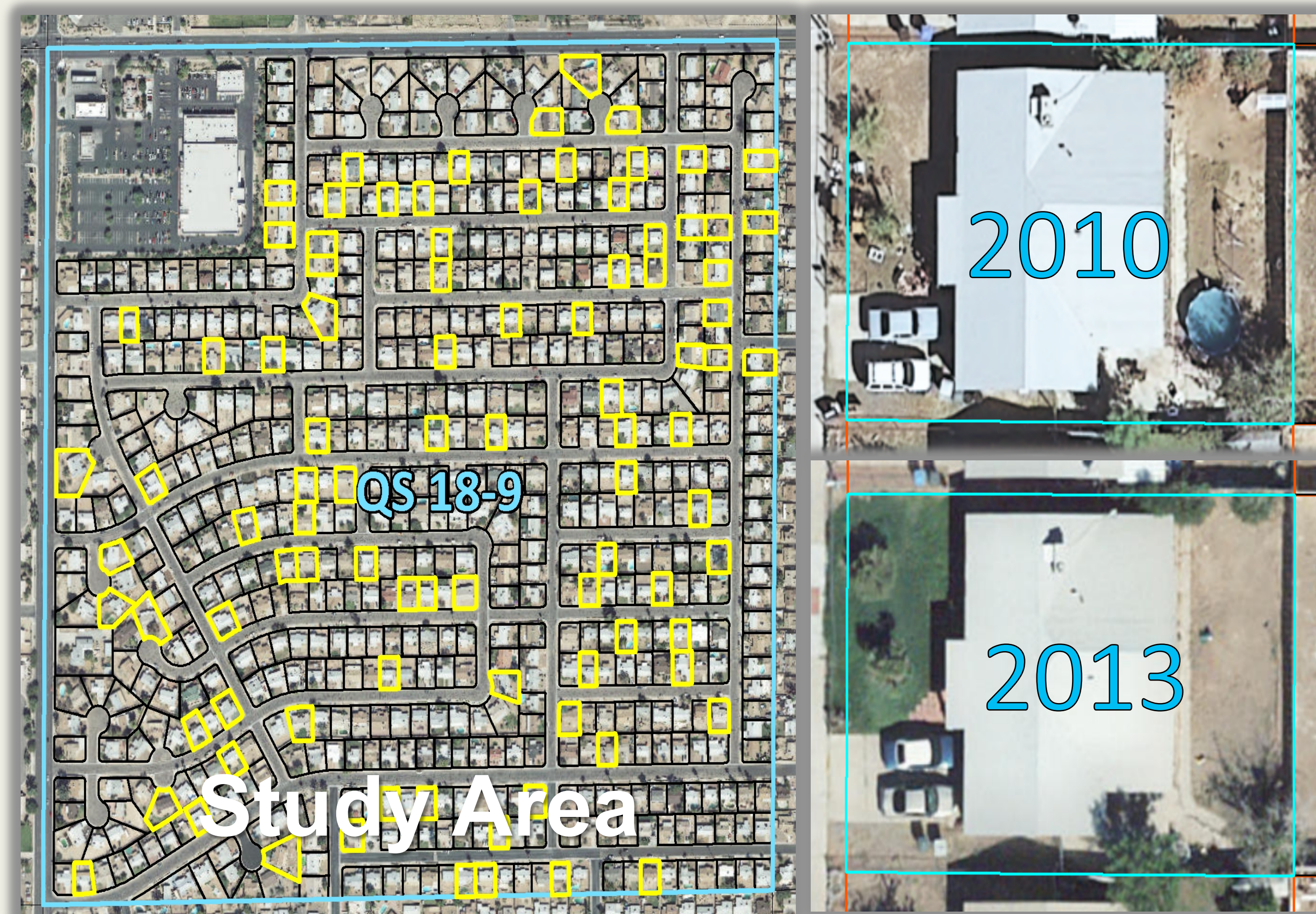


Ryan Stephenson, DCDC ISPI

B. L.. Turner II, Program Mentor Darren Sversvold, City Supervisor

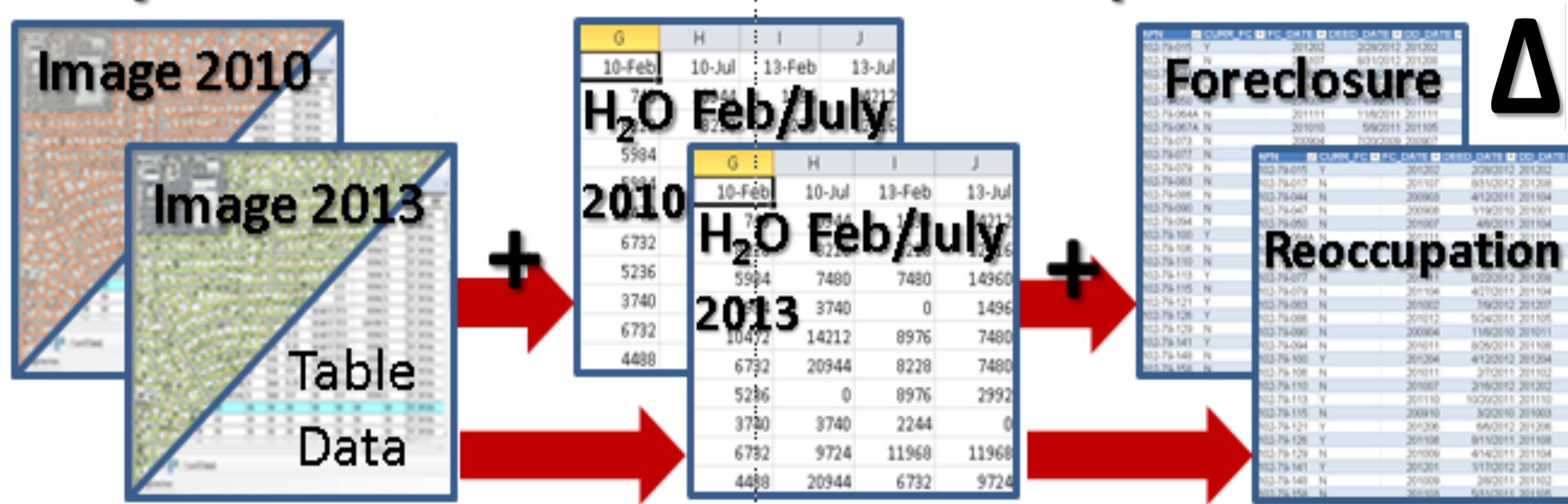
## Has the foreclosure crisis left a legacy for landscape characteristics and water consumption?

Specifically, how is the impact of foreclosures on vegetative cover, pools, and associated water consumption influenced by reoccupation of those homes for Maryvale during 2010-2013? This study examines change in vegetative coverage, pools, and associated water consumption for foreclosed homes after they have been reoccupied.



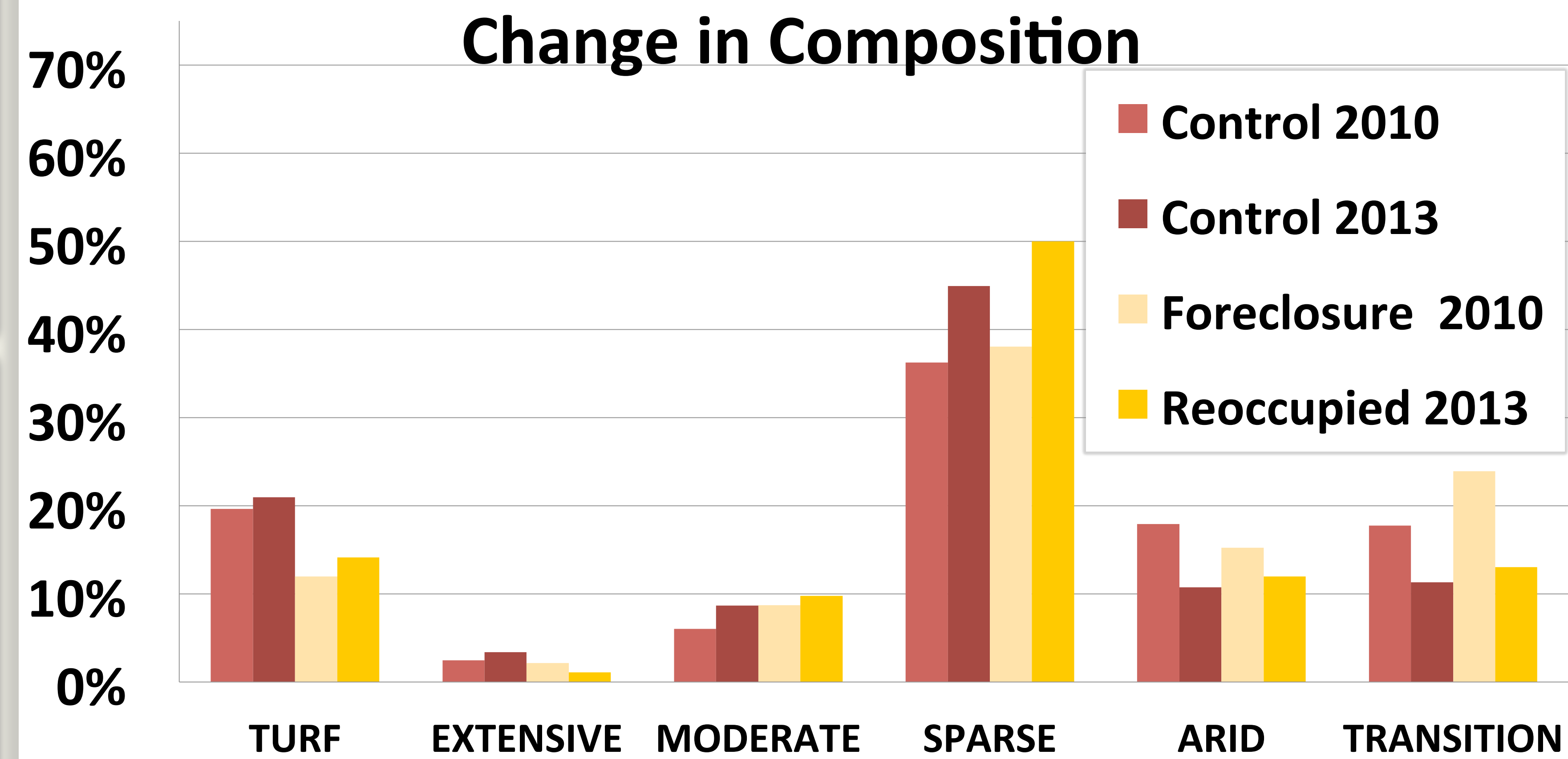
□ Test □ Control

### City of Phoenix Water Services Department GIS



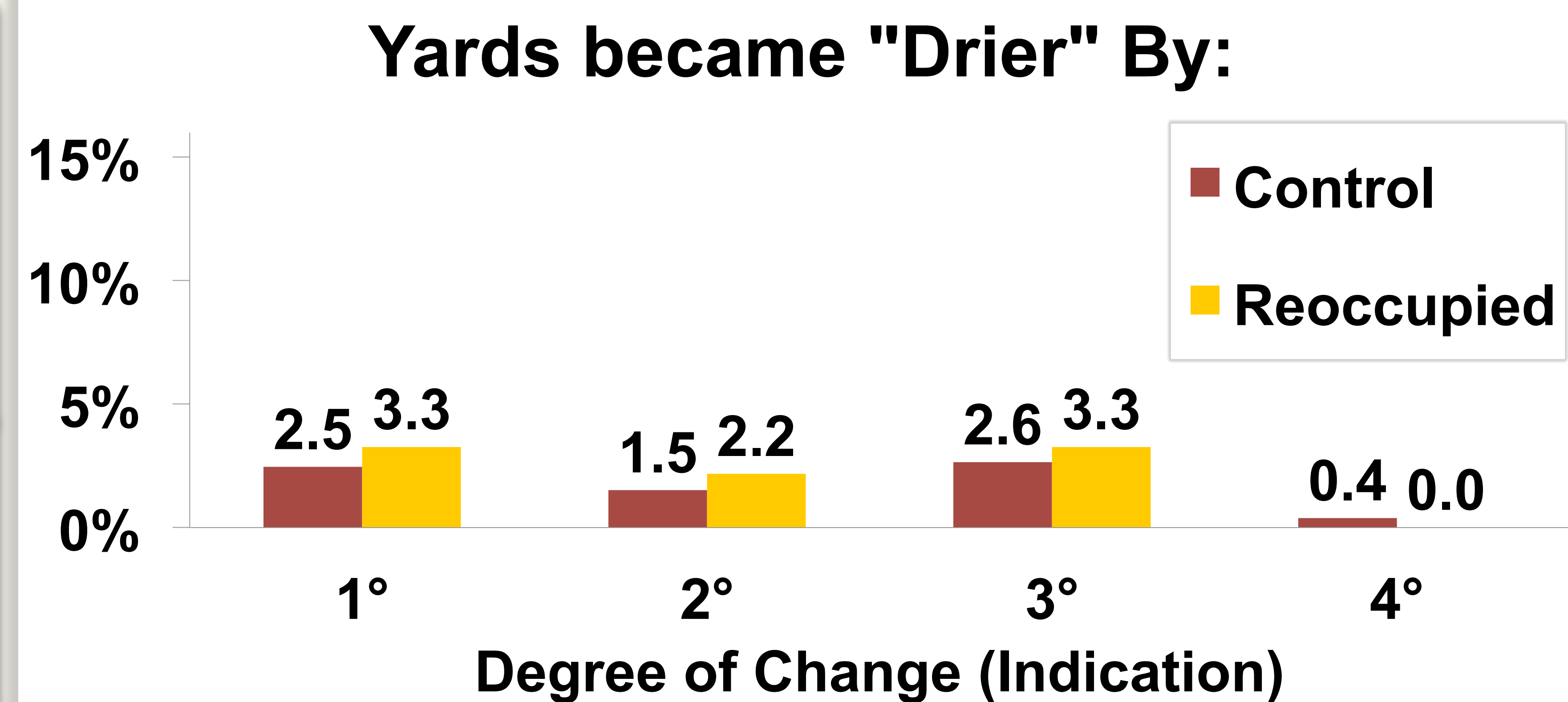
### Maryvale QS 18-9

Image data were coded/collected from City of Phoenix Water Services Department's GIS for 2010 and 2013. Comparisons are made for vegetative coverage and pools at 622 homes of which 92 were foreclosed.

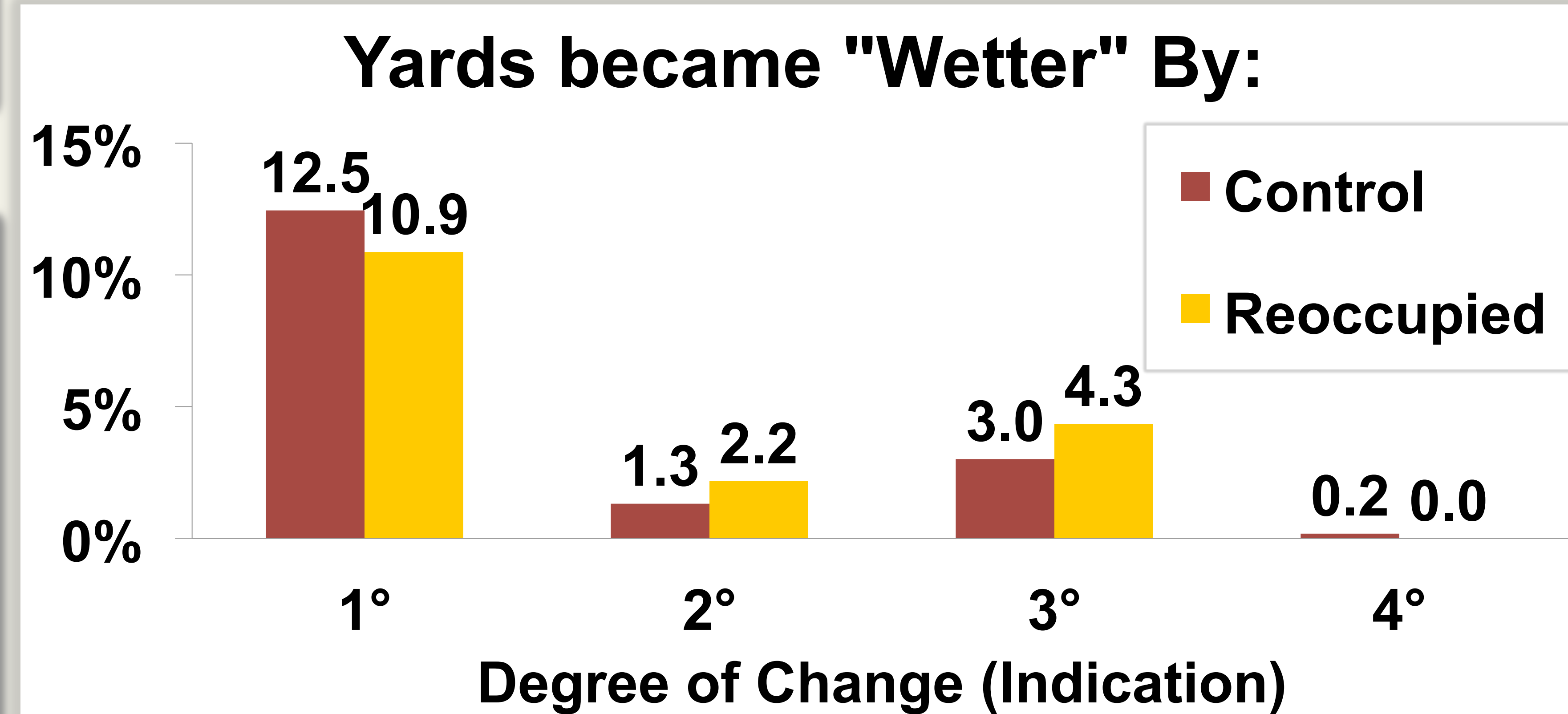


## Both the control and the test showed shifts in yards from drier to wetter landscapes as foreclosed homes are reoccupied.

- The control increased in all yard types with vegetation, while decreasing in arid and unmaintained yard types.
- Reoccupied homes exhibited the same change with the exception of yards type "Extensive", which decreased with arid and unmaintained yard types.
- Homes that increased water consumption, increased by 1.5 M Gal, and the homes that decreased water consumption, decreased by 6 M Gal.



Planners are asking whether the changes in landscape vegetation in areas like these are part of a larger trend in normalizing landscape practices, OR if changes are due to homeowners devaluing their yards.



### Future Research

This research studied homes after the point of foreclosure. It would be useful to examine older data to compare yards at foreclosure and reoccupation to yards prior foreclosure, and see which date amongst these has drier/wetter landscapes, and higher or lower water consumption. It would also be useful to survey and compare this quarter section to others in the Maryvale area. Homes in this quarter section were built around 1980, but some other areas were built in the '50s and '60s, giving homeowners the opportunity to build more home equity and the likelihood of being able to withstand such a crisis.

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Homes	Group	Δ Summer Water Consumption
55.47%	Control	Decrease
44.53%	Control	Increase
100%	Foreclosures	Increase