

Action Plan

Grantee: Mesa, AZ

Grant: B-08-MN-04-0504

LOCCS Authorized Amount:	\$ 9,659,665.00
Grant Award Amount:	\$ 9,659,665.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 5,000,000.00
Total Budget:	\$ 14,659,665.00

Funding Sources

Funding Source

Neighborhood Stabilization Program

Funding Type

Other Federal Funds

Narratives

Areas of Greatest Need:

For the purpose of the Neighborhood Stabilization Program (NSP), the City of Mesa has identified the following census tracts and block groups as defining its area of greatest need. Those include: 422106 422105 420501 421901 421801 421201 422503 422104 422107 422002 422103 422102 422203 420901 420902 421101 421102 420800 422604 421202 421301 421302 422616 422502 421400 421501 421601 421502 422501 422001 421602 421700 422611 422302 422605 421802 421902 422609 422301. Mesa will limit the distribution and use of NSP funds to those census tracts and block groups shown above that have been identified as the areas of greatest need within the City of Mesa. In accordance with Section 2301(c)(2) of HERA, those areas have been targeted because they have the highest percentage of foreclosures, the highest percentage of homes financed by a subprime related loan, and are likely to face a significant rise in the rate of home foreclosures. Mesa will engage in the following activities within the above outlined census tracts, focusing in the 85204 zip code, as part of its NSP activities: Acquire and rehabilitate homes and residential properties that have been abandoned or foreclosed upon in order to sell, rent, or redevelop such homes and properties; Demolition of blighted structures; Redevelop demolished or vacant properties; Down payment assistance and Housing Counseling. At least 25% of funds will be used for housing individuals and families whose incomes do not exceed 50% of area median income. To accomplish the projects as stated above, the City of Mesa will partner with community organizations. Potential community partners will be: Save the Family; Transitional Living Communities (TLC); A & A Cottages; Sustainable Home Ownership (SHO) Coalition; Marc Center; Community Bridges; and PTE Real Estate Group.

Distribution and Uses of Funds:

In order to stabilize the neighborhoods and reduce blight, residential properties that have been foreclosed upon will need to be acquired, rehabilitated to a habitable condition and sold to individuals and families with a commitment to the neighborhood in which they live. These individuals and families will need affordable and sustainable homes, HUD certified housing counseling and education, and financial down payment assistance in order to accomplish the goal of homeownership that promotes a sense of neighborhood. The City of Mesa expects to demolish or convert 62 low and moderate income dwelling units as a result of NSP assisted activities. The City of Mesa expects to acquire/rehab approximately 47 housing units for low, moderate and middle income individuals and households, and acquisition/demolition 15 housing structures as a result of NSP assisted activities. Commencement of the acquisition/rehab activity will commence upon notification from HUD of availability of NSP funds. However, the identification of potential properties has already begun. It is expected that all properties will be acquired and the rehabilitation will be in progress by June 30, 2010. The City of Mesa expects to make available a minimum of 20 units for households whose income does not exceed 50 percent of area median income.



Definitions and Descriptions:

(1) Definition of "blighted structure" in context of state or local law. Blighted. Unsanitary conditions including the accumulation of litter or debris; buildings or structures exhibiting holes, breaks, rot, crumbling, cracking, peeling, or rusting; landscaping that exhibits uncontrolled growth, lack of maintenance, damage, or is dead or decayed; and any similar conditions of disrepair and deterioration regardless of the condition of other properties in the vicinity or neighborhood. (2) Definition of "affordable rents". Note: Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program - specific requirements such as continued affordability. Affordable Rents. Our NSP Affordable Rent Policy is intended to protect VLI and LMMH persons who are living in a housing project funded with NSP dollars. The policy shall benefit tenants whose gross household income, adjusted by family size, is less than 120% of median income according to income limits prepared by HUD for the Mesa area. When an NSP property is utilized, persons/households in occupancy of the building affected will be protected by this policy. The policy also requires that no less than 25% of the properties be filled by VLI persons/households at affordable rents. It shall be the City of Mesa's practice to review the rent structure of projects requesting funding for housing related activities at the beginning of the process. A rent cap shall apply for any units occupied by LMMH and VLI households. The maximum allowable rent for VLI and LMMH households will be equal to the rent and utility amount being paid by the tenant occupies the unit. If there is a conversion of utility type or transfer of utility payment from owner to tenant, an adjustment will be made based on the schedule listed in the Section 8 Utility Allowance Schedule (in effect when the rent is calculated). The maximum allowable rent will be set for a period of one year after the final inspection for project completion by City of Mesa staff. The tenant will be required to furnish rental information at the time of request for housing to enable City of Mesa staff to evaluate the impact of the project on rent levels. The project manager will submit currently charged rent amounts for all units in the housing project, utility types, whether the tenant or owner pays utilities, and the names of tenants. The project manager will also be required to secure from all occupied units, tenant information forms which provide income and demographic data about the occupant's household. Based upon this information, City of Mesa staff will determine if further investigation of tenant data is necessary such as verifying tenant income. Tenants who are affected by this policy will be notified in writing of the rent limitation and the approximate time the limitation will expire. Applicants will be required to sign a Rent Agreement stipulating the rent limitations. (3) Describe how the grantee will ensure continued affordability for NSP assisted housing. The City of Mesa will ensure continued affordability for NSP assisted housing by longterm monitoring. As outlined in all funding contracts and Declaration of Covenants, Conditions, and Restrictions (CC&Rs), rental propertyowners/managers are required to maintain complete files to comply with program reporting requirements and to make their records available to authorizedagents of the local and federal government. Desk reviews and onsite monitoring will provide an ongoing assessment to assure the rental units assisted with NSP funds are being utilized in accordance with all laws, regulations, and policies that govern the program. City of Mesa staff will be responsible for reviewing information received (or not received) from property owners/managers as it relates to laws, regulations, and policies. Throughout the compliance period, property owners/managers must complete

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% of area median income: \$2,414,916.

This amount will be made available through the Acquisition/Rehabilitation/Rental program for individuals or families at or below 50% of area median income. NSP will work closely with the Section 8 program to ensure compliance with this regulation.

Note: At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.

Acquisition and Relocation:

Indicate whether grantee intends to demolish or convert any low-and moderateincome dwelling units (i.e., =80% of area median income).

If so, include:

The number of lowand moderateincome dwelling units - i.e., =80% of area median incomereasonably expected to be demolished or converted as a direct result of NSPassisted activities.

The number of NSP affordable housing units made available to low, moderate, and middleincome households i.e., =120% of area median incomereasonably 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% of area median income.

The City of Mesa expects to acquisition/rehab approximately 49 housing units for low, moderate and middle income individuals and households, and acquisition demolition and reconstruction of 5 housing structures as a result of NSP assisted activities.

Commencement of the acquisition/rehab activity will be upon notification from HUD of availability of NSP funds. However, the identification of potential properties has already begun. It is expected that all properties will be acquired and the rehabilitation will be in progress by June 30, 2010.

The City of Mesa expects to make available a minimum of 16 units for households whose income does not exceed 50 percent of area median income.

Public Comment:

The proposed NSP Substantial Amendment to the Action Plan was published via the City of Mesa's usual method in the East Valley Tribune as well as on the City of Mesa website for 15 calendar days.

A summary of all citizen comments received to the proposed NSP Substantial Amendment are included below.

Concern that this program is another bailout of financial institutions which made the loans that should never have been

made.
 Concern that illegal aliens may benefit from the program.
 Encouraged the City of Mesa to monitor the use of the funds for appropriate uses.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
ADMIN	Administration	B-08-MN-04-0504 -006	Administration
ARH	Acquisition/Rehabilitation - Home	B-08-MN-04-0504-003	Aquisition - Home Ownership
		B-08-MN-04-0504-004	Rehabilitation - Home Ownership
		B-08-MN-04-0504-008	Home Buyer Assistance
		B-08-MN-04-0504-009	Home Buyer Counseling
		B-08-MN-04-0504-010	Aquisition - Homeownership
		B-08-MN-04-0504-011	Rehab - Homeownership
		B-08-MN-04-0504-012	Home Ownership - 25% Set-Aside
ARR	Acquisition/Rehabilitation - Rental	B-08-MN-04-0504 -001	Aquisition - Rental
		B-08-MN-04-0504-002	Rehabilitation - Rental
DEMO	Acquisition Demolition	B-08-MN-04-0504-005	Demolition/Reconstruction
		B-08-MN-04-0504-007	Acquisition - Demolition
PF-013	Public Facilities	B-08-MN-04-0504-013	Eagles Park



Activities

Project # / ADMIN / Administration

Grantee Activity Number: B-08-MN-04-0504 -006

Activity Title: Administration

Activity Type:

Administration

Project Number:

ADMIN

Projected Start Date:

10/02/2008

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)

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

07/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 900,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 900,000.00

Benefit Report Type:

NA

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Mesa

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Mesa

Organization Type

Local Government

Proposed Budget

\$ 900,000.00



Location Description:

The City of Mesa will focus on the census tracts with the highest need. Those include: 420501 421901 421801 421201 422503 420901 420902 421101 421102 422604 421202 421301 421302 422616 422502 421400 421501 421601 421502 422501 422001 421602 421700 422611 422302 422605 421802 421902 422609 422301 420800 422002 422102 422103 422203 422107 422104 422105 422106

Activity Description:

General administrative and planning costs related to the NSP program.

Environmental Assessment: EXEMPT

Environmental None

Project # / ARH / Acquisition/Rehabilitation - Home Ownership

Grantee Activity Number: B-08-MN-04-0504-003

Activity Title: Aquisition - Home Ownership

Activity Type:

Acquisition - general

Project Number:

ARH

Projected Start Date:

06/01/2009

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

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Acquisition/Rehabilitation - Home

Projected End Date:

10/31/2017

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

Total Budget: \$ 1,245,225.04

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,245,225.04



Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households				0.0
# of Households				0.0
# of Permanent Jobs Created				0.0

Proposed Accomplishments	Total
# of Singlefamily Units	
# of Housing Units	
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	

Activity is being carried out by
No

Activity is being carried out through:

Organization carrying out Activity:
City of Mesa

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Mesa	Local Government	\$ 1,812,925.00

Location Description:

The City of Mesa will focus on the census tracks with the highest need. Those include: 420501 421901 421801 421201 422503 420901 420902 421101 421102 422604 421202 421301 421302 422616 422502 421400 421501 421601 421502 422501 422001 421602 421700 422611 422302 422605 421802 421902 422609 422301 420800 422002 422102 422103 422203 422107 422104 422105 422106

Activity Description:

2/18/2014 - Beneficiary and Accomplishment Data will be reported under Activity B-08-MN-04-0504-004 since the properties purchased will be rehabilitated and sold under Activity B-08-MN-04-0504-004.
The Acquisition - Home Ownership activity will focus strategically on neighborhoods with a high percentage of residential properties of foreclosed or abandoned homes within the targeted census tracks. Properties will be acquired at a minimum of five percent (5%) below appraised value. However, the total portfolio average for purchases will be no less than ten percent (10%) below appraised value. The City of Mesa will acquire the properties, do necessary rehabilitation and then market the properties for resale through various media including the realtor industry. The activity will partner with counseling agencies to provide down payment assistance when necessary and complete the sales transactions. This activity will benefit individuals and households up to and including one hundred twenty percent (120%) AMI.

Environmental Assessment: COMPLETED

Environmental None





Grantee Activity Number:	B-08-MN-04-0504-004
Activity Title:	Rehabilitation - Home Ownership

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

ARH

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

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Acquisition/Rehabilitation - Home

Projected End Date:

10/30/2017

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,996,374.99

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,996,374.99

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	24		24	100.00
# of Households	24		24	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	23
# of Housing Units	23
# of Substantially Rehabilitated Units	24
Activity funds eligible for DREF (Ike Only)	
#Units 2 other green	24
#Units deconstructed	
#Sites re-used	24
#Units exceeding Energy Star	
#Units with bus/rail access	24
#Low flow showerheads	24
#Low flow toilets	24
#Units with solar panels	
#Dishwashers replaced	24
#Clothes washers replaced	



#Refrigerators replaced	24
#Light fixtures (outdoors) replaced	24
#Light Fixtures (indoors) replaced	24
#Replaced hot water heaters	24
#Replaced thermostats	24
#Efficient AC added/replaced	24
#High efficiency heating plants	24
#Additional Attic/Roof Insulation	24
#Energy Star Replacement Windows	24
# of Properties	24

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Mesa

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Mesa	Local Government	\$ 2,160,000.00

Location Description:

The City of Mesa will focus on the census tracks with the highest need. Those include: 420501 421901 421801 421201 422503 420901 420902 421101 421102 422604 421202 421301 421302 422616 422502 421400 421501 421601 421502 422501 422001 421602 421700 422611 422302 422605 421802 421902 422609 422301 420800 422002 422102 422103 422203 422107 422104 422105 422106

Activity Description:

2/18/2014 - Beneficiary and Accomplishment Data for Activity B-08-MN-04-0504-003 is reported under this Activity since the properties purchased under Activity B-08-MN-04-0504-003 are the same properties being rehabilitated under B-08-MN-04-0504-004.

The Rehabilitation - Home Ownership activity will focus strategically on neighborhoods with a high percentage of residential properties of foreclosed or abandoned homes within the targeted census tracks. Properties will be acquired at a minimum of five percent (5%) below appraised value. However, the total portfolio average for purchases will be no less than ten percent (10%) below appraised value. The City of Mesa will acquire the properties, do necessary rehabilitation and then market the properties for resale through various media including the realtor industry. The activity will partner with counseling agencies to provide down payment assistance when necessary and complete the sales transactions. This activity will benefit individuals and households up to and including one hundred twenty percent (120%) AMI.

Environmental Assessment: COMPLETED

Environmental None





Grantee Activity Number: B-08-MN-04-0504-008
Activity Title: Home Buyer Assistance

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

Project Number:
 ARH

Projected Start Date:
 08/01/2009

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition/Rehabilitation - Home

Projected End Date:
 10/31/2017

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 415,650.00

**Most Impacted and
 Distressed Budget:** \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 415,650.00

Proposed Beneficiaries

Owner Households

of Households

Total **Low** **Mod** **Low/Mod%**

0.0

0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

Activity is being carried out by
 Yes

Activity is being carried out through:
 Grantee Employees and Contractors

Organization carrying out Activity:
 Housing Our Communities, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization
 Housing Our Communities, Inc.

Organization Type
 Non-Profit

Proposed Budget
 \$ 415,650.00



Location Description:

The City of Mesa will focus on the census tracks with the highest need. Those include: 420501 421901 421801 421201 422503 420901 420902 421101 421102 422604 421202 421301 421302 422616 422502 421400 421501 421601 421502 422501 422001 421602 421700 422611 422302 422605 421802 421902 422609 422301 420800 422002 422102 422103 422203 422107 422104 422105 422106

Activity Description:

2/18/2014 - Beneficiary and Accomplishment Data for this activity will be reported under Activities B-08-MN-04-0504-004, B-08-MN-04-0504-011, and B-08-MN-04-0504-012 since homebuyer assistance is provided only to applicants that purchase homes that have been acquired and rehabilitated under the Acquisition and Rehabilitation Activities for Home Ownership outlined in this Action Plan.

The Home Buyer Assistance activity will focus strategically on neighborhoods with a high percentage of residential properties of foreclosed or abandoned homes within the targeted census tracks. Properties will be acquired at a minimum of five percent (5%) below appraised value. However, the total portfolio average for purchases will be no less than ten percent (10%) below appraised value. The City of Mesa will acquire the properties, do necessary rehabilitation and then market the properties for resale through various media including the realtor industry. The activity will partner with counseling agencies to provide home buyer assistance when necessary and complete the sales transactions. This activity will benefit individuals and households up to and including one hundred twenty percent (120%) AMI. Housing Our Communities, a local non-profit, will be the subrecipient that will be administering the down payment assistance.

Environmental Assessment: EXEMPT

Environmental None

Grantee Activity Number: B-08-MN-04-0504-009
Activity Title: Home Buyer Counseling

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

Project Number:
 ARH

Projected Start Date:
 06/01/2009

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition/Rehabilitation - Home

Projected End Date:
 01/30/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 21,405.22

**Most Impacted and
 Distressed Budget:** \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 21,405.22

Proposed Beneficiaries

Owner Households

of Households

Total **Low** **Mod** **Low/Mod%**

0.0

0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Housing Our Communities, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization
 Housing Our Communities, Inc.

Organization Type
 Non-Profit

Proposed Budget
 \$ 21,405.22



Location Description:

The City of Mesa will focus on the census tracks with the highest need. Those include: 420501 421901 421801 421201 422503 420901 420902 421101 421102 422604 421202 421301 421302 422616 422502 421400 421501 421601 421502 422501 422001 421602 421700 422611 422302 422605 421802 421902 422609 422301 420800 422002 422102 422103 422203 422107 422104 422105 422106

Activity Description:

2/18/2014 - Beneficiary and Accomplishment Data for this activity will be reported under Activities B-08-MN-04-0504-004, B-08-MN-04-0504-011, and B-08-MN-04-0504-012 since homebuyer counseling is provided to all applicants that purchase homes that have been acquired and rehabilitated under the Acquisition and Rehabilitation Activities for Home Ownership outlined in this Action Plan. In addition, with the loss of Housing Our Communities, the City has contracted with Chicanos Por La Causa to provide the homebuyer counseling.

The Acquisition Rehab Home Ownership activity will focus strategically on neighborhoods with a high percentage of residential properties of foreclosed or abandoned homes within the targeted census tracks. Properties will be acquired at a minimum of five percent (5%) below appraised value. However, the total portfolio average for purchases will be no less than ten percent (10%) below appraised value. The City of Mesa will acquire the properties, do necessary rehabilitation and then market the properties for resale through various media including the realtor industry. The activity will partner with counseling agencies to provide down payment assistance when necessary and complete the sales transactions. This activity will benefit individuals and households up to and including one hundred twenty percent (120%) AMI. Housing Our Communities, a local non-profit, will be the subrecipient that will be providing the home buyer counseling.

Environmental Assessment: EXEMPT

Environmental None

Grantee Activity Number: B-08-MN-04-0504-010
Activity Title: Aquisition - Homeownership

Activity Type:

Acquisition - general

Project Number:

ARH

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

Activity Status:

Completed

Project Title:

Acquisition/Rehabilitation - Home

Projected End Date:

10/31/2017

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,238,087.68

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,238,087.68

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Total	Low	Mod	Low/Mod%
# Owner Households			0.0
# of Households			0.0
# of Permanent Jobs Created			0.0

Proposed Accomplishments

of Singlefamily Units
 # of Housing Units
 Total acquisition compensation to owners
 # of Parcels acquired voluntarily
 # of Parcels acquired by admin settlement
 # of Parcels acquired by condemnation
 # of buildings (non-residential)
 # of Properties

Total



Activity is being carried out by

No

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

Housing Our Communities, Inc.

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

Housing Our Communities, Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 1,238,087.68

Location Description:

The City of Mesa will focus on the census tracks with the highest need. Those include: 420501 421901 421801 421201 422503 420901 420902 421101 421102 422604 421202 421301 421302 422616 422502 421400 421501 421601 421502 422501 422001 421602 421700 422611 422302 422605 421802 421902 422609 422301 420800 422002 422102 422103 422203 422107 422104 422105 422106

Activity Description:

2/18/2014 - Beneficiary and Accomplishment Data will be reported under Activity B-08-MN-04-0504-011 since the properties purchased will be rehabilitated and sold under Activities B-08-MN-04-0504-011.

The Acquisition Rehab Home Ownership activity will focus strategically on neighborhoods with a high percentage of residential properties of foreclosed or abandoned homes within the targeted census tracks. Properties will be acquired at a minimum of five percent (5%) below appraised value. However, the total portfolio average for purchases will be no less than ten percent (10%) below appraised value. The City of Mesa will acquire the properties, do necessary rehabilitation and then market the properties for resale through various media including the realtor industry. The activity will partner with counseling agencies to provide down payment assistance when necessary and complete the sales transactions. This activity will benefit individuals and households up to and including one hundred twenty percent (120%) AMI.

11/01/2017 - The accomplishments for this activity are documented under activity B-08-MN-04-0504-011. This activity is part of the overall Demolition/Reconstruction activity.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: B-08-MN-04-0504-011
Activity Title: Rehab - Homeownership

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

ARH

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

Activity Status:

Completed

Project Title:

Acquisition/Rehabilitation - Home

Projected End Date:

10/31/2017

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,414,190.06

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,414,190.06

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# Owner Households	10		10	100.00
# of Households	10		10	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	10
# of Housing Units	10
Activity funds eligible for DREF (Ike Only)	
#Units 2 other green	10
#Units deconstructed	
#Sites re-used	10
#Units exceeding Energy Star	
#Units with bus/rail access	10
#Low flow showerheads	10
#Low flow toilets	10
#Units with solar panels	
#Dishwashers replaced	10
#Clothes washers replaced	



#Refrigerators replaced	10
#Light fixtures (outdoors) replaced	10
#Light Fixtures (indoors) replaced	10
#Replaced hot water heaters	10
#Replaced thermostats	10
#Efficient AC added/replaced	10
#High efficiency heating plants	10
#Additional Attic/Roof Insulation	10
#Energy Star Replacement Windows	10
# of Properties	10

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Housing Our Communities, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Housing Our Communities, Inc.	Non-Profit	\$ 1,414,190.06

Location Description:

The City of Mesa will focus on the census tracks with the highest need. Those include: 420501 421901 421801 421201 422503 420901 420902 421101 421102 422604 421202 421301 421302 422616 422502 421400 421501 421601 421502 422501 422001 421602 421700 422611 422302 422605 421802 421902 422609 422301 420800 422002 422102 422103 422203 422107 422104 422105 422106

Activity Description:

The Acquisition Rehab Home Ownership activity will focus strategically on neighborhoods with a high percentage of residential properties of foreclosed or abandoned homes within the targeted census tracks. Properties will be acquired at a minimum of five percent (5%) below appraised value. However, the total portfolio average for purchases will be no less than ten percent (10%) below appraised value. The City of Mesa will acquire the properties, do necessary rehabilitation and then market the properties for resale through various media including the realtor industry. The activity will partner with counseling agencies to provide down payment assistance when necessary and complete the sales transactions. This activity will benefit individuals and households up to and including one hundred twenty percent (120%) AMI.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: B-08-MN-04-0504-012
Activity Title: Home Ownership - 25% Set-Aside

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

ARH

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:

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

Activity Status:

Completed

Project Title:

Acquisition/Rehabilitation - Home

Projected End Date:

10/30/2017

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,059,131.04

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,059,131.04

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	3	3		100.00
# of Households	3	3		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	3
# of Housing Units	3
# of Substantially Rehabilitated Units	3
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units & other green	3
#Units deconstructed	
#Sites re-used	3
#Units exceeding Energy Star	
#Units with bus/rail access	3
#Low flow showerheads	3
#Low flow toilets	3
#Units with solar panels	
#Dishwashers replaced	3



#Clothes washers replaced	
#Refrigerators replaced	3
#Light fixtures (outdoors) replaced	3
#Light Fixtures (indoors) replaced	3
#Replaced hot water heaters	3
#Replaced thermostats	3
#Efficient AC added/replaced	3
#High efficiency heating plants	3
#Additional Attic/Roof Insulation	5
#Energy Star Replacement Windows	3
# of Properties	3

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Mesa, Arizona

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Mesa, Arizona	Local Government	\$ 1,121,000.00

Location Description:

The City of Mesa will focus on the census tracks with the highest need. Those include: 420501 421901 421801 421201 422503 420901 420902 421101 421102 422604 421202 421301 421302 422616 422502 421400 421501 421601 421502 422501 422001 421602 421700 422611 422302 422605 421802 421902 422609 422301 420800 422002 422102 422103 422203 422107 422104 422105 422106

Activity Description:

The Home Ownership - 25% Set-Aside activity will focus strategically on neighborhoods with a high percentage of residential properties of foreclosed or abandoned homes within the targeted census tracks. Properties will be acquired at a minimum of one percent (1%) below appraised value. The City of Mesa will acquire the properties, do necessary rehabilitation and then market the properties for resale through various media including the realtor industry. The activity will partner with counseling agencies to provide closing cost assistance and a home buyer subsidy when necessary and complete the sales transactions. This activity will benefit individuals and households below fifty percent (50%) AMI.

Environmental Assessment: COMPLETED

Environmental None



Project # / ARR / Acquisition/Rehabilitation - Rental

Grantee Activity Number: **B-08-MN-04-0504 -001**
Activity Title: **Aquisition - Rental**

Activity Type:

Acquisition - general

Project Number:

ARR

Projected Start Date:

06/01/2009

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/Rehabilitation - Rental

Projected End Date:

10/31/2017

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 836,346.12**Most Impacted and
Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 836,346.12**Benefit Report Type:**

Direct (Households)

Proposed Beneficiaries

Total	Low	Mod	Low/Mod%
			0.0
			0.0
			0.0

Renter Households

of Households

of Permanent Jobs Created

Proposed Accomplishments**Total**

of Singlefamily Units

of Housing Units

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement



of Parcels acquired by condemnation

of buildings (non-residential)

of Properties

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Mesa

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Mesa	Local Government	\$ 825,970.00

Location Description:

The City of Mesa will focus on the census tracks with the highest need. Those include: 420501 421901 421801 421201 422503 420901 420902 421101 421102 422604 421202 421301 421302 422616 422502 421400 421501 421601 421502 422501 422001 421602 421700 422611 422302 422605 421802 421902 422609 422301 420800 422002 422102 422103 422203 422107 422104 422105 422106

Activity Description:

2/18/2014 - Beneficiary Data and Accomplishment Data will be shown in Activity B-08-MN-04-0504-002 Rehabilitation - Rental. The Acquisition - Rental activity will focus strategically on neighborhoods with a high percentage of residential properties of foreclosed or abandoned homes within the targeted census tracks. Properties will be acquired at a minimum of five percent (5%) below appraised value. However, the total portfolio average for purchases will be no less than ten percent (10%) below appraised value. The City of Mesa will acquire, inspect for rehabilitation, and lease the properties in coordination with the City of Mesa Housing Authority. It is anticipated that some of the rental properties will be an opportunity for home ownership for those renting. Because not all families will qualify for homeownership, this activity will be cause for a high rate of neighborhood stabilization for long term tenants. The acquisition/rehabilitation/rental activity will benefit income-qualified persons to meet the low income housing requirement for those below 50% of area median income. The acquisition/rehabilitation/rental activity will serve as workforce housing for individuals and families striving to one day become homeowners. Inspections will be made monthly to identify and repair any items necessary. This activity will adhere to the affordability period as outlined in this Amendment to the Action Plan.

11/01/2017 - The accomplishments for this activity are documented under activity B-08-MN-04-0504-002. This activity is part of the overall Rental activity.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: B-08-MN-04-0504-002
Activity Title: Rehabilitation - Rental

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

ARR

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:

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

Activity Status:

Completed

Project Title:

Acquisition/Rehabilitation - Rental

Projected End Date:

10/30/2017

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,063,562.68

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,063,562.68

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	16	16		100.00
# of Households	16	16		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	16
# of Housing Units	16
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units & other green	16
#Units deconstructed	
#Sites re-used	9
#Units exceeding Energy Star	
#Units with bus/rail access	16
#Low flow showerheads	16
#Low flow toilets	16
#Units with solar panels	
#Dishwashers replaced	16
#Clothes washers replaced	16



#Refrigerators replaced	16
#Light fixtures (outdoors) replaced	16
#Light Fixtures (indoors) replaced	16
#Replaced hot water heaters	16
#Replaced thermostats	16
#Efficient AC added/replaced	16
#High efficiency heating plants	16
#Additional Attic/Roof Insulation	16
#Energy Star Replacement Windows	16
# of Properties	9

Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Mesa

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Mesa	Local Government	\$ 2,063,562.68

Location Description:

The City of Mesa will focus on the census tracks with the highest need. Those include: 420501 421901 421801 421201 422503 420901 420902 421101 421102 422604 421202 421301 421302 422616 422502 421400 421501 421601 421502 422501 422001 421602 421700 422611 422302 422605 421802 421902 422609 422301 420800 422002 422102 422103 422203 422107 422104 422105 422106

Activity Description:

2/18/2014 - Beneficiary Data and Accomplishment Data for Activity B-08-MN-04-0504-001 will be indicated under this Activity since the properties acquired are the same properties under going rehabilitation.

The Rehabilitation - Rental activity will focus strategically on neighborhoods with a high percentage of residential properties of foreclosed or abandoned homes within the targeted census tracks. Properties will be acquired at a minimum of five percent (5%) below appraised value. However, the total portfolio average for purchases will be no less than ten percent (10%) below appraised value. The City of Mesa will acquire, inspect for rehabilitation, and lease the properties in coordination with the City of Mesa Housing Authority. It is anticipated that some of the rental properties will be an opportunity for home ownership for those renting. Because not all families will qualify for homeownership, this activity will be cause for a high rate of neighborhood stabilization for long term tenants. The acquisition/rehabilitation/rental activity will benefit income-qualified persons to meet the low income housing requirement for those below 50% of area median income. The acquisition/rehabilitation/rental activity will serve as workforce housing for individuals and families striving to one day become homeowners. Inspections will be made monthly to identify and repair any items necessary. This activity will adhere to the affordability period as outlined in this Amendment to the Action Plan.

Environmental Assessment: COMPLETED

Environmental None

Project # / DEMO / Acquisition Demolition

Grantee Activity Number: B-08-MN-04-0504-005

Activity Title: Demolition/Reconstruction

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

DEMO

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:

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

Activity Status:

Completed

Project Title:

Acquisition Demolition

Projected End Date:

10/31/2017

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 159,448.10

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 159,448.10

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total **Low** **Mod** **Low/Mod%**

1 1 100.00

of Households

1 1 100.00

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

of Substantially Rehabilitated Units

1

ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units & other green

1

#Units deconstructed

#Sites re-used

1

#Units with bus/rail access

1



#Low flow showerheads	1
#Low flow toilets	1
#Units with solar panels	
#Dishwashers replaced	1
#Clothes washers replaced	
#Refrigerators replaced	1
#Light fixtures (outdoors) replaced	1
#Light Fixtures (indoors) replaced	1
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#High efficiency heating plants	1
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	1
# of Properties	1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Mesa

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Mesa

Organization Type

Local Government

Proposed Budget

\$ 159,448.10

Location Description:

The City of Mesa will focus on the census tracts with the highest need. Those include: 420501 421901 421801 421201 422503 420901 420902 421101 421102 422604 421202 421301 421302 422616 422502 421400 421501 421601 421502 422501 422001 421602 421700 422611 422302 422605 421802 421902 422609 422301 420800 422002 422102 422103 422203 422107 422104 422105 422106

Activity Description:

The Demolition/Reconstruction activity will focus strategically on neighborhoods with a high percentage of residential properties of foreclosed or abandoned homes within the targeted census tracts. Properties will be acquired at a minimum of five percent (5%) below appraised value. However, the total portfolio average for purchases will be no less than ten percent (10%) below appraised value. The City of Mesa will acquire, inspect for rehabilitation, and determine if it is cost effective to rehabilitate the property. If the cost to rehab the property is excessive the decision will be made to demolish the property. At such time the City of Mesa planning department will determine if another home will be constructed or if it is in the best interest of the neighborhood to look for alternative uses for the property.

Environmental Assessment: COMPLETED

Environmental None





Grantee Activity Number: B-08-MN-04-0504-007
Activity Title: Acquisition - Demolition

Activity Type:

Acquisition - general

Project Number:

DEMO

Projected Start Date:

06/01/2009

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:

Acquisition Demolition

Projected End Date:

10/31/2017

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 250.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 250.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Total	Low	Mod	Low/Mod%
# Owner Households			0.0
# of Households			0.0
# of Permanent Jobs Created			0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Parcels acquired by condemnation

of buildings (non-residential)

of Properties

Total



Activity is being carried out by

No

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

City of Mesa

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

City of Mesa

Organization Type

Local Government

Proposed Budget

\$ 250.00

Location Description:

The City of Mesa will focus on the census tracks with the highest need. Those include: 420501 421901 421801 421201 422503 420901 420902 421101 421102 422604 421202 421301 421302 422616 422502 421400 421501 421601 421502 422501 422001 421602 421700 422611 422302 422605 421802 421902 422609 422301 420800 422002 422102 422103 422203 422107 422104 422105 422106

Activity Description:

The Acquisition - Demolition activity will focus strategically on neighborhoods with a high percentage of residential properties of foreclosed or abandoned homes within the targeted census tracks. Properties will be acquired at a minimum of five percent (5%) below appraised value. However, the total portfolio average for purchases will be no less than ten percent (10%) below appraised value. The City of Mesa will acquire, inspect for rehabilitation, and determine if it is cost effective to rehabilitate the property. If the cost to rehab the property is excessive the decision will be made to demolish the property. At such time the City of Mesa planning department will determine if another home will be constructed or if it is in the best interest of the neighborhood to look for alternative uses for the property.

11/01/2017 - The accomplishments for this activity are documented under activity B-08-MN-04-0504-005. This activity is part of the overall Demolition/Reconstruction activity.

Environmental Assessment:

COMPLETED

Environmental

None

Project # / PF-013 / Public Facilities**Grantee Activity Number: B-08-MN-04-0504-013****Activity Title: Eagles Park****Activity Type:**

Acquisition, construction, reconstruction of public facilities

Activity Status:

Under Way

Project Number:

PF-013

Project Title:

Public Facilities

Projected Start Date:**Projected End Date:**

12/31/2015

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

Benefit Report Type:

Area Benefit (Census)

01/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,600,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,600,000.00

Proposed Accomplishments

of public facilities

Total

1

of buildings (non-residential)

1

of Properties

1

LMI%:

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Mesa, Arizona

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Mesa, Arizona

Organization Type

Local Government

Proposed Budget

\$ 1,000,000.00

Location Description:

Eagles Park will be located at the northeast corner of Horne and Broadway in Mesa, AZ. The address is roughly 828-832 E. Broadway Road, Mesa, AZ. The Eagles Park is located in census tract 4215.01 and is surrounded by census tracts 4215.02, 4219.02, 4216.02, 4214, 4220.01, 4218.02, and 4216.01.

Activity Description:

The construction of a public park on the site of a vacated elementary school. The census tract and the surround census tracts have populations where over 50% on the households within those census tracts have incomes at or below 80% AMI. The City approved a substantial amendment after a fifteen (15) day public comment period. There was no comments from the public on the proposed Eagles Park.

Environmental Assessment:

COMPLETED



Action Plan Comments:

Reviere,	Rejected for grantee adjustments.
Reviere,	AP modified to adj budgets and input PI estimates.
Reviere,	AP approved. City corrected LH25% units and make PI estimates and budget adjustments.
Reviere,	AP reviewed and approved. Activity budgets were adjusted.
Reviere,	AP approved; modified activity budgets.
Reviewer -	2/18/14 Marilee Hansen: AP approved but grantee should reconsider their goals for LMMI activities. They are not allowing for beneficiaries with incomes over 80% AMI.
Reviewer -	10/24/14 The grantee should read through the AP in the PDF version to identify ways to make it more readable. Some tables were used and they do not convert well to PDF.

Action Plan History

Version	Date
B-08-MN-04-0504 AP#1	06/11/2009
B-08-MN-04-0504 AP#2	02/23/2011
B-08-MN-04-0504 AP#3	04/25/2012
B-08-MN-04-0504 AP#4	09/22/2012
B-08-MN-04-0504 AP#5	03/13/2013
B-08-MN-04-0504 AP#6	06/05/2013
B-08-MN-04-0504 AP#7	02/28/2014

B-08-MN-04-0504 AP#8	10/24/2014
B-08-MN-04-0504 AP#9	01/28/2016
B-08-MN-04-0504 AP#10	11/01/2017
B-08-MN-04-0504 AP#11	11/06/2017
B-08-MN-04-0504 AP#12	10/30/2018
B-08-MN-04-0504 AP#13	11/04/2019
B-08-MN-04-0504 AP#14	09/21/2020

