

Action Plan

Grantee: Chandler, AZ

Grant: B-08-MN-04-0502

LOCCS Authorized Amount:	\$ 2,415,100.00
Grant Award Amount:	\$ 2,415,100.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 633,612.04
Total Budget:	\$ 3,048,712.04

Funding Sources

Funding Source	Funding Type
Neighborhood Stabilization Program	Other Federal Funds

Narratives

Areas of Greatest Need:

The HUD Estimated Foreclosure Abandonment Risk Score (Risk Score) measures the estimated risk of home foreclosure and abandonment for every Census Tract in the State. This score is scaled from 0 to 10, with 10 being the highest or greatest risk. The Risk Scores were developed by HUD to assist grantees in targeting the areas of greatest need within their jurisdictions. Utilizing the HUD provided dataset, Chandler identified the zip code 85225 as having the most significant risk of foreclosure. This strategy will focus on eligible Census Tracts within the 85225 zip code that HUD has identified as having the highest risk for foreclosures. These Census Tracts include 422209, 523003, 523002, 523104, 422304, 522901, 522902, 523102 and 522729.

Distribution and Uses of Funds:

June 2012: Funds have been reallocated from Administration and Planning Costs to activities and projects in Eligible Use B, increasing down payment assistance and funds for acquisition, rehabilitation, resale activities. In addition, a separate activity has been established for Newtown's Housing Counseling Program. All funds remain obligated and none of the changes require public comment or a substantial amendment process.

After analyzing foreclosure trends and code complaints, staff proposes targeting the 85225 zip code for programs using the NSP funds with the following NSP strategies:

1. Development of a Chandler Community Land Trust (CCLT). The amount of \$1,468,500 will be used to purchase, rehabilitate and sell up to 15 formerly vacant, foreclosed single-family homes to income-qualified residents. Under this program the participants will purchase only the structure, the home, and not the land. The land will remain in possession of the Land Trust and leased to the homeowner until they sell the home. When the homeowner chooses to sell the home, the lease is terminated and any appreciation in the home's value will be split between the homeowner and the Land Trust. This system will reduce the purchase costs for the participant while sharing equity and ensuring that the home will remain permanently affordable as part of the Land Trust. The families that are envisioned for these properties are between 81% and 120% of area media income (AMI), or approximately \$53,300 to \$79,900 annually for a family of four. Qualifying to purchase only the house also greatly reduces the amount of the mortgage for which these families would have to apply.
2. Creation of permanent affordable rental housing. Approximately \$655,100 will be used to purchase and rehabilitate up to six vacant, foreclosed multifamily properties and rent them to income-qualified families. This is unlike the Section 8 program in that no voucher will be required. The families will be selected, evaluated and monitored by the partnering non-profit for their suitability for the program. The partnering non-profit will assume responsibility for the on-going maintenance of the properties after acquisition.
3. Down Payment Assistance. Approximately \$54,500 will be used to assist qualified potential homebuyers with down payment assistance. These funds will be distributed to residents purchasing a house through the Land Trust to make the Land Trust component even more affordable. The downpayment assistance will be secured with a ten-year forgivable lien on the purchased property. The partnering non-profit will qualify, educate and monitor the new homeowners. Within the 85225 zip code, these



three strategies will be targeted to Census Tracts identified by HUD as most at risk for foreclosure.

4. Administrative support – No more than \$91,800 can be used for staff support of any of the programs initiated through the NSP. This can include the staff support provided by the City and the City's non-profit partners in these programs.

January 2013: A new activity was created for the Land Trust properties that were purchased by low-income homebuyers. This activity is set up under the LH25 National Objective and will reflect progress toward the 25% set aside. One homebuyer meets the low-income criteria, and the cost of the property was \$95,333. The Chandler Land Trust activity budget was reduced by that amount and the new Chandler Land Trust Under 50% AMI activity budget was set at that amount. Additionally, \$5,358.37 was re-allocated from the DPA09 project to Administration, increasing the Administration budget to \$97,658.37 and reducing the DPA09 budget to \$48,641.63.

In January, 2013, ARM of Save the Family remitted \$65,500 in disallowed administrative expense for the Permanent Rental Housing activity. ARM subsequently performed additional rehabilitation to their NSP1 units. However, \$22,897.39 in funds remained after all ARM bills were submitted. Consequently, in March, 2013, the City is reallocating these funds to the Administration budget, increasing that budget to \$120,555.76 and decreasing the Permanent Rental Housing budget to \$632,202.61.

In April 2013 the estimated amount of program income was reduced by \$366,387.96 to the actual amount received, \$633,612.04. This resulted in a budgeted amount of \$2,150,579.04 for the CLT09 activity, and a total grant budget of \$3,048,712.04.

In May 2013, another property was moved from the Chandler Land Trust activity to the CLT Under 50% activity for a second homebuyer who meets the low-income criteria. The cost of the property was \$94,417.49, and the CLT09 budget was reduced and the CLT09-LM budget was increased by that amount.

In February, 2014, in preparation for closeout, allocation and expenditures in the amount of \$1,400, spent in the Land Bank Acquisition activity for appraisals on properties that were not acquired, were moved from that activity to Administration, since they did not meet a national objective. The Land Bank activity and project were then cancelled. The Administration budget was increased to \$121,955.76.

Definitions and Descriptions:

Definition of Blighted Structure: Chapter 30 of the Chandler City Code defines blight as: Blight or blighted. Unsightly conditions including [including - not limited to] accumulation of debris; fences characterized by holes, breaks, rot, crumbling, cracking, peeling or rusting; landscaping that is dead, characterized by uncontrolled growth or lack of maintenance, or is damaged; any other similar conditions of disrepair and deterioration; and the exterior visible use or display of tarps, plastic sheeting, or other similar materials as flexible or inflexible screening, fencing or wall covering upon a residential lot; regardless of the condition of other properties in the neighborhood.

Deteriorated or deterioration. A lowering in quality of the condition or appearance of a building, structure or premises, characterized by holes, breaks, rot, crumbling, cracking, peeling, rusting or any other evidence of physical decay, neglect, damage or lack of maintenance.

Definition of "affordable rents." Affordable rents will be defined according to HOME affordable rent requirements in conjunction with Section 8 rules and regulations.

The City has adopted the International Building Codes and other related codes and ordinances. As a member of the Maricopa HOME Consortium, the City of Chandler adopted the Consortium's Housing Rehabilitation Standards. As with our current housing rehabilitation programs, structures acquired and rehabilitated as part of the Neighborhood Stabilization Program will meet or exceed the minimum standards called for by these codes.

Low Income Targeting:

While 25% of our grant amount set aside for low-income housing activities (under 50% AMI) is \$603,775, we have actually awarded \$655,100 to the Affordable Rental Movement. This is \$50,000 more than originally budgeted (\$605,100) as a result of a reallocation of NSP funds when the Downpayment Assistance activity was reduced from \$100,000 to \$50,000 as a result of a revised analysis of demand. The \$655,100 will be used to purchase and rehabilitate up to six vacant, foreclosed multifamily properties and rent them to income-qualified families. This is unlike the Section 8 program in that no voucher will be required. The families will be selected, evaluated and monitored by the partnering non-profit for their suitability for the program. The partnering non-profit will assume responsibility for the on-going maintenance of the properties after acquisition.

Additionally, an activity was set up for properties acquired under the Community Land Trust project for low-income homebuyers. Two properties are included in this activity for the amount of \$189,750.49.

Acquisition and Relocation:

Acquisition of approximately 15 single family homes will be acquired through our Community Land Trust Program and an additional 6 homes will be acquired through our Permanent Rental Housing program. No relocations will be performed through these activities.

Public Comment:

In addition to the standard published comment period, a public hearing was held at the February 12, 2009 City of Chandler Council Meeting. No comments were made during the public comment period or at the public hearing.

On March 20, 2010 the City of Chandler published our Amendment I to the Substantial Amendment for a 15-day comment period. No comments were made during the public comment period.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
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09ACQ	Land Bank Acquisition - Cancelled	09ACQ	Land Bank - Acquisition - Cancelled
09Admin	Administration and Planning Costs	09Admin	Administration
09PRH	Acquisition/Purchase and	09PRH	Permanent Rental Housing
9999	Restricted Balance		<i>No activities in this project</i>
DPA09	Acquisition/Purchase and	09DPA	Down-payment Assistance program
LT09	Acquisition/Purchase and	CLT09	Community Land Trust
		CLT09-LM	Community Land Trust Under 50% AMI



Activities

Project # / Title: 09ACQ / Land Bank Acquisition - Cancelled

Grantee Activity Number: 09ACQ
Activity Title: Land Bank - Acquisition - Cancelled

Activity Type: Acquisition - general	Activity Status: Completed
Project Number: 09ACQ	Project Title: Land Bank Acquisition - Cancelled
Projected Start Date: 03/12/2009	Projected End Date: 03/12/2013
Project Draw Block by HUD: Not Blocked	Project Draw Block Date by HUD:
Activity Draw Block by HUD: Not Blocked	Activity Draw Block Date by HUD:
Block Drawdown By Grantee: Not Blocked	
National Objective: LMMI: Low, Moderate and Middle Income National Objective for NSP Only	Total Budget: \$ 0.00
Environmental Assessment: COMPLETED	Other Funds: \$ 0.00
Benefit Report Type: Area Benefit (Census)	Total Funds: \$ 0.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons	20	20		100.00
Proposed Accomplishments				
# of Parcels acquired voluntarily	1			
# of Properties	1			

LMI%:	
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Activity is being carried out by Grantee: Yes	Activity is being carried out through: Grantee Employees and Contractors
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Organization carrying out Activity:
City of Chandler2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Chandler2	Local Government	\$ 0.00

Location Description:

Activity Description:

Funds were utilized to conduct appraisals of potential properties to be acquired. Property acquisition did not proceed post-appraisal. In February, 2014, in preparation for closeout, allocation and expenditures in the amount of \$1,400, spent in the Land Bank Acquisition activity for appraisals on properties that were not acquired, were moved from that activity to Administration, since they did not meet a national objective. The Land Bank activity and project were then cancelled.

Project # / Title: 09Admin / Administration and Planning Costs

Grantee Activity Number: 09Admin
Activity Title: Administration

Activity Type:

Administration

Project Number:

09Admin

Projected Start Date:

03/30/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

Administration and Planning Costs

Projected End Date:

03/12/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 121,955.76

Other Funds \$ 0.00

Total Funds \$ 121,955.76



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Chandler1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Chandler1	Unknown	\$ 121,955.76

Location Description:**Activity Description:**

No more than \$91,800 can be used for staff support of any of the programs initiated through the NSP. This can include the staff support provided by the City and the City's non-profit partners in these programs.

In November, 2012, \$5,358.37 was re-allocated from the DPA09 project to Administration, increasing the budget to \$97,658.37. In January, 2013, ARM remitted \$65,500 in disallowed administrative expense for the Permanent Rental Housing activity. ARM subsequently performed additional rehabilitation to their NSP1 units. However, \$22,897.39 in funds remained after all ARM bills were submitted. Consequently, in March, 2013, the City is reallocating these funds to the Administration budget, increasing the budget to \$120,555.76.

In February, 2014, in preparation for closeout, allocation and expenditures in the amount of \$1,400, spent in the Land Bank Acquisition activity for appraisals on properties that were not acquired, were moved from that activity to Administration, since they did not meet a national objective. The Land Bank activity and project were then cancelled. The Administration budget was increased to \$121,955.76.

Project # / Title: 09PRH / Acquisition/Purchase and Rehabilitation**Grantee Activity Number: 09PRH****Activity Title: Permanent Rental Housing****Activity Type:**

Rehabilitation/reconstruction of residential structures

Project Number:

09PRH

Projected Start Date:

06/30/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Activity Status:

Completed

Project Title:

Acquisition/Purchase and Rehabilitation

Projected End Date:

03/12/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget:

\$ 632,202.61

Other Funds

\$ 0.00

Total Funds

\$ 632,202.61

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	6	6		100.00
# of Households	6	6		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	6
# of Housing Units	6
# of Properties	6

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

ARM of Save the Family

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
ARM of Save the Family	For Profit	\$ 632,202.61
City of Chandler1	Unknown	\$ 0.00

Funding Source Name

Neighborhood Stabilization Program	Matching Funds	Funding Amount
	No	\$ 0.00

Location Description:

HUDs Estimated Foreclosure Abandonment Risk Score (Risk Score) measures the estimated risk of home foreclosure and abandonment for every Census Tract in the State. This score is scaled from 0 to 10, with 10 being the highest or greatest risk. The Risk Scores were developed by HUD to assist grantees in targeting the areas of greatest need within their jurisdictions. Utilizing the HUD provided dataset, Chandler identified the zip code 85225 as having the most significant risk of foreclosure. This strategy will focus on eligible Census Tract within the 85225 zip code that HUD has identified as having the highest risk for foreclosures. These Census Tracts include 422209, 523003, 523002, 523104, 422304, 522901, 522902, 523102 and 522729.

Activity Description:

Approximately \$655,100 will be used to purchase and rehabilitate up to six vacant, foreclosed single family attached properties and rent them to income-qualified families. This is unlike the Section 8 program in that no voucher will be required. The families will be selected, evaluated and monitored by the partnering non-profit for their suitability for the program. The partnering non-profit will assume responsibility for the on-going maintenance of the properties after acquisition.



In January, 2013, ARM remitted \$65,500 in disallowed administrative expense. ARM subsequently performed additional rehabilitation to their NSP1 units. However, \$22,897.39 in funds remained after all ARM bills were submitted. Consequently, in March, 2013, the City is reallocating these funds to the Administration budget, decreasing the Permanent Rental Housing budget to \$632,202.61.

Project # / Title: DPA09 / Acquisition/Purchase and Rehabilitation

Grantee Activity Number: 09DPA
Activity Title: Down-payment Assistance program

Activity Type:
 Homeownership Assistance to low- and moderate-income

Project Number:
 DPA09

Projected Start Date:
 07/01/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:
 EXEMPT

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition/Purchase and Rehabilitation

Projected End Date:
 03/12/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 48,641.63
Other Funds: \$ 0.00
Total Funds: \$ 48,641.63

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	5		5	100.00
# of Households	5		5	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	5
# of Housing Units	5



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Newtown Community Development Corp.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Chandler1	Unknown	\$ 0.00
Newtown Community Development Corp.	Non-Profit	\$ 48,641.63

Location Description:

HUDs Estimated Foreclosure Abandonment Risk Score (Risk Score) measures the estimated risk of home foreclosure and abandonment risk for every Census Tract in the State. This score is scaled from 0 to 10, with 10 being the highest or greatest risk. The Risk Scores were developed by HUD to assist grantees in targeting the areas of greatest need within their jurisdictions. Utilizing the HUD provided dataset, Chandler identified the zip code 85225 as having the most significant risk of foreclosure. This strategy will focus on eligible Census Tracts within the 85225 zip code that HUD has identified as having the highest risk for foreclosures. These Census Tracts include 422209, 523003, 523002, 523104, 422304, 522901, 522902, 523102 and 522729.

Activity Description:

Approximately \$54,500 will be used to assist qualified potential homebuyers with down payment assistance. These funds will be distributed to residents purchasing a house through the Land Trust to make the Land Trust component even more affordable. The downpayment assistance will be secured with a ten-year forgivable lien on the purchased property. The partnering non-profit will qualify, educate and monitor the new homeowners. The individuals receiving down payment assistance are captured in the Land Trust activity. In November, 2012, \$5,358.37 was re-allocated from this activity to Administration, reducing the budget for this activity to \$48,641.63.

Project # / Title: LT09 / Acquisition/Purchase and Rehabilitation

Grantee Activity Number: CLT09
Activity Title: Community Land Trust

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
LT09

Projected Start Date:
04/30/2009

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:

Activity Status:
Completed
Project Title:
Acquisition/Purchase and Rehabilitation
Projected End Date:
03/12/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Total Budget: \$ 2,056,161.55

Other Funds \$ 0.00

Total Funds \$ 2,056,161.55

Program Income Account:

Land Trust

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
17	2	10	70.59

of Households

17	2	10	70.59
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Proposed Accomplishments

of Singlefamily Units

Total

17

of Housing Units

17

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Newtown Community Development Corp.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Chandler1

Organization Type

Unknown

Proposed

\$ 0.00

Newtown Community Development Corp.

Non-Profit

\$

Funding Source Name

Neighborhood Stabilization Program

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:

HUDs Estimated Foreclosure Abandonment Risk Score (Risk Score) measures the estimated risk of home foreclosure and abandonment risk for every Census Tract in the State. This score is scaled from 0 to 10, with 10 being the highest or greatest risk. The Risk Scores were developed by HUD to assist grantees in targeting the areas of greatest need within their jurisdictions. Utilizing the HUD provided dataset, Chandler identified the zip code 85225 as having the most significant risk of foreclosure. This strategy will focus on eligible Census Tracts within the 85225 zip code that HUD has identified as having the highest risk for foreclosures. These Census Tracts include 422209, 523003, 523002, 523104, 422304, 522901, 522902, 523102 and 522729.

Activity Description:

The amount of \$2,612,300 will be used to purchase and sell up to 17 formerly vacant, foreclosed single-family homes to income-qualified residents. This amount includes \$1,582,300 in NSP1 funds for acquisition, \$30,000 for housing counseling, and the balance is estimated Program Income. Under this program the participants will purchase only the structure, the home, and not the land. The land will remain in possession of the Land Trust and leased to the homeowners until they sell the home. When the homeowner chooses to sell the home, the lease is



terminated and any appreciation in the home's value will be split between the homeowner and the Land Trust. This system will reduce the purchase costs for the participant while sharing equity and ensuring the home will remain permanently affordable as a part of the Land Trust. The families that are envisioned for these properties are between 81% and 120% of area media income (AMI), or approximately \$53,300 to \$79,900 annually for a family of four. Qualifying to purchase only the house greatly reduces the amount of the mortgage for which these families would have to apply. The Land Trust is managed by Newtown Community Development Corp. As a result of HUD direction, we created a separate subrecipient agreement with Newtown for housing counseling and one for Newtown's developer activities.

In January 2013 a new activity was created for the Land Trust properties that were purchased by low-income homebuyers. This activity is set up under the LH25 National Objective and will reflect progress toward the 25% set aside. One homebuyer meets the low-income criteria, and the cost of the property was \$95,333. The Chandler Land Trust activity budget was reduced by that amount and the new activity budget was set at that amount.

In April 2013 the budget for this activity was reduced by \$366,367.96 to reflect the actual amount of program income. The revised budget is \$2,150,579.04.

In May, 2013 another property was moved from the Chandler Land Trust activity (CLT09) to the Chandler Land Trust Under 50% activity (CLT09-LM) for a second homebuyer who meets the low-income criteria. The cost of the property was \$94,417.49, and the CLT09 budget was reduced and the CLT09-LM budget was increased by that amount.

Grantee Activity Number: CLT09-LM
Activity Title: Community Land Trust Under 50% AMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

LT09

Projected Start Date:

04/30/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Acquisition/Purchase and Rehabilitation

Projected End Date:

03/12/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 189,750.49

Other Funds: \$ 0.00

Total Funds: \$ 189,750.49

Program Income Account:

Land Trust Under 50% AMI

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1			0.00
1			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Newtown Community Development Corp.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Newtown Community Development Corp.

Organization Type

Non-Profit

Proposed

\$ 189,750.49

Funding Source Name

Neighborhood Stabilization Program

Matching Funds

No

Funding Amount

\$ 0.00



Location Description:

HUDs Estimated Foreclosure Abandonment Risk Score (Risk Score) measures the estimated risk of home foreclosure and abandonment risk for every Census Tract in the State. This score is scaled from 0 to 10, with 10 being the highest or greatest risk. The Risk Scores were developed by HUD to assist grantees in targeting the areas of greatest need within their jurisdictions. Utilizing the HUD provided dataset, Chandler identified the zip code 85225 as having the most significant risk of foreclosure. This strategy will focus on eligible Census Tracts within the 85225 zip code that HUD has identified as having the highest risk for foreclosures. These Census Tracts include 422209, 523003, 523002, 523104, 422304, 522901, 522902, 523102 and 522729.

Activity Description:

A new activity was created for the Land Trust properties that were purchased by low-income homebuyers. This activity is set up under the LH25 National Objective and will reflect progress toward the 25% set aside. One homebuyer meets the low-income criteria, and the cost of the property was \$95,333. The Chandler Land Trust activity budget was reduced by that amount and the new activity budget was set at that amount.

In May, 2013 another property was moved from the Chandler Land Trust activity (CLT09) to the Chandler Land Trust Under 50% activity (CLT09-LM) for a second homebuyer who meets the low-income criteria. The cost of the property was \$94,417.49, and the CLT09 budget was reduced and the CLT09-LM budget was increased by that amount.

Action Plan Comments:

Reviewer - AP Approved. Adjusted number of units for the Land Trust program - 17 units, to match narrative description.

Reviewer - AP reviewed and rejected for further updating -

Please correct the "Responsible Organization" for the CLT09 Community Land Trust and 09HC Housing Counseling activities to Newtown Community Development Corp (not the City of Chandler). Also, for CLT09, please mention in the narrative that Newtown manages the Chandler Community Land Trust.

Also, I believe that the "Responsible Organization" for 09PRH Permanent Rental Housing should be ARM, not City of Chandler. Does ARM manage the rental?

We ¿count¿ Proposed Accomplishments by the number of homes sold in the land trust, acquired by land bank, number of rentals and the number homeowners assisted with financing. We cannot have 22 accomplishments for counseling in activity # 09HC, because that would be duplicate counting. Those individuals are already counted under one of the other activities. Please delete the 22 Proposed Accomplishments for Housing Counseling and in the activity description state that the number of individuals counseled are captured in land trust activity, etc.

There is also have duplicate counting of ¿Proposed Accomplishments¿ for Down-payment Assistance Program; these the same clients in the land trust. ¿5¿ should be deleted and in the activity description state that the number of individuals receiving assistance are captured in land trust activity, etc

Reviewer - AP reviewed and approved. Responsible Organization information and narratives have been updated. Be sure to maintain backup documentation for 09HC, Housing Counseling that tie expenditures to the



CCLT activity, by homebuyer and counselor's time distribution to Chandler's NSP program.

- Reviewer - AP approved. City amended AP to combine the housing counseling with the Community Land Trust.
- Reviewer - AP approved. City added new LM25 activity for our Chandler Community Land Trust.
- Reviewer - AP approved; AP revised to re-allocate remaining budget from Permanent Rental Housing to Admin.
- Reviewer - AP approved. City adjusted PI to \$633,612.04/actual.
- Reviewer - AP modified to adjust accomplishment from LMML to LH25 and to adjust activity budget.
- Reviewer - AP approved, pending future activity budget adjustments.
- Reviewer - 1/14/2014 Marilee Hansen: Plan approved with comments to be sent to grantee via separate email.
- Reviewer - Plan approved without review as per Grantee request.

Action Plan History

Version	Date
B-08-MN-04-0502 AP#1	04/24/2015
B-08-MN-04-0502 AP#2	04/14/2014
B-08-MN-04-0502 AP#3	02/28/2014
B-08-MN-04-0502 AP#4	01/14/2014
B-08-MN-04-0502 AP#5	07/29/2013
B-08-MN-04-0502 AP#6	05/28/2013
B-08-MN-04-0502 AP#7	05/06/2013
B-08-MN-04-0502 AP#8	04/02/2013
B-08-MN-04-0502 AP#9	01/16/2013
B-08-MN-04-0502 AP#10	09/20/2012
B-08-MN-04-0502 AP#11	07/19/2012
B-08-MN-04-0502 AP#12	10/27/2011
B-08-MN-04-0502 AP#13	05/12/2009

