

Action Plan

Grantee: Maricopa County, AZ

Grant: B-08-UN-04-0501

LOCCS Authorized Amount:	\$ 9,974,267.00
Grant Award Amount:	\$ 9,974,267.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 2,763,277.19
Total Budget:	\$ 12,737,544.19

Funding Sources

Funding Source

Maricopa County CDBG Funds

Funding Type

Other Federal Funds

Narratives

Areas of Greatest Need:

A. AREAS OF GREATEST NEED The Maricopa Urban County has been hit hard by the foreclosure crisis, as have many Arizona cities, towns and communities. While Maricopa County recognizes this situation, HUD regulations require the County to target the Neighborhood Stabilization Program funds to the areas of greatest need. Using the data available at the time of document preparation, including HUD's foreclosure and abandonment risk scores, Maricopa County has identified the Urban County's areas of greatest need as being within the cities/towns of El Mirage, Buckeye and Goodyear. An analysis of home prices within Maricopa County's areas of greatest need supports home prices are currently affordable. Given this, and that there appears to be reasonable access to transit, employers and services, there is a strong probability for success in stimulating these local economies through the Neighborhood Stabilization Program. The data below reflects statistics collected from HUD data sets to determine the areas of greatest need. Specific strategies and steps taken by Maricopa County to determine the greatest need areas are explained under Section B of this document. Communities with a HUD Foreclosure Risk Score of 8 or above include Buckeye, El Mirage, Goodyear, Laveen, Sun City, Tolleson, Wickenburg and Youngtown. Areas with an unemployment rate of 5 percent or greater include Buckeye and El Mirage. The ratio of high cost loans exceeded 30 percent in Buckeye, El Mirage Gila Bend, Goodyear, Guadalupe, Laveen, Tolleson and Youngtown. The communities with a likelihood to see a continued problem over the next 18 months included Buckeye and El Mirage Gila Bend, Goodyear, Guadalupe, Laveen, Queen Creek, Sun City, Tolleson Wickenburg and Youngtown. USPS Vacancy Rates of 5 percent or more were reported in Goodyear, Sun City, and Youngtown. The communities with foreclosure rates that equaled or exceed 5 percent include Buckeye, El Mirage, Gila Bend, Goodyear, Guadalupe, Queen Creek, Tolleson Wickenburg and Youngtown. 500 or more foreclosures were reported in the communities of Anthem, Buckeye, El Mirage, Goodyear, Laveen, New River and Queen Creek. To the extent possible, Maricopa County intends to also target funds to the populations of greatest need. Populations of greatest need include: Households at or below 120% of Area Median Income; Households at or below 50% of Area Median Income; and formerly homeless households, disabled persons, and/or other special needs populations. The proposed activities to be undertaken with Neighborhood Stabilization Program funds include: homebuyer assistance (financial mechanisms including soft seconds, down payment and closing cost assistance and shared equity loans); single-family housing acquisition and rehabilitation; and acquisition and rehabilitation of rental housing and/or construction of new rental housing (to possibly include demolition of blighted properties). Maricopa County will adopt HERA counseling requirements that program beneficiaries must attend a minimum 8 hours of housing counseling from a HUD-approved counseling agency and provided by a certified housing counselor. Each of the above proposed activities is consistent with the Maricopa HOME Consortium Five Year Consolidated Plan for 2005 through 2009 and the Urban County Five-Year Consolidated Plan for 2005 through 2009. Copies of these plans are available upon request.



Distribution and Uses of Funds:

B. DISTRIBUTION AND USES OF FUNDS Response: Neighborhood Stabilization Program funds will meet the requirements of Section 2301(c)(2) of HERA to: Provide and/or improve permanent residential structures that will be occupied by households whose income is at or below 120% of area median income (LMMH). As required in section 2301(f)(3)(A)(ii), Maricopa County will use 25% of our allocation to meet the HERA requirement to provide benefit to low-income households (earning 50 percent or less of Area Median Income). Maricopa County conducted its needs assessment by analyzing statistics from the HUD Data Sets that were created for Arizona; broken down by Census Tract and Block Group. These data sets reflect foreclosure and abandonment risk scores for the Neighborhood Stabilization Program, designated by HUD through analysis from four sources¹. Criteria included 1) Unemployment rates; 2) High cost loans; 3) Significant foreclosure increases likely over the next 18 months; and 4) USPS vacancy rates. Maricopa County also took into consideration the percentage of foreclosures by census tract and the actual number of foreclosures in each census tract. Using this data, Maricopa County created a needs assessment matrix (located on page 2) and delineated service areas with risk scores of 8 or above; unemployment rates of 5% or above; high cost loans greater than 30%; an 18 month underlying problem of 5% or above; USPS vacancy rates of 5% or above; foreclosure rates of 5% or above; and number of foreclosures over 500 households. Areas that met the designated criteria in six or more categories were deemed to meet the definition of areas of greatest need for the purpose of the Neighborhood Stabilization Program. Maricopa County's areas of greatest needs analysis is supported in The Arizona Republic (October 6, 2008) that reports 9 of the 10 communities hit hardest by falling home prices were in the west Phoenix Metropolitan Area, and the only ZIP codes in which values decreased more than 30 percent were west of Interstate 17. El Mirage topped the list with an overall median home price decline of 32.5 percent, followed by Litchfield Park (28.2 percent), Youngtown (25.9 percent), Buckeye (24.5 percent) and Goodyear (23.7). Additionally, Maricopa County Community Development sought input on needs from government entities, advisory boards and nonprofits including: Maricopa County Community Development Advisory Committee, Maricopa County Board of Supervisors, Urban County Cities and Towns, Housing Authority of Maricopa County, Maricopa County Industrial Development Authority, The Arizona Department of Housing, Maricopa County Real Estate Department, Pima County, City of Phoenix, City of Tucson, Rural Community Assistance Corporation, Central Arizona Shelter Services, Local Initiatives Support Corporation, Habitat for Humanity, Maricopa County HOME Consortium, U.S Interagency Council on Homelessness Tele-Summit, Neighborhood Housing Services of Phoenix, Neighborhood Housing Services of Southwestern Maricopa County, HUD, Phoenix Office, Maricopa County Assessor and Treasurer, Maricopa County Materials Management. .

Definitions and Descriptions:

C. DEFINITIONS AND DESCRIPTIONS Response: For purposes of this grant a "blighted structure" will be defined as real property which has been determined to have detrimental effects on the public health, safety, and welfare 3. A blighted structure or dilapidated building is any rerty structure that is in such disrepair or is damaed to the extent that its strength or stability is substantially less than a new building or it is likely to burn or collapse and its condition endangers the life, health, safety, or property of the public. Dilapidated buildings shall include, but not be limited to, those buildings that meet any or all of the following criteria: a) The building or structure's interior walls or other vertical structural members, list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle third of its base. b) The building or structure, exclusive of the foundation, has thirty-three percent or more damage or deterioration to the supporting member or members structural assembly, or fifty-percent damage or deterioration to the non-supporting enclosing or outside walls or covering. c) The building or structure is infested by rodents, insects or other noxious pests, rendering it uninhabitable. d) The building or structure exhibits conditions that present actual hazards or dangers. e) The building or structure has been vacant and unsecured for more than forty-eight (48) hours, on more than one (1) occasion, during a previous twelve (12) month period. f) The building or structure or their contents represents an imminent health or fire hazard. 2) Definition of "affordable rents." Response: Maricopa County will comply with HOME rent limits as described in 24CFR 92.252. (a), (c), (e) and (f) in accordance with the Neighborhood Stabilization Program requirements as outlined below. 1. The fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR 888.111; or 2. A rent that does not exceed 30 percent of the adjusted income of a family whose annual income equals 65 percent of the median income for the area as determined by HUD, with adjustments for number of bedrooms in the unit. 3) Describe how the grantee will ensure continued affordability for NSP assisted housing. Response: Maricopa County will adopt the continued affordability standards and enforcement mechanisms within the guidelines of HOME Program Standards located at 24 CFR 92.254. Homeownership activities will have secured lien documents in place for soft seconds, down payment assistance, closing cost assistance, lease purchase and shared equity loans through the affordability period as identified in the table located below. Recaptured funds will be reinvested in the program. Maricopa County will defer specific recapture provisions to non-profit partners once the affordability period has been met. A minimum 25% of funds received by Maricopa County will be used to assist households earning less than 50% of the Area Median Income. These units must remain affordable to households whose incomes do not exceed 50% of area median income during the affordability period. Maricopa County will monitor projects to ensure income guidelines, long term affordability and all other program compliance terms are being met. Maricopa County will require subrecipients and/or developers of multi-family projects to ensure properties will be affordable for households whose incomes do not exceed 50% percent of Area Median Income. Rental projects will be secured through lien documents or a Land Use Restriction Agreement (LURA) to ensure the period of affordability. Recaptured funds, if any, will be reinvested in the NSP program. If NSP funds assist a property that was previously assisted with HOME funds, but on which the affordability restrictions were terminated through foreclosure or transfer in lieu of foreclosure, Maricopa County Community Development will require HOME aff

Low Income Targeting:

D. LOW INCOME TARGETING Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income: Response: Maricopa County will apply no less than \$2,493,567 for households with incomes at or below 50% of Area Median Income. To the extent feasible, assistance will be offered in the form of affordable homeownership opportunities through soft second liens, lease-purchase options, and/or down payment and closing cost assistance. Scattered site single-family rental projects and/or multi-family rental projects will be developed for households at or below 50% of Area Median Income who cannot qualify for



homeownership. HERA funds may also be used for rental housing projects for formerly homeless households or other special needs populations as a possible way to achieve this objective.

Acquisition and Relocation:

E. ACQUISITIONS & RELOCATION Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., < 80% of area median income). If so, include: The number of low- and moderate-income dwelling units-<80% of area median income-reasonably expected to be demolished or converted as a direct result of NSP-assisted activities; the number of NSP affordable housing units made available to low-, moderate-, and middle-income households-<120% of area median income-reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion); the number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income. Response: Part of Maricopa County's strategy to address the Neighborhood Stabilization Program requirement that 25% of allocated funds assist households with incomes not exceeding 50% of Area Median Income may include the demolition of up to 20 blighted residential structures. If such an activity is undertaken, Maricopa County anticipates that it will construct a minimum of 15 new rental units, affordable to households whose income does not exceed 50% of Area Median Income. Such a project will commence and be completed within the Neighborhood Stabilization Program obligation and expenditure deadlines.

Public Comment:

F. PUBLIC COMMENT Provide a summary of public comments received to the proposed NSP Substantial Amendment. Response: The Maricopa County Community Development Advisory Committee (CDAC) held a public hearing on November 12, 2008 for the purpose of obtaining public input on the Neighborhood Stabilization Program Annual Action Plan Amendment. Additionally, CDAC meetings were held on October 8, 2008 and November 12, 2008 to discuss the proposed uses of the Neighborhood Stabilization Program funds. Meetings were also held with the Maricopa County Board of Supervisors on October 15, 2008, November 17, 2008 and December 1, 2008 to solicit public input and obtain Board of Supervisors authorization to submit the Annual Action Plan Amendment to HUD. The Annual Action Plan Amendment was made available for public comment from November 12, 2008 to November 28, 2008 on Maricopa County's website at www.maricopa.gov/comm_dev. Hard copies were also made available at Maricopa County Community Development's office located at 222 North Central, Suite 5200, Phoenix, AZ and at Maricopa County Public Housing Authority, 2024 N. 7th Street, Suite 101, Phoenix, AZ. A public notice on the Neighborhood Stabilization Program funding was published in the following publications: The Arizona Business Gazette on 11/06/08, the East Valley Tribune on 11/07/08, the Gila Bend Sun on 11/06/08, the West Valley View on 11/07/08, the Surprise Independent on 11/05/08, the Wickenburg Sun on 11/05/08, the Buckeye Valley News on 11/06/08. Affidavits of Publication are included as an Attachment for your review. Public Comments Maricopa County received the following comments from citizens, agencies and communities: On November 12, 2008 the Community Development Advisory Committee (CDAC) held a public hearing for the purpose of obtaining citizen input and comment regarding the draft annual action plan amendment and proposed uses for the Neighborhood Stabilization program funding. CDAC members requested further explanation regarding some aspects of the NSP program such as targeting the areas and populations of greatest needs, green building practices and regarding differing regulations in correlation to HOME and CDBG. No public comments were received. The CDAC recommended the Amendment be forwarded to the Board of Supervisors for approval. On November 17, 2008, the Board of Supervisors reviewed the draft Substantial Amendment to the Annual Action Plan addressing recommendations for the use of the Neighborhood Stabilization Program (NSP) funds. The Board expressed some concern regarding the potential impact the funds could have on the market. The Board also had some concerns regarding whether the investment of Neighborhood Stabilization Program funding will impact foreclosures going forward. Overall the Board was supportive of the plan including support for providing permanent supportive housing for special needs populations. On November 20, 2008, the United States Veterans Initiative (USVI) submitted written comments requesting the housing needs of veterans be made a priority specialneeds population. USVI cited a growing number of veterans returning from Iraq and Afghanistan. The USVI expressed concern regarding information provided to them by service organizations reporting the number of requests for help from military personnel and new veterans has jumped sharply, especially for those who were wounded, mentally or physically. USVI mentioned a specific need for workforce and clean and sober permanent housing. USVI also held that many veterans have low or very-low incomes, frequently struggling to keep their homes and pay their bills. USVI requested that Maricopa County target the growing housing needs of veterans by providing affordable rental housing options for low-income veterans. Maricopa County appreciates the comments and recognizes the needs of the veterans and will strive to serve them along with other special needs populations. USVI was invited to attend a Maricopa County organized meeting, scheduled for December 10, 2008 on using Neighborhood Stabilization Program funds for permanent supportive housing. Comments were generally helpful to the planning process and worked to inform and sometimes modify staff assessments of need and planned activities particularly in the support of permanent supportive housing for special needs populations.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
0001	Financing Mechanisms	0001A	Financing Mechanisms - Homeownership
0002	Acquisition/Purchase &	0002A	Acq/Rehab/Resale - Homeownership
		0002B	Acq/Rehab/Resle - HO LH25
0003	Acquisition/Purchase and	0003A	Acquisition/Purchase Rehabilitation Rental
		0003B	Acquisition/Rehabilitation - Rental

		0003C	209 West Jackson
0004	ADMINISTRATION AND PLANNING	0004A	Administration
0005	Use E Redevelopment Public	0005A	Public Facility Transitional
9999	Restricted Balance		<i>No activities in this project</i>



Activities

Project # / 0001 / Financing Mechanisms

Grantee Activity Number: 0001A
Activity Title: Financing Mechanisms - Homeownership

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

Project Number:
0001

Projected Start Date:
05/01/2009

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

Activity Status:
Completed

Project Title:
Financing Mechanisms

Projected End Date:
06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 225,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 225,000.00

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	12		7	58.33
# of Households	12		7	58.33

Proposed Accomplishments

	Total
# of Singlefamily Units	12
# of Housing Units	12

Activity is being carried out by
No

Activity is being carried out through:

Organization carrying out Activity:
Neighborhood Housing Services of Southwest Maricopa County

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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Maricopa County Human Services, Community Development Division

Local Government

\$ 0.00

Neighborhood Housing Services of Southwest Maricopa County

Non-Profit

\$ 225,000.00

Location Description:

This activity will primarily target Urban County cities and towns with a HUD Risk Score of 8 or higher in the Urban County. Funding may be made available for the purchase of foreclosed properties throughout Urban Maricopa County.

Activity Description:

Eligible homebuyers at or below 120% Area Median Income will receive financial assistance of up to \$25,000 for down payment and closing costs. Assistance amounts will be determined on a sliding scale based on need. Criteria determining need will include but not be limited to household size, house price, etc. Program income will be reinvested into the program. This activity will serve the areas of greatest needs identified below under location description. This activity will not be used to meet the low income housing requirement to assist households at or below 50% of Area Median Income. Maricopa County will adopt HERA counseling requirements that program beneficiaries must attend a minimum 8 hours of housing counseling from a HUD-approved counseling agency and provided by a certified housing counselor. The affordability period is determined by the amount of assistance provided. This is a homeownership activity designed to provide homebuyer assistance in the form of soft seconds, down payment and closing cost assistance. Loan security documents will be used to ensure long term HOME Program affordability provisions are met.

Environmental Assessment: EXEMPT

Environmental None

Project # / 0002 / Acquisition/Purchase & Rehabilitation Single-Family

Grantee Activity Number: 0002A

Activity Title: Acq/Rehab/Resale - Homeownership

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

0002

Projected Start Date:

05/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Activity Status:

Under Way

Project Title:

Acquisition/Purchase & Rehabilitation

Projected End Date:

05/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

\$ 5,474,970.54



Not Blocked

National Objective:

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

Most Impacted and Distressed Budget:

\$ 0.00

Other Funds:

\$ 0.00

Total Funds:

\$ 5,474,970.54

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	34		30	88.24
# of Households	34		30	88.24

Proposed Accomplishments

	Total
# of Singlefamily Units	34
# of Housing Units	34
# of Properties	34

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Housing Authority of Maricopa County HAMC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Housing Authority of Maricopa County HAMC	Local Government	\$ 5,474,970.54

Location Description:

Funds will be targeted to the areas of greatest need including primarily census tract areas in the cities/towns of Buckeye, El Mirage and Goodyear.

Activity Description:

The activity description as described below did not change during the course of the NSP1 program and the numbers of units and description of beneficiaries are as reported. This final revision to the Action Plan is intended to adjust budgets and expenditures to accurately show that the actual expenditure of funds for acquisition, rehabilitation and resale which benefited LH25 households was greater than originally reported. The difference was identified in the final reconciliation of County records for this project. Since the beneficiaries could not be identified until the homes were rehabilitated and sold, it was not possible to assign all the LH25 eligible costs at the time of the original expenditure. The final expenditure for LMMI beneficiaries was \$5,474,970.54.

Homes will be acquired, rehabilitated and offered for sale to eligible homebuyers for an amount equal to or less than the cost to acquire and redevelop or rehabilitate the property. The maximum sales price for a property will be the lesser of the fair market value or the NSP investment which will be determined by aggregating all costs of acquisition, rehabilitation and redevelopment (including project delivery costs, which include but are not limited to costs related to the sale of the property). Eligible homebuyers at or below 120% Area Median Income will receive assistance under this activity to the extent households are able to qualify to purchase a home. Program



income will be reinvested into the NSP program. This activity will serve the areas of greatest need identified below under location description. Maricopa County will adopt HERA counseling requirements that program beneficiaries must attend a minimum 8 hours of housing counseling from a HUD-approved counseling agency and provided by a certified housing counselor. The affordability period will be determined by the amount of assistance provided. This is a homeownership activity designed to provide homebuyer assistance in the form of soft seconds. Homes will be acquired, rehabilitated and then offered for sale to eligible homebuyers for an amount equal to or less than the cost to acquire and redevelop or rehabilitate the property. The maximum sales price for a property will be determined by aggregating all costs of acquisition, rehabilitation and redevelopment (including project delivery costs, which includes but is not limited to costs related to the sale of the property). Loan security documents will be used to ensure long term HOME Program affordability provisions are met. Maricopa County and any subrecipient or developer will include improvements whenever feasible to increase the energy efficiency of properties and to provide a renewable energy source(s). Maricopa County will establish green building guidelines that can be strategically incorporated as cost effective, energy efficient improvements that ensure long term affordability, increased homeowner sustainability and improved attractiveness of housing and neighborhoods.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: 0002B
Activity Title: Acq/Rehab/Resle - HO LH25

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

0002

Projected Start Date:

05/01/2009

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.

Activity Status:

Completed

Project Title:

Acquisition/Purchase & Rehabilitation

Projected End Date:

05/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,052,351.34

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,052,351.34

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	9	9		100.00
# of Households	9	9		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Low flow showerheads

#Low flow toilets

#Clothes washers replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

#High efficiency heating plants

#Additional Attic/Roof Insulation

of Properties

Total

9

9

18

18

9

9

9

9

9

9

9



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Housing Authority of Maricopa County HAMC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Housing Authority of Maricopa County HAMC	Local Government	\$ 1,052,351.34

Location Description:

Funds will be targeted to the areas of greatest need including primarily census tract areas in the cities/towns of Buckeye, El Mirage, and Goodyear.

Activity Description:

The activity description below did not change during the course of the NSP1 program and the numbers of units and description of beneficiaries are as reported. This final revision to the Action Plan is intended to adjust budgets and expenditures to accurately show that the actual expenditure of funds for acquisition, rehabilitation and resale which benefited LH25 households was greater than originally reported. The difference was identified in the final reconciliation of County records for this project. Since the beneficiaries could not be identified until the homes were rehabilitated and sold, it was not possible to assign all the LH25 eligible costs at the time of the original expenditure. The final expenditure for LH25 beneficiaries was \$1,052,351.34.

Homes will be acquired, rehabilitated and offered for sale to eligible homebuyers for an amount equal to or less than the cost to acquire and redevelop or rehabilitate the property. The maximum sales price for a property will be the lesser of the fair market value or the NSP investment which will be determined by aggregating all costs of acquisition, rehabilitation and redevelopment (including project delivery costs, which include but are not limited to costs related to the sale of the property). Eligible homebuyers at or below 50% Area Median Income will receive assistance under this activity. This activity will be used to meet the low income housing requirement to assist households at or below 50% of Area Median Income to the extent households are able to qualify to purchase a home. Program income will be reinvested into the NSP program. This activity will serve the areas of greatest need identified below under location description. Maricopa County will adopt HERA counseling requirements that program beneficiaries must attend a minimum 8 hours of housing counseling from a HUD-approved counseling agency and provided by a certified housing counselor. The affordability period will be determined by the amount of assistance provided. This is a homeownership activity designed to provide homebuyer assistance in the form of soft seconds. Homes will be acquired, rehabilitated and then offered for sale to eligible homebuyers for an amount equal to or less than the cost to acquire and redevelop or rehabilitate the property. The maximum sales price for a property will be determined by aggregating all costs of acquisition, rehabilitation and redevelopment (including project delivery costs, which includes but is not limited to costs related to the sale of the property). Loan security documents will be used to ensure long term HOME Program affordability provisions are met. Maricopa County and any subrecipient or developer will include improvements whenever feasible to increase the energy efficiency of properties and to provide a renewable energy source(s). Maricopa County will establish green building guidelines that can be strategically incorporated as cost effective, energy efficient improvements that ensure long term affordability, increased homeowner sustainability and improved attractiveness of housing and neighborhoods.

Environmental Assessment: COMPLETED

Environmental None

Project # / 0003 / Acquisition/Purchase and Rehabilitation Rental

Grantee Activity Number: 0003A
Activity Title: Acquisition/Purchase Rehabilitation Rental

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

0003

Projected Start Date:

05/01/2009

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.

Activity Status:

Completed

Project Title:

Acquisition/Purchase and Rehabilitation

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,720,432.22

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,720,432.22

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	10	10		100.00
# of Households	10	10		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	10
# of Housing Units	10
#Low flow showerheads	20
#Low flow toilets	20
#Replaced hot water heaters	10
#Replaced thermostats	10
#Efficient AC added/replaced	10
#High efficiency heating plants	10
#Additional Attic/Roof Insulation	10
# of Properties	10



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Exito, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Exito, Inc.	Non-Profit	\$ 1,720,432.00
Maricopa County Human Services, Community Development Division	Local Government	\$ 0.00

Location Description:

Maricopa County Community Development will target funds as follows: Areas of greatest need including primarily census tract areas in the cities/towns of Buckeye, El Mirage and Goodyear. Populations of greatest need including but not limited to: formerly homeless households; physically disabled; developmentally disabled; veterans and/or other special needs populations

Activity Description:

Maricopa County will provide rental opportunities for households at or below 50% of the Area Median Income. Special needs populations including the formerly homeless; physically disabled; developmentally disabled; veterans; and/or other special needs households will be targeted to the extent feasible. Rental units may be scattered site or multi-family depending on the availability of units. This activity may include acquisition and rehabilitation of rental units, and/or demolition of blighted structures and construction of new rental units. Program income, if any, will be reinvested into the NSP program. This activity will serve the areas of greatest needs identified below under location description. The affordability period will be determined by the amount and type of assistance provided and is listed in the table on the following page. Maricopa County will provide rental opportunities for households at or below 50% of the Area Median Income. Special needs populations including the formerly homeless; physically disabled; developmentally disabled; and/or other special needs households will be targeted. Rental projects will be secured through lien documents or a Land Use Restriction Agreement (LURA) to ensure the period of affordability. Maricopa County will comply with HOME rent limits as described in 24CFR 92.252. (a), (c), (e) and (f) in accordance with the Neighborhood Stabilization Program requirements as outlined below. 1. The fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR 888.111; or 2. A rent that does not exceed 30 percent of the adjusted income of a family whose annual income equals 65 percent of the median income for the area as determined by HUD, with adjustments for number of bedrooms in the unit.

Environmental Assessment:

Environmental None



Grantee Activity Number: 0003B
Activity Title: Acquisition/Rehabilitation - Rental

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

0003

Projected Start Date:

05/28/2010

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.

Activity Status:

Completed

Project Title:

Acquisition/Purchase and Rehabilitation

Projected End Date:

09/15/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 832,579.38

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 832,579.38

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	8	8		100.00
# of Households	8	8		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	8
# of Housing Units	8
#Low flow showerheads	16
#Low flow toilets	8
#Replaced thermostats	8
#Efficient AC added/replaced	8
#High efficiency heating plants	8
#Additional Attic/Roof Insulation	8
# of Properties	8



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Catholic Charities Community Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Catholic Charities Community Services, Inc.	Non-Profit	\$ 832,579.00

Location Description:

Maricopa County Community Development will target funds as follows: Areas of greatest need including primarily census tract areas in the cities/towns of Buckeye, El Mirage and Goodyear. Populations of greatest need including but not limited to: formerly homeless households; physically disabled; developmentally disabled; veterans and/or other special needs populations

Activity Description:

Maricopa County will provide rental opportunities for households at or below 50% of the Area Median Income. Special needs populations including the formerly homeless; physically disabled; developmentally disabled; veterans; and/or other special needs households will be targeted to the extent feasible. Rental units may be scattered site or multi-family depending on the availability of units. This activity may include acquisition and rehabilitation of rental units, and/or demolition of blighted structures and construction of new rental units. Program income, if any, will be reinvested into the NSP program. This activity will serve the areas of greatest needs identified below under location description. The affordability period will be determined by the amount and type of assistance provided and is listed in the table on the following page. Maricopa County will provide rental opportunities for households at or below 50% of the Area Median Income. Special needs populations including the formerly homeless; physically disabled; developmentally disabled; and/or other special needs households will be targeted. Rental projects will be secured through lien documents or a Land Use Restriction Agreement (LURA) to ensure the period of affordability. Maricopa County will comply with HOME rent limits as described in 24CFR 92.252. (a), (c), (e) and (f) in accordance with the Neighborhood Stabilization Program requirements as outlined below. 1. The fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR 888.111; or 2. A rent that does not exceed 30 percent of the adjusted income of a family whose annual income equals 65 percent of the median income for the area as determined by HUD, with adjustments for number of bedrooms in the unit.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 0003C
Activity Title: 209 West Jackson

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

0003

Projected Start Date:

06/01/2011

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.

Activity Status:

Completed

Project Title:

Acquisition/Purchase and Rehabilitation

Projected End Date:

12/31/2016

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,682,869.08

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 161,909.60

Total Funds: \$ 2,844,778.68

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	297	297		100.00
# of Households	297	297		100.00

Proposed Accomplishments

of Multifamily Units

of Housing Units

of Elevated Structures

ELI Households (0-30% AMI)

#Units deconstructed

#Replaced thermostats

#Efficient AC added/replaced

of Properties

Total

297

297

1

90

3

297

1

1



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Arizona Housing, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Arizona Housing, Inc.

Housing Authority of Maricopa County HAMC

Organization Type

Non-Profit

Local Government

Proposed Budget

\$ 1,407,890.00

\$ 1,274,978.68

Funding Source Name

Maricopa County CDBG Funds

Matching Funds

No

Funding Amount

\$ 161,909.60

Location Description:

209 West Jackson is located in the Warehouse District of Downtown Phoenix.

Activity Description:

The reconciliation of this activity has resulted in a reduction of expenditures for which the county sought reimbursement from the letter of credit. The budget will be revised to reduce NSP1 funds by \$161,909.60. This amount will appear as Other Funds in the action plan. Total NSP1 funds to this activity will be \$2,682,869.08. Two vouchers are being revised to transfer revenue from this activity to the Administrative activity 0004A. The reconciliation has verified that no funds were drawn from the letter of credit in excess of eligible expenditures.

209 West Jackson will be acquired and rehabilitated for use as integrated supportive housing for tenants at or below 50% of area median income. This activity provides an opportunity to demonstrate the effectiveness of integrated supportive housing, while at the same time ensuring the successful operation of this much celebrated development for a fifteen year period of affordability. An integrated team of experts skilled in the operation of permanent supportive housing will provide on-site supportive services and property management. The investment in this property will also contribute to the stability of the neighborhood through quality housing and on-site services.

Environmental Assessment: EXEMPT

Environmental None

Project # / 0004 / ADMINISTRATION AND PLANNING

Grantee Activity Number: 0004A

Activity Title: Administration

Activity Type:

Activity Status:



Administration

Project Number:

0004

Projected Start Date:

09/01/2008

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)

Benefit Report Type:

NA

Under Way

Project Title:

ADMINISTRATION AND PLANNING

Projected End Date:

06/30/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 549,341.63

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 549,341.63

Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

Maricopa County Human Services, Community Development Division

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Maricopa County Human Services, Community Development Division

Organization Type

Local Government

Proposed Budget

\$ 549,341.63

Location Description:

222 N. Central, Suite 5200, Phoenix, AZ 85004

Activity Description:

All of the projects funded from the NSP1 grant have been completed and all units have been initially occupied. The County has submitted a request to HUD to transfer the current balance of unexpended program income as well as any future program income from NSP1 to the County's CDBG program income. During the



reconciliation of County records with DRGR, it was discovered that administrative expenses from the earliest time of the NSP1 grant in the amount of \$102,509.99 had not been reported in DRGR. This amount was added to 0004A expenditures in the QPR ending 12/31/2016. The Action Plan has amended the budget and obligation to reflect this reconciliation. Finally, this update to the Action Plan documents HUD's permission granted on May 2, 2017 to transfer unspent program income to CDBG program income. A copy of the letter from HUD and a copy of the IDIS receipt of Program Income to CDBG dated May 8, 2017 have been attached to this Action Plan.

Administrative funds will be used for program coordination, staff salaries and employee related costs, developing systems for compliance, outreach to potential partners and the public, producing requests for proposals, proposal review, preparing agreements/contracts with subrecipients and developers, preparing reports, coordination and resolution of audit and monitoring findings, program evaluation, legal, accounting, audit, travel costs, fair housing outreach, and program supervision. Maricopa County may also grant a portion of administrative funds to partner agencies for the purposes identified above.

Environmental Assessment: COMPLETED

Environmental None

Project # / 0005 / Use E Redevelopment Public Facility

Grantee Activity Number: 0005A
Activity Title: Public Facility Transitional

Activity Type:

Acquisition, construction, reconstruction of public facilities

Project Number:

0005

Projected Start Date:

07/01/2018

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

Activity Status:

Completed

Project Title:

Use E Redevelopment Public Facility

Projected End Date:

04/04/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 200,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 130,000.00

Total Funds: \$ 330,000.00

Benefit Report Type:

Area Benefit (Survey)



Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# of Persons	9572		9572	100.00

Proposed Accomplishments

	Total
# of public facilities	1
# of Properties	1

Activity is being carried out by

No

Activity is being carried out through:**Organization carrying out Activity:**

Catholic Charities Community Services Inc

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Catholic Charities Community Services Inc

Organization Type

Non-Profit

Proposed Budget

\$ 200,000.00

Funding Source Name

Maricopa County CDBG Funds

Matching Funds

No

Funding Amount

\$ 130,000.00

Location Description:

Goodyear, Buckeye and El Mirage, Arizona

At the time of the original NSP amendment in 2009, Maricopa County conducted its assessment of areas of greatest need by analyzing statistics from the HUD Data Sets that were created for Arizona; broken down by Census Tract and Block Group. These data sets reflect foreclosure and abandonment risk scores for the Neighborhood Stabilization Program, designated by HUD through analysis from four sources¹. Criteria included 1) Unemployment rates; 2) High cost loans; 3) Significant foreclosure increases likely over the next 18 months; and 4) USPS vacancy rates. Maricopa County also took into consideration the percentage of foreclosures by census tract and the actual number of foreclosures in each census tract. Using this data, Maricopa County created a needs assessment matrix and delineated service areas with risk scores of 8 or above; unemployment rates of 5% or above; high cost loans greater than 30%; an 18 month underlying problem of 5% or above; USPS vacancy rates of 5% or above; foreclosure rates of 5% or above; and number of foreclosures over 500 households. Areas that met the designated criteria in six or more categories were deemed to meet the definition of areas of greatest need for the purpose of the Neighborhood Stabilization Program. The specific property assisted by this activity is located in CT0610.09. The attached 2018 FFEIC report documents that the census tract has a population that is 118% of area median.

Activity Description:

Acquisition and rehabilitation of temporary housing for homeless youth in transition. This is a public facility under Eligible Use E. Acquisition and rehabilitation were completed and the facility initially occupied in April 2019. This project was jointly funded by Maricopa County with NSP1 funds and CDBG funds.

Environmental Assessment: COMPLETED**Environmental** None

Action Plan Comments:

Reviewer - Rejected- Blank plan submitted. MM 04/16/2009.

Reviewer - Approved modified Action Plan. County added an LH25 activity, Number # 0003C, titled 209 West Jackson, for acquisition and rehab rental; budgeted program funds \$199,999.00. Grant total \$9,974,267.

Reviewer - Approved; AP not modified.

Reviewer - Approved; County adjusted budget goals.

Reviewer - AP approved. Activities 0002A, 0002B, 0003A, and 0003B were modified. Corrected 0001 to note that the Financing Mechanisms would be for purchase of Single Family units.

Reviewer - AP approved. Budget goals were revised.

Reviewer - Added via data correction. This row should have existed

Action Plan History

Version

B-08-UN-04-0501 AP#1

B-08-UN-04-0501 AP#2

B-08-UN-04-0501 AP#3

Date

08/31/2010

10/24/2011

01/27/2012



B-08-UN-04-0501 AP#4	08/17/2012
B-08-UN-04-0501 AP#5	01/14/2013
B-08-UN-04-0501 AP#6	10/28/2013
B-08-UN-04-0501 AP#7	04/30/2014
B-08-UN-04-0501 AP#8	01/23/2015
B-08-UN-04-0501 AP#9	04/24/2015
B-08-UN-04-0501 AP#10	10/05/2016
B-08-UN-04-0501 AP#11	04/27/2017
B-08-UN-04-0501 AP#12	06/06/2017
B-08-UN-04-0501 AP#13	09/13/2017
B-08-UN-04-0501 AP#14	05/14/2018
B-08-UN-04-0501 AP#15	07/30/2018
B-08-UN-04-0501 AP#16	01/29/2019
B-08-UN-04-0501 AP#17	05/13/2019
B-08-UN-04-0501 AP#18	07/30/2019
B-08-UN-04-0501 AP#19	10/28/2019

