

# Action Plan

**Grantee:** Phoenix, AZ

**Grant:** B-08-MN-04-0505

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<b>LOCCS Authorized Amount:</b>	\$ 39,478,096.00
<b>Grant Award Amount:</b>	\$ 39,478,096.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 18,484,388.47
<b>Total Budget:</b>	\$ 57,962,484.47

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## Funding Sources

**No Funding Sources Found**

## Narratives

### Areas of Greatest Need:

September 2020

In response to FLAGS in DRGR many activities were updated. Additionally, program income receipted since the last action plan was added to available funds and budgeted.

New PROJECTED CLOSE DATES were reported in NSP6-PHXADM AND NSP7-LandBank.

Additional funds were budgeted and new PROJECTED CLOSE DATES were reported in: NSP3R-NFWSCLMMI; NSP3R-PHX; AND NSP5RED-SPV.

A new activity in the NSP4 Multi Family project was set up as "NSP4-Unnamed" and funded to meet the LH25 set aside requirement. The activity has not yet been defined.

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December 2017 No changes.

June 2016 No changes.

October 2015 No changes.

March 18, 2015 The City of Phoenix has prepared this Action Plan to make adjustments to our NSP1 program based on program progress. Through this Action Plan we made the following changes: Adjusted the allocation of dollars based on program progress to date and market changes; Allocated program income received to date; Made corrections as requested by HUD field rep to reported data; Closed activities where work has been completed and all funds were spent or moved.

October 2, 2014 The city of Phoenix has prepared a Substantial Amendment to our NSP1 Action Plan to make adjustments to our NSP1 program based on program progress. The City will also amend the HUD 2014-2015 Action Plan to reflect the proposed changes. The Substantial Amendment was posted for Public Comment as required by our Citizen Participation Plan and approved by the Phoenix City Council on October 1, 2014. Through this Substantial Amendment we made the following changes: 1. increase budgets where projections indicate expenses will exceed the current budget and decrease budgets in activities that have been completed and had surplus funds 2. create single family housing activities that serve households at 50 percent AMI or below 3. plan and budget for future infill activities in NSP target areas In regards to areas of greatest need, reuse and redevelopment of properties purchased will be carried out pursuant to the alternative requirements for land banking and with a re-use that is consistent with community development strategies and plans. Redevelopment activities will be undertaken in support of neighborhood stabilization efforts.

June 19, 2014: The City of Phoenix has prepared this Action Plan to make adjustments to our NSP1 program based on program progress. Through this Action Plan we made the following changes: Adjusted the allocation of dollars and



beneficiary goals between eligible uses based on program progress to date and market changes; Allocated program income received to date; Made corrections as requested by HUD field rep to location and activity descriptions and other data.

March 20, 2014: Project and activity budgets were revised to reflect the addition of program income. Corrections were made to punctuation, expected property and unit counts and activity end dates as requested by HUD field office staff.

December 30, 2013: Project and activity budgets were revised to reflect the addition of program income. Corrections were made to punctuation, expected property and unit counts and activity end dates as requested by HUD field office staff.

September 25, 2013: Project and activity budgets were revised to reflect the addition of program income.

April 23, 2013: Project and activity budgets were revised to reflect the addition of program income.

March 4, 2013: Project and activity budgets were revised to reflect the addition of program income or the reallocation of activity funds where there was an unused balance of funds and a need in another activity within the same project.

## Distribution and Uses of Funds:

September 2020 In response to FLAGS in DRGR many activities were updated. Additionally, program income receipted since the last action plan was added to available funds and budgeted.

December 2017 - In response to FLAGS in DRGR many activities were updated. Additionally, program income receipted since the last action plan was added to available funds and budgeted.

New PROJECTED CLOSE DATES were reported in: NSP6-PHXADM AND NSP7-Landbank.

Additional funds were budgeted and new PROJECTED CLOSE DATES were reported in: NSP5RED-SPV.

June 2016 This action plan served to mark several activities as completed; add additional funds to a few ongoing to complete draws for final expenses; and reallocate unspent funds and recent program income into a planned redevelopment activity.

October 2015 This action plan served to mark several activities as completed; cancel a planned activity and consolidate the funds into another activity; add additional funds to a few ongoing activities; and reallocated unspent funds into a planned redevelopment activity. The following activities were completed: NSP3D-PHX NSP3R-FSL-LMMI NSP4A-ACQParkLee-LH25 NSP4R-REHParkLee-LH25 NSP4R-REHSantaFeSprings-LH25 The budgets of the following activities were reduced: NSP6-PHXADM The following activities were cancelled: NSP5RED-Area2 Funds were added to following activities and then closed again: NSP2R-PHX NSP3R-PHX NSP4A-ACQCollinsCourt-LH25 Reallocated unspent funds into a planned redevelopment activity: NSP5RED-SPV

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June 19, 2014: The City of Phoenix has prepared this Action Plan to make adjustments to our NSP1 program based on program progress. Through this Action Plan we made the following changes: Adjusted the allocation of dollars and beneficiary goals between eligible uses based on program progress to date and market changes; Allocated program income received to date; Made corrections as requested by HUD field rep to location and activity descriptions and other data.

March 20, 2014: Project and activity budgets were revised to reflect the addition of program income. Corrections were made to punctuation, expected property and unit counts and activity end dates as requested by HUD field office staff.

December 30, 2013: Project and activity b

## Definitions and Descriptions:

September 2020 No changes.

December 2017

No changes.

June 2016

No changes

October 2015

No changes.



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March 18, 2015

No changes

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October 2, 2014:

No changes

\*\*\*\*\*

June 2010:

Housing Rehabilitation Standards: NSP Rehabilitation Standards as described in Section C(4) (Definitions and Descriptions) of the 2008 NSP Substantial Amendment have been amended for clarification purposes. The following standards will supersede those submitted in the NSP Substantial Amendment dated November 27, 2008.

#### AFFORDABLE RENTS

The City of Phoenix Neighborhood Stabilization Program will comply with the HOME Investment Partnership Program Final Rule at 24 CFR 92.252 for the purpose of establishing the rents for 50% and 60% of area median income households.

HUD provides the HOME rent limits which include average occupancy per unit and adjusted income assumptions. The City of Phoenix has established HOME rents for the Phoenix jurisdiction which are 17 percent lower than the HUD limits. The City of Phoenix Neighborhood Stabilization Program will include both rent schedules and has the administrative authority to make a decision as to which rent schedule it will utilize on a project-by-project basis.

Bedroom Size 1 BR / 2 BR / 3 BR / 4 BR  
HUD Low HOME Rents \$601 / \$722 / \$834 / \$931  
HUD High HOME Rents \$715 / \$862 / \$1052 / \$1154  
Phoenix Low HOME Rents \$552 / \$646 / \$687 / \$751  
Phoenix High HOME Rents \$588 / \$696 / \$762 / \$855

Income Limits:  
Household Size 1 / 2 / 3 / 4 / 5 / 6 / 7 / 8  
50%AMI \$22,450 / \$25,700 / \$28,900 / \$32,100 / \$34,650 / \$37,250 / \$39,800 / \$42,350  
60%AMI \$26,940 / \$30,840 / \$34,680 / \$38,520 / \$41,580 / \$44,700 / \$47,760 / \$50,820

The City of Phoenix Neighborhood Stabilization Program will also establish a tier of rents based upon 100% of area median income households. This will provide for greater flexibility in meeting the rental housing needs of Phoenix households.

Maximum allowable rents (including utilities) will be established at the most current market rents for the Phoenix area but will not exceed 30% of the annual income of a family whose income equals 100% of the area median income, based upon 2 persons per bedroom.

Bedroom Size 1 BR / 2 BR / 3 BR / 4 BR  
Maximum Rents \$1,290 / \$1,610 / \$1,860 / \$2,120  
Maximum Rents \$1,290 / \$1,610 / \$1,860 / \$2,120

Income Limits:



Household Size 1 / 2 / 3 / 4 / 5 / 6 / 7 / 8  
100%AMI \$44,900 / \$51,400 / \$57,800 / \$64,200 / \$69,300 / \$74,500 / \$79,600 / \$84,700

**Low Income Targeting:**

September 2020 No changes.

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December 2017

No changes.

\*\*\*\*\* June 2016

No changes

\*\*\*\*\*

October 2015

No changes.

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March 18, 2015

No changes

\*\*\*\*\*

October 2, 2014

No changes

\*\*\*\*\*

June 2010:

At least 25% of the NSP funds will be used for housing individuals and families whose incomes do not exceed 50% of area median income (AMI).

Of the \$ 9,869,524, the City of Phoenix will utilize an estimated \$6,500,000 to purchase and rehabilitate foreclosed apartment complexes for inclusion in its affordable rental units portfolio. Additionally, the City will use approximately \$4 million to assist non-profit and/or for-profit developers who submit a successful application to acquire and rehabilitate a foreclosed multi-family rental consistent with the Housing Department City Council-approved underwriting guidelines, and who agree that at least 51% of the units (LMMI Units) will be occupied by families at or below 120% AMI at affordable rents. As a subset of the LMMI Units, the number of units set aside for and affordable to families at or below 50% AMI will be in proportion to the amount of NSP funds used to acquire and rehabilitate the multi-family project. The City will promote a mixed-income approach in all multi-family complexes using NSP dollars, so as to be consistent with the Housing Department's Dispersion Policy which discourages development that may concentrate poverty in any one area of the City. Finally, the City will seek opportunities to work with Continuum of Care Partners who identify foreclosed properties that can help them meet their mission.



**Acquisition and Relocation:**

September 2020 No changes.

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December 2017

No changes.

\*\*\*\*\* June 2016

No changes

\*\*\*\*\*

October 2015

No changes.

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March 18, 2015

No changes

\*\*\*\*\*

October 2, 2014:

No changes

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June 2010:

In conformance with the September 29, 2008 HUD regulations for the NSP program, all occupied and vacant occupiable low and moderate income dwelling units demolished or converted thorough NSP funds to a use other than low, moderate or middle income housing will be replaced by other low and moderate income units in the area or citywide.

**Public Comment:**

September 2020

Changes made did not meet the threshold of a public comment process.

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December 2017

Changes made did not meet the threshold of a public comment process.

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June 2016

Changes made did not meet the threshold of a public comment process.

\*\*\*\*\*

October 2015



No changes.

\*\*\*\*\*  
March 18, 2015

No changes

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October 2, 2014:

The purpose of the NSP grants is to address abandoned foreclosed properties through acquisition, rehabilitation, demolition, and redevelopment activities. The proposed substantial amendments will enhance continuity and consistency in the NSP program and facilitate program implementation and reporting.

Copies of the draft Substantial Amendments were available for review Friday, August 22, 2014 to Monday, September 22, 2014 at the Neighborhood Services Department, 200 W. Washington St., fourth floor, Phoenix, and on the City website at <https://www.phoenix.gov/nsd/site/Pages/Funding-Reporting.aspx>.

In response to the request for public comment, one comment was received regarding this Substantial Amendment and Substantial Amendments post concurrently for NSP2 and NSP3. The comment noted that there were no references in the documents for the creation of housing for people with disabilities.

Staff responded with information regarding the use of Universal Design and the allocation of dedication of units in multi-family projects. In addition, on a case-by-case basis, where more accommodations are needed, the program has provided wheelchair ramps, wider doorways, ADA Height toilets and altered floor plans to accommodate a Hoyer lift and other equipment/ accessible accommodations at the sale of the property at buyer's request with funding approval.

Further, City staff has addressed the concerns of accessibility in housing in several ways since the beginning of the programs. These amendments have reallocated funding from completed projects to other projects and or eligible uses. We assured this member of the public that the City will continue to consider accessibility in design and at sale of properties going forward.

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November 2012:

Project and activity budgets were revised to reflect the addition of program income or the reallocation of activity funds where there was an unused balance of funds and a need in another activity. The City Consolidated Plan Public Participation Plan requires that a Substantial Amendment be prepared, including seeking public comment, when any single or collective change in the planned or actual use of NSP1 or NSP2 funds exceeds 20 percent of the grant award.

This action plan reflects changes of \$1.2 million which is three percent of the grant and reflects the allocation of program income.

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June 2010:

Notice of availability of the draft NSP Substantial Amendment was advertised in the Arizona Republic on May 21, 2010. The draft was available for public review and comment for fifteen days starting May 27 to June 10, 2010 and could be accessed

from the City of Phoenix website at <http://phoenix.gov/nsd/aaplan.html>. A copy was also available for review at Phoenix City Hall. Residents were requested to call in comments to our hotline or via e-mail at [nsd@phoenix.gov](mailto:nsd@phoenix.gov). There were no public comments.

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NSP1	Financing Mechanisms - DPA Only	NSP1D-CHRA	Homebuyer Assistance Program
		NSP1D-DPA	
		NSP1D-DPA-LH25	
		NSP1D-HoCos	
		NSP1D-PHX	
		NSP1D-ROI	
NSP2	Financing Mechanisms - DPA w/	NSP2D-CHRA	Home Improvement Program
		NSP2D-DPA	
		NSP2D-HoCos	
		NSP2D-PHX	
		NSP2D-ROI	
		NSP2R-PHX	
		NSP2R-REH	
NSP3	Acquisition/Purchase and Rehab -	NSP3A-ACQ	Move In Ready Program
		NSP3A-FSL-LH25	
		NSP3A-FSL-LMMI	
		NSP3A-NFWSC-LH25	
		NSP3A-NFWSC-LMMI	
		NSP3A-NHS-LMMI	
		NSP3A-PHX	
		NSP3A-ROI	
		NSP3D-CHRA	
		NSP3D-DPA	
		NSP3D-HoCos	
		NSP3D-PHX	
		NSP3D-ROI	
		NSP3R-FSL-LH25	
		NSP3R-FSL-LMMI	
		NSP3R-NFWSC-LH25	
		NSP3R-NFWSC-LMMI	
		NSP3R-NHS-LMMI	
		NSP3R-PHX	
NSP4	Acquisition/Purchase and Rehab -	NSP4-UnnamedProject	Unnamed Project
		NSP4A-ACQCollinsCourt-	Acquisition of MF Rental Housing



		LH25	Acquisition of MF Rental Housing
		NSP4A-ACQParkLee-LH25	
		NSP4R-REHCollinsCourt-LH25	Rehabilitation of MF Rental Housing
		NSP4R-REHParkLee-LH25	
		NSP4R-REHSantaFe-LH25	
		NSP4R-REHSummit-LH25	
		NSP4R-REHSummit-LMMI	Rehabilitation of MF Rental
NSP5	Redevelopment - Demolition -	NSP5A-ACQ	Acquisition for Demolition
		NSP5A-Barracks	
		NSP5A-PHX	
		NSP5A-ROI	
		NSP5D-Barracks	Demolition
		NSP5D-DEM	
		NSP5D-PHX	
		NSP5P-PS	Public Services
		NSP5RED-SPV	Redevelopment
NSP6	Administration and Planning	NSP6-CON	Administration
		NSP6-PHXADM	NSP6-Administration
NSP7	Land Bank	NSP7-Landbank	Landbank



## Activities

### Project # / NSP1 / Financing Mechanisms - DPA Only

**Grantee Activity Number:** NSP1D-CHRA  
**Activity Title:** Homebuyer Assistance Program

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

**Project Number:**

NSP1

**Projected Start Date:**

03/11/2009

**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 - DPA Only

**Projected End Date:**

03/11/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 368,480.00

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 368,480.00

**Benefit Report Type:**

Direct (Households)

#### Proposed Beneficiaries

# Owner Households

**Total**

**Low**

**Mod**

**Low/Mod%**

5

0.00

# of Households

5

0.00

#### Proposed Accomplishments

# of Singlefamily Units

**Total**

5

# of Housing Units

5



**Activity is being carried out by**

No

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

CHRA-Community Housing Resources of Arizona

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

CHRA-Community Housing Resources of Arizona

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 368,480.00

**Location Description:**

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentages of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage related loan; and 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

These areas have been broken down using a three tiered approach associated with three distinct goals or objectives. These goals are related to tiers, which contain specific activities to be performed within the NSP1 Target Areas as follows: Tier 1, citywide; Tier 2, zip codes 85015, 85023, 85024, 85053, 85339, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center; and Tier 3, zip codes 85006, 85008, 85009, 85017, 85019, 85021, 85027, 85029, 85031, 85032, 85033, 85034, 85035, 85037, 85040, 85041, 85042, 85043, 85051, 85307, 85353, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing this three tiered approach that is consistent with the Community Development goals of the Consolidated Plan. The Homeownership Assistance Program will be targeted in Tier 1, Tier 2 and Tier 3 areas of greatest need.

**Activity Description:**

The City provided homeownership assistance with rehabilitation in the form of subordinate mortgages, or soft second loans, to assist homebuyers to purchase and occupy foreclosed or abandoned single family homes in Tier 1, Tier 2 and Tier 3 areas of greatest need which require no rehabilitation to meet lender requirements and or City housing standards, as described in the Action Plan. The down payment assistance will be provided as a 45 year, no interest loan due on sale once the homeowner ceases to occupy the property or at the end of the 45 year period.

Performance measures will be reported in NSP1-DPA and NSP1-DPA-LH25.

**Environmental Assessment:** EXEMPT

**Environmental** None

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**Grantee Activity Number:** NSP1D-DPA  
**Activity Title:** Homebuyer Assistance Program

**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

NSP1

**Projected Start Date:**

03/11/2009

**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 - DPA Only

**Projected End Date:**

03/11/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 2,687,398.35

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 2,687,398.35

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
CHRA-Community Housing Resources of Arizona	Homeownership Assistance to low- and moderate-income	NSP1	NSP1D-CHRA	Homebuyer Assistance Program	General Account
City of Phoenix-HD	Homeownership Assistance to low- and moderate-income	NSP1	NSP1D-DPA-LH25	Homebuyer Assistance Program	General Account
Housing Counseling Agencies	Homeownership Assistance to low- and moderate-income	NSP1	NSP1D-HoCos	Homebuyer Assistance Program	General Account
City of Phoenix-HD	Homeownership Assistance to low- and moderate-income	NSP1	NSP1D-PHX	Homebuyer Assistance Program	General Account
ROI Properties	Homeownership Assistance to low- and moderate-income	NSP1	NSP1D-ROI	Homebuyer Assistance Program	General Account

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Owner Households	178		35	19.66
# of Households	178		35	19.66

**Proposed Accomplishments**

**Total**



# of Singlefamily Units	178
# of Housing Units	178

**Activity is being carried out by**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

City of Phoenix-HD

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

Responsible Organization	Organization Type	Proposed Budget
City of Phoenix-HD	Local Government	\$ 2,687,398.35

**Location Description:**

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentages of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage related loan; and 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures. These areas have been broken down using a three tiered approach associated with three distinct goals or objectives. These goals are related to tiers, which contain specific activities to be performed within the NSP1 Target Areas as follows: Tier 1, citywide; Tier 2, zip codes 85015, 85023, 85024, 85053, 85339, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center; and Tier 3, zip codes 85006, 85008, 85009, 85017, 85019, 85021, 85027, 85029, 85031, 85032, 85033, 85034, 85035, 85037, 85040, 85041, 85042, 85043, 85051, 85307, 85353, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center. As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing this three tiered approach that is consistent with the Community Development goals of the Consolidated Plan. The Homeownership Assistance Program will be targeted in Tier 1, Tier 2 and Tier 3 areas of greatest need.

**Activity Description:**

The City provided homeownership assistance with rehabilitation in the form of subordinate mortgages, or soft second loans, to assist homebuyers to purchase and occupy foreclosed or abandoned single family homes in Tier 1, Tier 2 and Tier 3 areas of greatest need which require no rehabilitation to meet lender requirements and or City housing standards, as described in the Action Plan. The down payment assistance will be provided as a 45 year, no interest loan due on sale once the homeowner ceases to occupy the property or at the end of the 45 year period.

Performance measures will be reported in NSP1-DPA and NSP1-DPA-LH25.

**Environmental Assessment:** EXEMPT

**Environmental** None



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<b>Grantee Activity Number:</b>	<b>NSP1D-DPA-LH25</b>
<b>Activity Title:</b>	<b>Homebuyer Assistance Program</b>

**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

NSP1

**Projected Start Date:**

03/11/2009

**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:**

Financing Mechanisms - DPA Only

**Projected End Date:**

03/11/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 74,975.00

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 74,975.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
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5	5		100.00
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# of Households

5	5		100.00
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**Proposed Accomplishments**

# of Singlefamily Units

**Total**

5

# of Housing Units

5

**Activity is being carried out by**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

City of Phoenix-HD

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

**Responsible Organization**

City of Phoenix-HD

**Organization Type**

Local Government

**Proposed Budget**

\$ 74,975.00



**Location Description:**

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentages of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage related loan; and 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures. These areas have been broken down using a three tiered approach associated with three distinct goals or objectives. These goals are related to tiers, which contain specific activities to be performed within the NSP1 Target Areas as follows: Tier 1, citywide; Tier 2, zip codes 85015, 85023, 85024, 85053, 85339, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center; and Tier 3, zip codes 85006, 85008, 85009, 85017, 85019, 85021, 85027, 85029, 85031, 85032, 85033, 85034, 85035, 85037, 85040, 85041, 85042, 85043, 85051, 85307, 85353, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center. As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing this three tiered approach that is consistent with the Community Development goals of the Consolidated Plan. The Homeownership Assistance Program will be targeted in Tier 1, Tier 2 and Tier 3 areas of greatest need.

**Activity Description:**

The City provided homeownership assistance with rehabilitation in the form of subordinate mortgages, or soft second loans, to assist homebuyers to purchase and occupy foreclosed or abandoned single family homes in Tier 1, Tier 2 and Tier 3 areas of greatest need which require no rehabilitation to meet lender requirements and or City housing standards, as described in the Action Plan. The down payment assistance will be provided as a 45 year, no interest loan due on sale once the homeowner ceases to occupy the property or at the end of the 45 year period.

Performance measures will be reported in NSP1-DPA and NSP1-DPA-LH25.

**Environmental Assessment:** EXEMPT

**Environmental** None



<b>Grantee Activity Number:</b>	<b>NSP1D-HoCos</b>
<b>Activity Title:</b>	<b>Homebuyer Assistance Program</b>

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

**Project Number:**  
NSP1

**Projected Start Date:**  
03/11/2009

**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:**  
Financing Mechanisms - DPA Only

**Projected End Date:**  
03/11/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 152,468.00

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 152,468.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0

Proposed Accomplishments	Total
# of Housing Units	

**Activity is being carried out by**  
No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
Housing Counseling Agencies

Proposed budgets for organizations carrying out Activity:	Organization Type	Proposed Budget
<b>Responsible Organization</b> Housing Counseling Agencies	Non-Profit	\$ 152,468.00

**Location Description:**  
The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this

report: 1) Areas in Phoenix having the greatest percentages of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage related loan; and 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

These areas have been broken down using a three tiered approach associated with three distinct goals or objectives. These goals are related to tiers, which contain specific activities to be performed within the NSP1 Target Areas as follows: Tier 1, citywide; Tier 2, zip codes 85015, 85023, 85024, 85053, 85339, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center; and Tier 3, zip codes 85006, 85008, 85009, 85017, 85019, 85021, 85027, 85029, 85031, 85032, 85033, 85034, 85035, 85037, 85040, 85041, 85042, 85043, 85051, 85307, 85353, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing this three tiered approach that is consistent with the Community Development goals of the Consolidated Plan.

The Homeownership Assistance Program will be targeted in Tier 1, Tier 2 and Tier 3 areas of greatest need.

**Activity Description:**

The activity reflects expenses for housing counseling to successful home buyers. Performance measures are reported in NSP1-DPA and NSP1-DPA-LH25.

**Environmental Assessment:** EXEMPT

**Environmental** None

<b>Grantee Activity Number:</b>	<b>NSP1D-PHX</b>
<b>Activity Title:</b>	<b>Homebuyer Assistance Program</b>

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

**Project Number:**  
NSP1

**Projected Start Date:**  
03/11/2009

**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 - DPA Only

**Projected End Date:**  
03/11/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

<b>Total Budget:</b>	\$ 474,169.60
<b>Most Impacted and Distressed Budget:</b>	\$ 0.00
<b>Other Funds:</b>	\$ 0.00
<b>Total Funds:</b>	\$ 474,169.60

**Benefit Report Type:**  
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0

**Activity is being carried out by**  
Yes

**Activity is being carried out through:**  
Grantee Employees and Contractors

**Organization carrying out Activity:**  
City of Phoenix-HD

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

Responsible Organization	Organization Type	Proposed Budget
City of Phoenix-HD	Local Government	\$ 474,169.60
COP-NSD	Unknown	\$ 0.00

**Location Description:**

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this

report: 1) Areas in Phoenix having the greatest percentages of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage related loan; and 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

These areas have been broken down using a three tiered approach associated with three distinct goals or objectives. These goals are related to tiers, which contain specific activities to be performed within the NSP1 Target Areas as follows: Tier 1, citywide; Tier 2, zip codes 85015, 85023, 85024, 85053, 85339, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center; and Tier 3, zip codes 85006, 85008, 85009, 85017, 85019, 85021, 85027, 85029, 85031, 85032, 85033, 85034, 85035, 85037, 85040, 85041, 85042, 85043, 85051, 85307, 85353, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing this three tiered approach that is consistent with the Community Development goals of the Consolidated Plan.

The Homeownership Assistance Program will be targeted in Tier 1, Tier 2 and Tier 3 areas of greatest need.

**Activity Description:**

The City provided homeownership assistance with rehabilitation in the form of subordinate mortgages, or soft second loans, to assist homebuyers to purchase and occupy foreclosed or abandoned single family homes in Tier 1, Tier 2 and Tier 3 areas of greatest need which require no rehabilitation to meet lender requirements and or City housing standards, as described in the Action Plan. The down payment assistance will be provided as a 45 year, no interest loan due on sale once the homeowner ceases to occupy the property or at the end of the 45 year period.

The activity reflects expenses for the project expenses not tied to a specific address such as law or staff salaries. Performance measures are reported in NSP1-DPA and NSP1-DPA-LH25.

**Environmental Assessment:** EXEMPT

**Environmental** None

<b>Grantee Activity Number:</b>	<b>NSP1D-ROI</b>
<b>Activity Title:</b>	<b>Homebuyer Assistance Program</b>

**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

NSP1

**Projected Start Date:**

03/11/2009

**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 - DPA Only

**Projected End Date:**

03/11/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 252,904.00

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 252,904.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Owner Households				0.0
# of Households				0.0

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

ROI Properties

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

**Responsible Organization**

ROI Properties

**Organization Type**

For Profit

**Proposed Budget**

\$ 252,904.00

**Location Description:**

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentages of home foreclosures; 2) Areas in Phoenix with the



highest percentage of homes financed by a subprime mortgage related loan; and 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

These areas have been broken down using a three tiered approach associated with three distinct goals or objectives. These goals are related to tiers, which contain specific activities to be performed within the NSP1 Target Areas as follows: Tier 1, citywide; Tier 2, zip codes 85015, 85023, 85024, 85053, 85339, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center; and Tier 3, zip codes 85006, 85008, 85009, 85017, 85019, 85021, 85027, 85029, 85031, 85032, 85033, 85034, 85035, 85037, 85040, 85041, 85042, 85043, 85051, 85307, 85353, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing this three tiered approach that is consistent with the Community Development goals of the Consolidated Plan.

The Homeownership Assistance Program will be targeted in Tier 1, Tier 2 and Tier 3 areas of greatest need.

### Activity Description:

The City provided homeownership assistance with rehabilitation in the form of subordinate mortgages, or soft second loans, to assist homebuyers to purchase and occupy foreclosed or abandoned single family homes in Tier 1, Tier 2 and Tier 3 areas of greatest need which require no rehabilitation to meet lender requirements and or City housing standards, as described in the Action Plan. The down payment assistance will be provided as a 45 year, no interest loan due on sale once the homeowner ceases to occupy the property or at the end of the 45 year period.

The activity reflects expenses for services provided by ROI Properties to potential homebuyers, housing counseling agencies and the City. Performance measures are reported in NSP1-DPA and NSP1-DPA-LH25.

**Environmental Assessment:** EXEMPT

**Environmental** None

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## Project # / NSP2 / Financing Mechanisms - DPA w/ Rehab

**Grantee Activity Number:** NSP2D-CHRA  
**Activity Title:** Home Improvement Program

**Activity Type:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
NSP2

**Activity Status:**  
Completed  
**Project Title:**  
Financing Mechanisms - DPA w/ Rehab

**Projected Start Date:**

03/11/2009

**Projected End Date:**

03/11/2014

**Project Draw Block by HUD:**

Not Blocked

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

Not Blocked

**Activity Draw Block Date by HUD:****Block Drawdown By Grantee:**

Not Blocked

**Total Budget:** \$ 5,880.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 5,880.00**National Objective:**

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

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries****Total Low Mod Low/Mod%**

# Owner Households

0.0

# of Households

0.0

**Proposed Accomplishments****Total**

# of Housing Units

**Activity is being carried out by**

No

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

CHRA-Community Housing Resources of Arizona

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

CHRA-Community Housing Resources of Arizona

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 5,880.00

**Location Description:**

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentages of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage related loan; and 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures. These areas have been broken down using a three tiered approach associated with three distinct goals or objectives. These goals are related to tiers, which contain specific activities to be performed within the NSP1 Target Areas as follows: Tier 1, citywide; Tier 2, zip codes 85015, 85023, 85024, 85053, 85339, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center; and Tier 3, zip codes 85006, 85008, 85009, 85017, 85019, 85021, 85027, 85029, 85031, 85032, 85033, 85034, 85035, 85037, 85040, 85041, 85042, 85043, 85051, 85307, 85353, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center. As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing this three tiered approach that is consistent with the Community Development goals of the Consolidated Plan. The Home Improvement Program (or Homeownership Assistance with Rehabilitation) will be targeted in Tier 2 and Tier 3 areas of greatest need.

**Activity Description:**

The City provided homeownership assistance with rehabilitation in the form of subordinate mortgages, or soft second loans, to assist homebuyers to purchase and occupy foreclosed or abandoned single family homes in Tier 2 and Tier 3 areas of greatest need which require rehabilitation to meet lender requirements and or City housing rehab standards, as described in the Action Plan. The soft second loan includes homebuyer assistance and pays for a portion of rehabilitation, much like the FHA 203(k) loan program.

This activity reflects expenses for loan administration. Performance Measures reported in NSP2R-REH

**Environmental Assessment:** COMPLETED

**Environmental** None



<b>Grantee Activity Number:</b>	<b>NSP2D-DPA</b>
<b>Activity Title:</b>	<b>Home Improvement Program</b>

**Activity Type:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
NSP2

**Projected Start Date:**  
03/11/2009

**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 - DPA w/ Rehab

**Projected End Date:**  
03/11/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 30,000.00

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 30,000.00

**Benefit Report Type:**  
Direct (Households)

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

Proposed Accomplishments	Total
# of Singlefamily Units	
# of Housing Units	

**Activity is being carried out by**  
Yes

**Activity is being carried out through:**  
Grantee Employees and Contractors

**Organization carrying out Activity:**  
City of Phoenix-NSD

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

Responsible Organization	Organization Type	Proposed Budget
CHRA-Community Housing Resources of Arizona	Non-Profit	\$ 0.00
City of Phoenix-NSD	Local Government	\$ 30,000.00

**Location Description:**

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentages of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage related loan; and 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

These areas have been broken down using a three tiered approach associated with three distinct goals or objectives. These goals are related to tiers, which contain specific activities to be performed within the NSP1 Target Areas as follows: Tier 1, citywide; Tier 2, zip codes 85015, 85023, 85024, 85053, 85339, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center; and Tier 3, zip codes 85006, 85008, 85009, 85017, 85019, 85021, 85027, 85029, 85031, 85032, 85033, 85034, 85035, 85037, 85040, 85041, 85042, 85043, 85051, 85307, 85353, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing this three tiered approach that is consistent with the Community Development goals of the Consolidated Plan.

The Homeownership Assistance Program will be targeted in Tier 1, Tier 2 and Tier 3 areas of greatest need.

**Activity Description:**

The City provided homeownership assistance with rehabilitation in the form of subordinate mortgages, or soft second loans, to assist homebuyers to purchase and occupy foreclosed or abandoned single family homes in Tier 2 and Tier 3 areas of greatest need which require rehabilitation to meet lender requirements and or City housing rehab standards, as described in the Action Plan. The soft second loan includes homebuyer assistance and pays for a portion of rehabilitation, much like the FHA 203(k) loan program.

This activity reflects expenses for downpayment and closing cost assistance. Performance Measures are reported in NSP2R-REH

**Environmental Assessment:** COMPLETED

**Environmental** None

<b>Grantee Activity Number:</b>	<b>NSP2D-HoCos</b>
<b>Activity Title:</b>	<b>Home Improvement Program</b>

**Activity Type:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
NSP2

**Projected Start Date:**  
03/11/2009

**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:**  
Financing Mechanisms - DPA w/ Rehab

**Projected End Date:**  
03/11/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,622.00

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,622.00

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

Proposed Accomplishments	Total
# of Housing Units	

**Activity is being carried out by**  
No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
Housing Counseling Agencies

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

Responsible Organization	Organization Type	Proposed Budget
Housing Counseling Agencies	Non-Profit	\$ 1,622.00

**Location Description:**

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentages of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage related loan; and 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures. These areas have been broken down using a three tiered approach associated with three distinct goals or objectives. These goals are related to tiers, which contain specific activities to be performed within the NSP1 Target Areas as follows: Tier 1, citywide; Tier 2, zip codes 85015, 85023, 85024, 85053, 85339, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center; and Tier 3, zip codes 85006, 85008, 85009, 85017, 85019, 85021, 85027, 85029, 85031, 85032, 85033, 85034, 85035, 85037, 85040, 85041, 85042, 85043, 85051, 85307, 85353, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center. As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing this three tiered approach that is consistent with the Community Development goals of the Consolidated Plan. The Home Improvement Program (or Homeownership Assistance with Rehabilitation) will be targeted in Tier 2 and Tier 3 areas of greatest need.

### Activity Description:

The City provided homeownership assistance with rehabilitation in the form of subordinate mortgages, or soft second loans, to assist homebuyers to purchase and occupy foreclosed or abandoned single family homes in Tier 2 and Tier 3 areas of greatest need which require rehabilitation to meet lender requirements and or City housing rehab standards, as described in the Action Plan. The soft second loan includes homebuyer assistance and pays for a portion of rehabilitation, much like the FHA 203(k) loan program.

This activity reflects expenses for housing counseling for successful homebuyers. Performance Measures reported in NSP2R-REH.

**Environmental Assessment:** COMPLETED

**Environmental** None

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<b>Grantee Activity Number:</b>	<b>NSP2D-PHX</b>
<b>Activity Title:</b>	<b>Home Improvement Program</b>

**Activity Type:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
NSP2

**Projected Start Date:**  
03/11/2009

**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:**  
Financing Mechanisms - DPA w/ Rehab

**Projected End Date:**  
03/11/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 51,924.69

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 51,924.69

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

Proposed Accomplishments	Total
# of Housing Units	

**Activity is being carried out by**  
Yes

**Activity is being carried out through:**  
Grantee Employees and Contractors

**Organization carrying out Activity:**  
City of Phoenix-NSD

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

Responsible Organization	Organization Type	Proposed Budget
City of Phoenix-NSD	Local Government	\$ 51,924.69
COP-NSD	Unknown	\$ 0.00

**Location Description:**

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentages of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage related loan; and 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures. These areas have been broken down using a three tiered approach associated with three distinct goals or objectives. These goals are related to tiers, which contain specific activities to be performed within the NSP1 Target Areas as follows: Tier 1, citywide; Tier 2, zip codes 85015, 85023, 85024, 85053, 85339, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center; and Tier 3, zip codes 85006, 85008, 85009, 85017, 85019, 85021, 85027, 85029, 85031, 85032, 85033, 85034, 85035, 85037, 85040, 85041, 85042, 85043, 85051, 85307, 85353, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center. As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing this three tiered approach that is consistent with the Community Development goals of the Consolidated Plan. The Home Improvement Program (or Homeownership Assistance with Rehabilitation) will be targeted in Tier 2 and Tier 3 areas of greatest need.

**Activity Description:**

The City provided homeownership assistance with rehabilitation in the form of subordinate mortgages, or soft second loans, to assist homebuyers to purchase and occupy foreclosed or abandoned single family homes in Tier 2 and Tier 3 areas of greatest need which require rehabilitation to meet lender requirements and or City housing rehab standards, as described in the Action Plan. The soft second loan includes homebuyer assistance and pays for a portion of rehabilitation, much like the FHA 203(k) loan program.

Performance Measures reported in NSP2R-REH. This activity will reflect service delivery costs for the activity not tied to an address such as city law or staff salaries.

**Environmental Assessment:** COMPLETED

**Environmental** None

<b>Grantee Activity Number:</b>	<b>NSP2D-ROI</b>
<b>Activity Title:</b>	<b>Home Improvement Program</b>

**Activity Type:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
NSP2

**Projected Start Date:**  
03/11/2009

**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:**  
Financing Mechanisms - DPA w/ Rehab

**Projected End Date:**  
03/11/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 783.00

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 783.00

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

Proposed Accomplishments	Total
# of Housing Units	

**Activity is being carried out by**  
No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
ROI Properties

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

Responsible Organization	Organization Type	Proposed Budget
ROI Properties	For Profit	\$ 783.00

**Location Description:**

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentages of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage related loan; and 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures. These areas have been broken down using a three tiered approach associated with three distinct goals or objectives. These goals are related to tiers, which contain specific activities to be performed within the NSP1 Target Areas as follows: Tier 1, citywide; Tier 2, zip codes 85015, 85023, 85024, 85053, 85339, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center; and Tier 3, zip codes 85006, 85008, 85009, 85017, 85019, 85021, 85027, 85029, 85031, 85032, 85033, 85034, 85035, 85037, 85040, 85041, 85042, 85043, 85051, 85307, 85353, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center. As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing this three tiered approach that is consistent with the Community Development goals of the Consolidated Plan. The Home Improvement Program (or Homeownership Assistance with Rehabilitation) will be targeted in Tier 2 and Tier 3 areas of greatest need.

**Activity Description:**

The City provided homeownership assistance with rehabilitation in the form of subordinate mortgages, or soft second loans, to assist homebuyers to purchase and occupy foreclosed or abandoned single family homes in Tier 2 and Tier 3 areas of greatest need which require rehabilitation to meet lender requirements and or City housing rehab standards, as described in the Action Plan. The soft second loan includes homebuyer assistance and pays for a portion of rehabilitation, much like the FHA 203(k) loan program.

Performance Measures reported in NSP2R-REH.This activity will reflect expenses for services provided by ROI Properties which will assist potential homebuyers, the housing counseling agencies, the developers and the City.

**Environmental Assessment:** COMPLETED

**Environmental** None





<b>Grantee Activity Number:</b>	<b>NSP2R-PHX</b>
<b>Activity Title:</b>	<b>Home Improvement Program</b>

**Activity Type:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
NSP2

**Projected Start Date:**  
03/11/2009

**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:**  
Financing Mechanisms - DPA w/ Rehab

**Projected End Date:**  
03/11/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 155,677.00

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 155,677.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# of Households				0.0

Proposed Accomplishments	Total
# of Housing Units	
# of Properties	

**Activity is being carried out by**  
No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
City of Phoenix-NSD

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

Responsible Organization	Organization Type	Proposed Budget
City of Phoenix-NSD	Local Government	\$ 155,677.00
COP-NSD	Unknown	\$ 0.00

**Location Description:**

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentages of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage related loan; and 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures. These areas have been broken down using a three tiered approach associated with three distinct goals or objectives. These goals are related to tiers, which contain specific activities to be performed within the NSP1 Target Areas as follows: Tier 1, citywide; Tier 2, zip codes 85015, 85023, 85024, 85053, 85339, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center; and Tier 3, zip codes 85006, 85008, 85009, 85017, 85019, 85021, 85027, 85029, 85031, 85032, 85033, 85034, 85035, 85037, 85040, 85041, 85042, 85043, 85051, 85307, 85353, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center. As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing this three tiered approach that is consistent with the Community Development goals of the Consolidated Plan. The Home Improvement Program (or Homeownership Assistance with Rehabilitation) will be targeted in Tier 2 and Tier 3 areas of greatest need.

**Activity Description:**

The City provided homeownership assistance with rehabilitation in the form of subordinate mortgages, or soft second loans, to assist homebuyers to purchase and occupy foreclosed or abandoned single family homes in Tier 2 and Tier 3 areas of greatest need which require rehabilitation to meet lender requirements and or City housing rehab standards, as described in the Action Plan. The soft second loan includes homebuyer assistance and pays for a portion of rehabilitation, much like the FHA 203(k) loan program.

Performance measures reported in NSP2R-REH. This activity will reflect service delivery costs for the activity not tied to an address such as city law or staff salaries.

**Environmental Assessment:** COMPLETED

**Environmental** None

<b>Grantee Activity Number:</b>	<b>NSP2R-REH</b>
<b>Activity Title:</b>	<b>Home Improvement Program</b>

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Completed

**Project Number:**

NSP2

**Project Title:**

Financing Mechanisms - DPA w/ Rehab

**Projected Start Date:**

03/11/2009

**Projected End Date:**

03/11/2014

**Project Draw Block by HUD:**

Not Blocked

**Project Draw Block Date by HUD:**

**Activity Draw Block by HUD:**

Not Blocked

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**

Not Blocked

**Total Budget:** \$ 96,308.18

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 96,308.18

**National Objective:**

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

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
CHRA-Community Housing Resources of Arizona	Rehabilitation/reconstruction of residential structures	NSP2	NSP2D-CHRA	Home Improvement Program	General Account
City of Phoenix-NSD	Rehabilitation/reconstruction of residential structures	NSP2	NSP2D-DPA	Home Improvement Program	General Account
Housing Counseling Agencies	Rehabilitation/reconstruction of residential structures	NSP2	NSP2D-HoCos	Home Improvement Program	General Account
City of Phoenix-NSD	Rehabilitation/reconstruction of residential structures	NSP2	NSP2D-PHX	Home Improvement Program	General Account
ROI Properties	Rehabilitation/reconstruction of residential structures	NSP2	NSP2D-ROI	Home Improvement Program	General Account
City of Phoenix-NSD	Rehabilitation/reconstruction of residential structures	NSP2	NSP2R-PHX	Home Improvement Program	General Account

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Owner Households	2			0.00
# of Households	2			0.00

**Proposed Accomplishments**

	Total
# of Singlefamily Units	2



# of Housing Units	2
# of Properties	2

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Phoenix-NSD

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

Responsible Organization	Organization Type	Proposed Budget
City of Phoenix-NSD	Local Government	\$ 96,307.91
COP-NSD	Unknown	\$ 0.00

**Location Description:**

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentages of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage related loan; and 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures. These areas have been broken down using a three tiered approach associated with three distinct goals or objectives. These goals are related to tiers, which contain specific activities to be performed within the NSP1 Target Areas as follows: Tier 1, citywide; Tier 2, zip codes 85015, 85023, 85024, 85053, 85339, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center; and Tier 3, zip codes 85006, 85008, 85009, 85017, 85019, 85021, 85027, 85029, 85031, 85032, 85033, 85034, 85035, 85037, 85040, 85041, 85042, 85043, 85051, 85307, 85353, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center. As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing this three tiered approach that is consistent with the Community Development goals of the Consolidated Plan. The Home Improvement Program (or Homeownership Assistance with Rehabilitation) will be targeted in Tier 2 and Tier 3 areas of greatest need.

**Activity Description:**

The City provided homeownership assistance with rehabilitation in the form of subordinate mortgages, or soft second loans, to assist homebuyers to purchase and occupy foreclosed or abandoned single family homes in Tier 2 and Tier 3 areas of greatest need which require rehabilitation to meet lender requirements and or City housing rehab standards, as described in the Action Plan. The soft second loan includes homebuyer assistance and pays for a portion of rehabilitation, much like the FHA 203(k) loan program.

This activity will reflect expenses for rehab loans to homebuyers.

**Environmental Assessment:** COMPLETED

**Environmental** None



## Project # / NSP3 / Acquisition/Purchase and Rehab - SFR/HO

**Grantee Activity Number:** NSP3A-ACQ  
**Activity Title:** Move In Ready Program

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 NSP3

**Projected Start Date:**  
 03/11/2009

**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/Purchase and Rehab - SFR/HO

**Projected End Date:**

03/11/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,200,871.00

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,200,871.00

**Benefit Report Type:**

Direct (Households)

### Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
FSL--Foundation for Senior Living	Rehabilitation/reconstruction of residential structures	NSP3	NSP3A-FSL-LMMI	Move In Ready Program	General Account
NSPAZ, LLC	Rehabilitation/reconstruction of residential structures	NSP3	NSP3A-NFWSC-LMMI	Move In Ready Program	General Account
Trellis fka Neighborhood Housing Services of Phoenix	Rehabilitation/reconstruction of residential structures	NSP3	NSP3A-NHS-LMMI	Move In Ready Program	General Account
City of Phoenix-NSD	Rehabilitation/reconstruction of residential structures	NSP3	NSP3A-PHX	Move In Ready Program	General Account
ROI Properties	Rehabilitation/reconstruction of residential structures	NSP3	NSP3A-ROI	Move In Ready Program	General Account
CHRA-Community Housing Resources of Arizona	Rehabilitation/reconstruction of residential structures	NSP3	NSP3D-CHRA	Move In Ready Program	General Account
City of Phoenix-NSD	Rehabilitation/reconstruction of residential	NSP3	NSP3D-DPA	Move In Ready Program	General Account



Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
City of Phoenix-NSD	structures	NSP3	NSP3D-DPA	Move In Ready Program	General Account
Housing Counseling Agencies	Rehabilitation/reconstruction of residential structures	NSP3	NSP3D-HoCos	Move In Ready Program	General Account
City of Phoenix-NSD	Rehabilitation/reconstruction of residential structures	NSP3	NSP3D-PHX	Move In Ready Program	General Account
ROI Properties	Rehabilitation/reconstruction of residential structures	NSP3	NSP3D-ROI	Move In Ready Program	General Account
FSL--Foundation for Senior Living	Rehabilitation/reconstruction of residential structures	NSP3	NSP3R-FSL-LMMI	Move In Ready Program	General Account
NFWAZ, LLC	Rehabilitation/reconstruction of residential structures	NSP3	NSP3R-NFWSC-LMMI	Move In Ready Program	General Account
Trellis fka Neighborhood Housing Services of Phoenix	Rehabilitation/reconstruction of residential structures	NSP3	NSP3R-NHS-LMMI	Move In Ready Program	General Account
City of Phoenix-NSD	Rehabilitation/reconstruction of residential structures	NSP3	NSP3R-PHX	Move In Ready Program	General Account

#### Proposed Beneficiaries

**Total Low Mod Low/Mod%**

# Owner Households

0.0

# of Households

0.0

#### Proposed Accomplishments

**Total**

# of Singlefamily Units

# of Housing Units

# of Properties

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Phoenix-NSD

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

#### Responsible Organization

#### Organization Type

#### Proposed Budget

City of Phoenix-NSD

Local Government

\$ 1,200,871.00

COP-NSD

Unknown

\$ 0.00

#### Location Description:

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentages of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage related loan; and 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

These areas have been broken down using a three tiered approach associated with three distinct goals or objectives. These goals are related to tiers, which contain specific activities to be performed within the NSP1 Target Areas as follows: Tier 1, citywide; Tier 2, zip codes 85015, 85023, 85024, 85053, 85339, and or within



City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center; and Tier 3, zip codes 85006, 85008, 85009, 85017, 85019, 85021, 85027, 85029, 85031, 85032, 85033, 85034, 85035, 85037, 85040, 85041, 85042, 85043, 85051, 85307, 85353, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing this three tiered approach that is consistent with the Community Development goals of the Consolidated Plan.

The Move In Ready Program (or Homeownership Assistance with Rehabilitation) will be targeted in Tier 2 and Tier 3 areas of greatest need.

### Activity Description:

The City or contracted intermediaries (for profits and or nonprofits procured as contractors or performing under subrecipient agreements) will purchase foreclosed or abandoned homes and rehabilitate them in keeping with City standards described elsewhere in the NSP Action Plan. Homes may be purchased individually or at bulk sale. Purchase prices will be at least 1% below current appraised value. NSP funds will also pay for allowable rehab costs. This activity will be focused on areas of greatest need so as to produce tangible evidence of neighborhood improvement and to entice homebuyers to purchase newly rehabbed homes. Upon the completion of rehabilitation, homes will be sold to FHA creditworthy borrowers with incomes at or below 120%AMI. Given current area home prices, it is expected that some buyers below 80% of area median income could also be served. Sales to homebuyer will be at a price equal to or less than the cost to acquire and rehabilitate or redevelop the property, including related activity delivery costs and a reasonable developer fee, unless the intermediary is a subrecipient, in which case they may recover their direct costs.

LMMI purchasers who agree to occupy the property as their primary residence may qualify for Direct Homeownership Assistance. Direct homeownership assistance will be in the form of subordinate mortgages, or soft second loan, to assist homebuyers to purchase and occupy newly rehabilitated, foreclosed or abandoned single family homes in the above Tier 2 and Tier 3 areas of greatest need. This soft second loan will be a 15 year, no interest, deferred loan, with 1/15 of the loan forgiven each year (\$15,000 assistance, \$1,000 forgiven each year for 15 years). Should the homebuyer sell their home, refinance or cash out, or are found to be no longer occupying the home as their primary residence prior to the 15 year period, the balance of the loan shall be recaptured by the City at that time. The City will ensure continued affordability of assisted units by adopting, at a minimum, the HOME program standard: Per unit NSP Assistance Minimum Affordability Period <= \$15,000, 5 years; \$15,001 - \$40,000, 10 years; >\$40,000, 15 years.

Performance measures reported in NSP3R-FSL, NSP3R-NFWS and NSP3R-NHS. This activity will reflect expenses for acquisition of single family homes by the City which will then be conveyed to developers for rehab.

**Environmental Assessment:** COMPLETED

**Environmental** None

**Grantee Activity Number:** NSP3A-FSL-LH25  
**Activity Title:** Move In Ready Program

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 NSP3

**Projected Start Date:**  
 03/11/2009

**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.

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Acquisition/Purchase and Rehab - SFR/HO

**Projected End Date:**

03/11/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 398,392.53

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 398,392.53

#### 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:**

FSL--Foundation for Senior Living

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

**Responsible Organization**

FSL--Foundation for Senior Living

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 398,392.53





## Location Description:

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentages of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage related loan; and 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

These areas have been broken down using a three tiered approach associated with three distinct goals or objectives. These goals are related to tiers, which contain specific activities to be performed within the NSP1 Target Areas as follows: Tier 1, citywide; Tier 2, zip codes 85015, 85023, 85024, 85053, 85339, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center; and Tier 3, zip codes 85006, 85008, 85009, 85017, 85019, 85021, 85027, 85029, 85031, 85032, 85033, 85034, 85035, 85037, 85040, 85041, 85042, 85043, 85051, 85307, 85353, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing this three tiered approach that is consistent with the Community Development goals of the Consolidated Plan.

The Move In Ready Program (or Homeownership Assistance with Rehabilitation) will be targeted in Tier 2 and Tier 3 areas of greatest need.

## Activity Description:

The City or contracted intermediaries (for profits and or nonprofits procured as contractors or performing under subrecipient agreements) will purchase foreclosed or abandoned homes and rehabilitate them in keeping with City standards described elsewhere in the NSP Action Plan. Homes may be purchased individually or at bulk sale. Purchase prices will be at least 1% below current appraised value. NSP funds will also pay for allowable rehab costs. This activity will be focused on areas of greatest need so as to produce tangible evidence of neighborhood improvement and to entice homebuyers to purchase newly rehabbed homes. Upon the completion of rehabilitation, homes will be sold to FHA creditworthy borrowers with incomes at or below 120%AMI. Given current area home prices, it is expected that some buyers below 80% of area median income could also be served. Sales to homebuyer will be at a price equal to or less than the cost to acquire and rehabilitate or redevelop the property, including related activity delivery costs and a reasonable developer fee, unless the intermediary is a subrecipient, in which case they may recover their direct costs.

LMMI purchasers who agree to occupy the property as their primary residence may qualify for Direct Homeownership Assistance. Direct homeownership assistance will be in the form of subordinate mortgages, or soft second loan, to assist homebuyers to purchase and occupy newly rehabilitated, foreclosed or abandoned single family homes in the above Tier 2 and Tier 3 areas of greatest need. This soft second loan will be a 15 year, no interest, deferred loan, with 1/15 of the loan forgiven each year (\$15,000 assistance, \$1,000 forgiven each year for 15 years). Should the homebuyer sell their home, refinance or cash out, or are found to be no longer occupying the home as their primary residence prior to the 15 year period, the balance of the loan shall be recaptured by the City at that time. The City will ensure continued affordability of assisted units by adopting, at a minimum, the HOME program standard: Per unit NSP Assistance Minimum Affordability Period <= \$15,000, 5 years; \$15,001 - \$40,000, 10 years; >\$40,000, 15 years.

This activity will specifically focus on LH25 homebuyers.

**Environmental Assessment:** COMPLETED

**Environmental** None

<b>Grantee Activity Number:</b>	<b>NSP3A-FSL-LMMI</b>
<b>Activity Title:</b>	<b>Move In Ready Program</b>

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP3

**Projected Start Date:**

03/11/2009

**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/Purchase and Rehab - SFR/HO

**Projected End Date:**

03/11/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 6,817,202.65

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 6,817,202.65

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

Total	Low	Mod	Low/Mod%
# Owner Households			0.0
# of Households			0.0

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# of Elevated Structures

# of Properties

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

FSL--Foundation for Senior Living

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

**Responsible Organization**

FSL--Foundation for Senior Living

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 6,817,202.65



## Location Description:

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The Move In Ready Program (or Homeownership Assistance with Rehabilitation) will be targeted in Tier 2 and Tier 3 areas of greatest need.

## Activity Description:

The City or contracted intermediaries (for profits and or nonprofits procured as contractors or performing under subrecipient agreements) will purchase foreclosed or abandoned homes and rehabilitate them in keeping with City standards described elsewhere in the NSP Action Plan. Homes may be purchased individually or at bulk sale. Purchase prices will be at least 1% below current appraised value. NSP funds will also pay for allowable rehab costs. This activity will be focused on areas of greatest need so as to produce tangible evidence of neighborhood improvement and to entice homebuyers to purchase newly rehabbed homes. Upon the completion of rehabilitation, homes will be sold to FHA creditworthy borrowers with incomes at or below 120%AMI. Given current area home prices, it is expected that some buyers below 80% of area median income could also be served. Sales to homebuyer will be at a price equal to or less than the cost to acquire and rehabilitate or redevelop the property, including related activity delivery costs and a reasonable developer fee, unless the intermediary is a subrecipient, in which case they may recover their direct costs.

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Performance measures reported in NSP3R-FSL, NSP3R-NFWS and NSP3R-NHS. This activity will reflect expenses for acquisition of single family homes by the developer.

**Environmental Assessment:** COMPLETED

**Environmental** None

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**Grantee Activity Number:** NSP3A-NFWSC-LH25  
**Activity Title:** Move In Ready Program

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 NSP3

**Projected Start Date:**  
 03/11/2009

**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.

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Completed

**Project Title:**  
 Acquisition/Purchase and Rehab - SFR/HO

**Projected End Date:**  
 03/11/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 118,826.18

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 118,826.18

#### 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:**  
 NFWAZ, LLC

#### Proposed budgets for organizations carrying out Activity:

**Responsible Organization**  
 NFWAZ, LLC

**Organization Type**  
 Non-Profit

**Proposed Budget**  
 \$ 118,826.18



## Location Description:

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The Move In Ready Program (or Homeownership Assistance with Rehabilitation) will be targeted in Tier 2 and Tier 3 areas of greatest need.

## Activity Description:

The City or contracted intermediaries (for profits and or nonprofits procured as contractors or performing under subrecipient agreements) will purchase foreclosed or abandoned homes and rehabilitate them in keeping with City standards described elsewhere in the NSP Action Plan. Homes may be purchased individually or at bulk sale. Purchase prices will be at least 1% below current appraised value. NSP funds will also pay for allowable rehab costs. This activity will be focused on areas of greatest need so as to produce tangible evidence of neighborhood improvement and to entice homebuyers to purchase newly rehabbed homes. Upon the completion of rehabilitation, homes will be sold to FHA creditworthy borrowers with incomes at or below 120%AMI. Given current area home prices, it is expected that some buyers below 80% of area median income could also be served. Sales to homebuyer will be at a price equal to or less than the cost to acquire and rehabilitate or redevelop the property, including related activity delivery costs and a reasonable developer fee, unless the intermediary is a subrecipient, in which case they may recover their direct costs.

LMMI purchasers who agree to occupy the property as their primary residence may qualify for Direct Homeownership Assistance. Direct homeownership assistance will be in the form of subordinate mortgages, or soft second loan, to assist homebuyers to purchase and occupy newly rehabilitated, foreclosed or abandoned single family homes in the above Tier 2 and Tier 3 areas of greatest need. This soft second loan will be a 15 year, no interest, deferred loan, with 1/15 of the loan forgiven each year (\$15,000 assistance, \$1,000 forgiven each year for 15 years). Should the homebuyer sell their home, refinance or cash out, or are found to be no longer occupying the home as their primary residence prior to the 15 year period, the balance of the loan shall be recaptured by the City at that time. The City will ensure continued affordability of assisted units by adopting, at a minimum, the HOME program standard: Per unit NSP Assistance Minimum Affordability Period <= \$15,000, 5 years; \$15,001 - \$40,000, 10 years; >\$40,000, 15 years.

This activity will specifically focus on LH25 homebuyers.

**Environmental Assessment:** COMPLETED

**Environmental** None

**Grantee Activity Number:** NSP3A-NFWSC-LMMI  
**Activity Title:** Move In Ready Program

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 NSP3

**Projected Start Date:**  
 03/11/2009

**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/Purchase and Rehab - SFR/HO

**Projected End Date:**

03/11/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 3,842,489.63

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 3,842,489.63

#### Proposed Beneficiaries

# Owner Households

# of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

#### Proposed Accomplishments

# of Housing Units

# of Elevated Structures

# of Properties

Total

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

NSPAZ, LLC

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

**Responsible Organization**

COP-NSD

**Organization Type**

Unknown

**Proposed Budget**

\$ 0.00



NFWAZ, LLC	Non-Profit	\$ 3,842,025.86
NSPAZ, LLC	For Profit	\$ 0.00

### Location Description:

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentages of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage related loan; and 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

These areas have been broken down using a three tiered approach associated with three distinct goals or objectives. These goals are related to tiers, which contain specific activities to be performed within the NSP1 Target Areas as follows: Tier 1, citywide; Tier 2, zip codes 85015, 85023, 85024, 85053, 85339, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center; and Tier 3, zip codes 85006, 85008, 85009, 85017, 85019, 85021, 85027, 85029, 85031, 85032, 85033, 85034, 85035, 85037, 85040, 85041, 85042, 85043, 85051, 85307, 85353, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing this three tiered approach that is consistent with the Community Development goals of the Consolidated Plan.

The Move In Ready Program (or Homeownership Assistance with Rehabilitation) will be targeted in Tier 2 and Tier 3 areas of greatest need.

### Activity Description:

The City or contracted intermediaries (for profits and or nonprofits procured as contractors or performing under subrecipient agreements) will purchase foreclosed or abandoned homes and rehabilitate them in keeping with City standards described elsewhere in the NSP Action Plan. Homes may be purchased individually or at bulk sale. Purchase prices will be at least 1% below current appraised value. NSP funds will also pay for allowable rehab costs. This activity will be focused on areas of greatest need so as to produce tangible evidence of neighborhood improvement and to entice homebuyers to purchase newly rehabbed homes. Upon the completion of rehabilitation, homes will be sold to FHA creditworthy borrowers with incomes at or below 120%AMI. Given current area home prices, it is expected that some buyers below 80% of area median income could also be served. Sales to homebuyer will be at a price equal to or less than the cost to acquire and rehabilitate or redevelop the property, including related activity delivery costs and a reasonable developer fee, unless the intermediary is a subrecipient, in which case they may recover their direct costs.

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Performance measures reported in NSP3R-FSL, NSP3R-NFWS and NSP3R-NHS. This activity will reflect expenses for acquisition of single family homes by the developer.

**Environmental Assessment:** COMPLETED



**Environmental**

None

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**Grantee Activity Number:** NSP3A-NHS-LMMI  
**Activity Title:** Move In Ready Program

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 NSP3

**Projected Start Date:**  
 03/11/2009

**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/Purchase and Rehab - SFR/HO

**Projected End Date:**

03/11/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 199,730.77

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 199,730.77

#### Proposed Beneficiaries

# Owner Households

# of Households

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

0.0

0.0

#### Proposed Accomplishments

# of Housing Units

# of Elevated Structures

# of Properties

**Total**

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Trellis fka Neighborhood Housing Services of Phoenix

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

#### Responsible Organization

Trellis fka Neighborhood Housing Services of Phoenix

#### Organization Type

Non-Profit

#### Proposed Budget

\$ 199,730.77



## Location Description:

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentages of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage related loan; and 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

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As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing this three tiered approach that is consistent with the Community Development goals of the Consolidated Plan.

The Move In Ready Program (or Homeownership Assistance with Rehabilitation) will be targeted in Tier 2 and Tier 3 areas of greatest need.

## Activity Description:

The City or contracted intermediaries (for profits and or nonprofits procured as contractors or performing under subrecipient agreements) will purchase foreclosed or abandoned homes and rehabilitate them in keeping with City standards described elsewhere in the NSP Action Plan. Homes may be purchased individually or at bulk sale. Purchase prices will be at least 1% below current appraised value. NSP funds will also pay for allowable rehab costs. This activity will be focused on areas of greatest need so as to produce tangible evidence of neighborhood improvement and to entice homebuyers to purchase newly rehabbed homes. Upon the completion of rehabilitation, homes will be sold to FHA creditworthy borrowers with incomes at or below 120%AMI. Given current area home prices, it is expected that some buyers below 80% of area median income could also be served. Sales to homebuyer will be at a price equal to or less than the cost to acquire and rehabilitate or redevelop the property, including related activity delivery costs and a reasonable developer fee, unless the intermediary is a subrecipient, in which case they may recover their direct costs.

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Performance measures reported in NSP3R-FSL, NSP3R-NFWS and NSP3R-NHS. This activity will reflect expenses for acquisition of single family homes by the developer.

**Environmental Assessment:** COMPLETED

**Environmental** None

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<b>Grantee Activity Number:</b>	<b>NSP3A-PHX</b>
<b>Activity Title:</b>	<b>Move In Ready Program</b>

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 NSP3

**Projected Start Date:**  
 03/11/2009

**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/Purchase and Rehab - SFR/HO

**Projected End Date:**  
 03/11/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

<b>Total Budget:</b>	\$ 108,881.40
<b>Most Impacted and Distressed Budget:</b>	\$ 0.00
<b>Other Funds:</b>	\$ 0.00
<b>Total Funds:</b>	\$ 108,881.40

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

Proposed Accomplishments	Total
# of Housing Units	
# of Elevated Structures	
# of Properties	

**Activity is being carried out by**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Phoenix-NSD

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

Responsible Organization	Organization Type	Proposed Budget
City of Phoenix-NSD	Local Government	\$ 108,881.40
COP-NSD	Unknown	\$ 0.00

## Location Description:

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentages of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage related loan; and 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

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As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing this three tiered approach that is consistent with the Community Development goals of the Consolidated Plan.

The Move In Ready Program (or Homeownership Assistance with Rehabilitation) will be targeted in Tier 2 and Tier 3 areas of greatest need.

## Activity Description:

The City or contracted intermediaries (for profits and or nonprofits procured as contractors or performing under subrecipient agreements) will purchase foreclosed or abandoned homes and rehabilitate them in keeping with City standards described elsewhere in the NSP Action Plan. Homes may be purchased individually or at bulk sale. Purchase prices will be at least 1% below current appraised value. NSP funds will also pay for allowable rehab costs. This activity will be focused on areas of greatest need so as to produce tangible evidence of neighborhood improvement and to entice homebuyers to purchase newly rehabbed homes. Upon the completion of rehabilitation, homes will be sold to FHA creditworthy borrowers with incomes at or below 120%AMI. Given current area home prices, it is expected that some buyers below 80% of area median income could also be served. Sales to homebuyer will be at a price equal to or less than the cost to acquire and rehabilitate or redevelop the property, including related activity delivery costs and a reasonable developer fee, unless the intermediary is a subrecipient, in which case they may recover their direct costs.

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Performance measures reported in NSP3R-FSL, NSP3R-NFWS and NSP3R-NHS. This activity will reflect service delivery expenses not tied to an address such as law or staff salaries.

**Environmental Assessment:** COMPLETED

**Environmental** None

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**Grantee Activity Number:** NSP3A-ROI  
**Activity Title:** Move In Ready Program

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 NSP3

**Projected Start Date:**  
 03/11/2009

**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/Purchase and Rehab - SFR/HO

**Projected End Date:**

03/11/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 58,000.25

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 58,000.25

#### Proposed Beneficiaries

# Owner Households

# of Households

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

0.0

0.0

#### Proposed Accomplishments

# of Housing Units

# of Elevated Structures

**Total**

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

ROI Properties

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

**Responsible Organization**

ROI Properties

**Organization Type**

For Profit

**Proposed Budget**

\$ 58,000.00





## Location Description:

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentages of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage related loan; and 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

These areas have been broken down using a three tiered approach associated with three distinct goals or objectives. These goals are related to tiers, which contain specific activities to be performed within the NSP1 Target Areas as follows: Tier 1, citywide; Tier 2, zip codes 85015, 85023, 85024, 85053, 85339, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center; and Tier 3, zip codes 85006, 85008, 85009, 85017, 85019, 85021, 85027, 85029, 85031, 85032, 85033, 85034, 85035, 85037, 85040, 85041, 85042, 85043, 85051, 85307, 85353, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing this three tiered approach that is consistent with the Community Development goals of the Consolidated Plan.

The Move In Ready Program (or Homeownership Assistance with Rehabilitation) will be targeted in Tier 2 and Tier 3 areas of greatest need.

## Activity Description:

The City or contracted intermediaries (for profits and or nonprofits procured as contractors or performing under subrecipient agreements) will purchase foreclosed or abandoned homes and rehabilitate them in keeping with City standards described elsewhere in the NSP Action Plan. Homes may be purchased individually or at bulk sale. Purchase prices will be at least 1% below current appraised value. NSP funds will also pay for allowable rehab costs. This activity will be focused on areas of greatest need so as to produce tangible evidence of neighborhood improvement and to entice homebuyers to purchase newly rehabbed homes. Upon the completion of rehabilitation, homes will be sold to FHA creditworthy borrowers with incomes at or below 120%AMI. Given current area home prices, it is expected that some buyers below 80% of area median income could also be served. Sales to homebuyer will be at a price equal to or less than the cost to acquire and rehabilitate or redevelop the property, including related activity delivery costs and a reasonable developer fee, unless the intermediary is a subrecipient, in which case they may recover their direct costs.

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Performance measures reported in NSP3R-FSL, NSP3R-NFWS and NSP3R-NHS.

This activity will reflect expenses for services provided by ROI Properties which will provide services to the potential homebuyers, the housing counseling agencies, the developers and the City.

**Environmental Assessment:** COMPLETED

**Environmental** None

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<b>Grantee Activity Number:</b>	<b>NSP3D-CHRA</b>
<b>Activity Title:</b>	<b>Move In Ready Program</b>

**Activity Type:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
NSP3

**Projected Start Date:**  
03/11/2009

**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/Purchase and Rehab - SFR/HO

**Projected End Date:**

03/11/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 205,800.00

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 205,800.00

**Proposed Beneficiaries**

# Owner Households

# of Households

Total	Low	Mod	Low/Mod%
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0.0

0.0

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# of Elevated Structures

**Total**

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

CHRA-Community Housing Resources of Arizona

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

**Responsible Organization**

CHRA-Community Housing Resources of Arizona

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 205,800.00



## Location Description:

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The Move In Ready Program (or Homeownership Assistance with Rehabilitation) will be targeted in Tier 2 and Tier 3 areas of greatest need.

## Activity Description:

The City or contracted intermediaries (for profits and or nonprofits procured as contractors or performing under subrecipient agreements) will purchase foreclosed or abandoned homes and rehabilitate them in keeping with City standards described elsewhere in the NSP Action Plan. Homes may be purchased individually or at bulk sale. Purchase prices will be at least 1% below current appraised value. NSP funds will also pay for allowable rehab costs. This activity will be focused on areas of greatest need so as to produce tangible evidence of neighborhood improvement and to entice homebuyers to purchase newly rehabbed homes. Upon the completion of rehabilitation, homes will be sold to FHA creditworthy borrowers with incomes at or below 120%AMI. Given current area home prices, it is expected that some buyers below 80% of area median income could also be served. Sales to homebuyer will be at a price equal to or less than the cost to acquire and rehabilitate or redevelop the property, including related activity delivery costs and a reasonable developer fee, unless the intermediary is a subrecipient, in which case they may recover their direct costs.

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Performance measures reported in NSP3R-FSL, NSP3R-NFWS and NSP3R-NHS. This activity reflects expenses related to loan administration.

**Environmental Assessment:** COMPLETED

**Environmental** None

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**Grantee Activity Number:** NSP3D-DPA  
**Activity Title:** Move In Ready Program

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 NSP3

**Projected Start Date:**  
 03/11/2009

**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/Purchase and Rehab - SFR/HO

**Projected End Date:**

03/11/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 0.00

#### Proposed Beneficiaries

# Owner Households

# of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

#### Proposed Accomplishments

# of Singlefamily Units

# of Housing Units

# of Elevated Structures

# of Properties

Total

**Activity is being carried out by**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Phoenix-NSD

#### Proposed budgets for organizations carrying out Activity:

##### Responsible Organization

City of Phoenix-NSD

##### Organization Type

Local Government

##### Proposed Budget

\$ 0.00



### Location Description:

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentages of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage related loan; and 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

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As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing this three tiered approach that is consistent with the Community Development goals of the Consolidated Plan.

The Move In Ready Program (or Homeownership Assistance with Rehabilitation) will be targeted in Tier 2 and Tier 3 areas of greatest need.

### Activity Description:

The City or contracted intermediaries (for profits and or nonprofits procured as contractors or performing under subrecipient agreements) will purchase foreclosed or abandoned homes and rehabilitate them in keeping with City standards described elsewhere in the NSP Action Plan. Homes may be purchased individually or at bulk sale. Purchase prices will be at least 1% below current appraised value. NSP funds will also pay for allowable rehab costs. This activity will be focused on areas of greatest need so as to produce tangible evidence of neighborhood improvement and to entice homebuyers to purchase newly rehabbed homes. Upon the completion of rehabilitation, homes will be sold to FHA creditworthy borrowers with incomes at or below 120%AMI. Given current area home prices, it is expected that some buyers below 80% of area median income could also be served. Sales to homebuyer will be at a price equal to or less than the cost to acquire and rehabilitate or redevelop the property, including related activity delivery costs and a reasonable developer fee, unless the intermediary is a subrecipient, in which case they may recover their direct costs.

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Performance measures reported in NSP3R-FSL, NSP3R-NFWS and NSP3R-NHS. This activity was to reflect expenses for downpayment and closing cost assistance but after program start it was determined that DP would be net-funded and therefore not a program expenses. DRGR will not allow activity to be cancelled in system.

**Environmental Assessment:** COMPLETED

**Environmental** None

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**Grantee Activity Number:** NSP3D-HoCos  
**Activity Title:** Move In Ready Program

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 NSP3

**Projected Start Date:**  
 03/11/2009

**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/Purchase and Rehab - SFR/HO

**Projected End Date:**

03/11/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 36,527.00

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 36,527.00

#### Proposed Beneficiaries

# Owner Households

# of Households

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

0.0

0.0

#### Proposed Accomplishments

# of Singlefamily Units

# of Housing Units

# of Elevated Structures

# of Properties

**Total**

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Housing Counseling Agencies

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

**Responsible Organization**

Housing Counseling Agencies

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 36,527.00



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## Activity Description:

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Performance measures reported in NSP3R-FSL, NSP3R-NFWS and NSP3R-NHS. This activity reflects expenses related to housing counseling for successful homebuyers.

**Environmental Assessment:** COMPLETED

**Environmental** None

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**Grantee Activity Number:** NSP3D-PHX  
**Activity Title:** Move In Ready Program

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 NSP3

**Projected Start Date:**  
 03/11/2009

**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/Purchase and Rehab - SFR/HO

**Projected End Date:**

03/11/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 165,945.62

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 165,945.62

#### Proposed Beneficiaries

# Owner Households

# of Households

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

0.0

0.0

#### Proposed Accomplishments

# of Singlefamily Units

# of Housing Units

# of Elevated Structures

# of Properties

**Total**

**Activity is being carried out by**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

City of Phoenix-NSD

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

**Responsible Organization**

City of Phoenix-NSD

**Organization Type**

Local Government

**Proposed Budget**

\$ 165,945.62



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### Activity Description:

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Performance measures reported in NSP3R-FSL, NSP3R-NFWS and NSP3R-NHS. This activity will reflect service delivery expenses not tied to an address such as law or staff salaries.

**Environmental Assessment:** COMPLETED

Environmental

None

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**Grantee Activity Number:** NSP3D-ROI  
**Activity Title:** Move In Ready Program

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 NSP3

**Projected Start Date:**  
 03/11/2009

**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/Purchase and Rehab - SFR/HO

**Projected End Date:**  
 03/11/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 232,311.45

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 232,311.45

#### Proposed Beneficiaries

# Owner Households

# of Households

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

0.0

0.0

#### Proposed Accomplishments

# of Singlefamily Units

# of Housing Units

# of Elevated Structures

# of Properties

**Total**

**Activity is being carried out by**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 ROI Properties

#### Proposed budgets for organizations carrying out Activity:

##### Responsible Organization

ROI Properties

##### Organization Type

For Profit

##### Proposed Budget

\$ 232,311.45



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The Move In Ready Program (or Homeownership Assistance with Rehabilitation) will be targeted in Tier 2 and Tier 3 areas of greatest need.

## Activity Description:

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Performance measures reported in NSP3R-FSL, NSP3R-NFWS and NSP3R-NHS. This activity will reflect expenses for services provided by ROI Properties which will provide services to the potential homebuyers, the housing counseling agencies, the developers and the City.

**Environmental Assessment:** COMPLETED

**Environmental** None



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<b>Grantee Activity Number:</b>	<b>NSP3R-FSL-LH25</b>
<b>Activity Title:</b>	<b>Move In Ready Program</b>

**Activity Type:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
NSP3

**Projected Start Date:**  
03/11/2009

**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.

**Benefit Report Type:**  
Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Acquisition/Purchase and Rehab - SFR/HO

**Projected End Date:**

03/11/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 353,726.23

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 353,726.23

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
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4	4		100.00
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# of Households

4	4		100.00
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**Proposed Accomplishments**

# of Singlefamily Units

**Total**

4

# of Housing Units

4

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

FSL--Foundation for Senior Living

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

**Responsible Organization**

FSL--Foundation for Senior Living

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 353,726.23



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### Activity Description:

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This activity will specifically focus on LH25 homebuyers.

**Environmental Assessment:** COMPLETED

**Environmental** None

<b>Grantee Activity Number:</b>	<b>NSP3R-FSL-LMMI</b>
<b>Activity Title:</b>	<b>Move In Ready Program</b>

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP3

**Projected Start Date:**

03/11/2009

**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/Purchase and Rehab - SFR/HO

**Projected End Date:**

03/11/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 5,909,991.74

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 5,909,991.74

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	50			0.00
# of Households	50			0.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	50
# of Housing Units	50
#Units w/ other green	1
#Units with bus/rail access	1
#Low flow showerheads	1
#Low flow toilets	1
#Dishwashers replaced	1
#Clothes washers replaced	1
#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



#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	1
# of Properties	50

#### Activity is being carried out by

No

#### Activity is being carried out through:

#### Organization carrying out Activity:

FSL--Foundation for Senior Living

#### Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
FSL--Foundation for Senior Living	Non-Profit	\$ 5,909,991.74

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each year for 15 years). Should the homebuyer sell their home, refinance or cash out, or are found to be no longer occupying the home as their primary residence prior to the 15 year period, the balance of the loan shall be recaptured by the City at that time. The City will ensure continued affordability of assisted units by adopting, at a minimum, the HOME program standard: Per unit NSP Assistance Minimum Affordability Period <= \$15,000, 5 years; \$15,001 - \$40,000, 10 years; >\$40,000, 15 years.

Performance measures reported in NSP3R-FSL, NSP3R-NFWSC and NSP3R-NHS.

**Environmental Assessment:** COMPLETED

**Environmental** None

**Grantee Activity Number:** NSP3R-NFWSC-LH25  
**Activity Title:** Move In Ready Program

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 NSP3

**Projected Start Date:**  
 03/11/2009

**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.

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Acquisition/Purchase and Rehab - SFR/HO

**Projected End Date:**

03/11/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 76,746.32

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 76,746.32

#### Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	2	2		100.00
# of Households	2	2		100.00

#### Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2

**Activity is being carried out by**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 NFWAZ, LLC

#### Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
NFWAZ, LLC	Non-Profit	\$ 76,746.32



## Location Description:

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentages of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage related loan; and 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

These areas have been broken down using a three tiered approach associated with three distinct goals or objectives. These goals are related to tiers, which contain specific activities to be performed within the NSP1 Target Areas as follows: Tier 1, citywide; Tier 2, zip codes 85015, 85023, 85024, 85053, 85339, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center; and Tier 3, zip codes 85006, 85008, 85009, 85017, 85019, 85021, 85027, 85029, 85031, 85032, 85033, 85034, 85035, 85037, 85040, 85041, 85042, 85043, 85051, 85307, 85353, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing this three tiered approach that is consistent with the Community Development goals of the Consolidated Plan.

The Move In Ready Program (or Homeownership Assistance with Rehabilitation) will be targeted in Tier 2 and Tier 3 areas of greatest need.

## Activity Description:

The City or contracted intermediaries (for profits and or nonprofits procured as contractors or performing under subrecipient agreements) will purchase foreclosed or abandoned homes and rehabilitate them in keeping with City standards described elsewhere in the NSP Action Plan. Homes may be purchased individually or at bulk sale. Purchase prices will be at least 1% below current appraised value. NSP funds will also pay for allowable rehab costs. This activity will be focused on areas of greatest need so as to produce tangible evidence of neighborhood improvement and to entice homebuyers to purchase newly rehabbed homes. Sales to homebuyer will be at a price equal to or less than the cost to acquire and rehabilitate or redevelop the property, including related activity delivery costs and a reasonable developer fee, unless the intermediary is a subrecipient, in which case they may recover their direct costs.

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This activity will specifically focus on LH25 homebuyers.

**Environmental Assessment:** COMPLETED

**Environmental** None



<b>Grantee Activity Number:</b>	<b>NSP3R-NFWSC-LMMI</b>
<b>Activity Title:</b>	<b>Move In Ready Program</b>

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP3

**Projected Start Date:**

03/10/2009

**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/Purchase and Rehab - SFR/HO

**Projected End Date:**

09/29/2020

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,557,882.11

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,557,882.11

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	50			0.00
# of Households	50			0.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	50
# of Housing Units	50
#Units & other green	1
#Units with bus/rail access	1
#Low flow showerheads	1
#Low flow toilets	1
#Dishwashers replaced	1
#Clothes washers replaced	1
#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



#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	1
# of Properties	50

#### Activity is being carried out by

No

#### Activity is being carried out through:

#### Organization carrying out Activity:

NFWAZ, LLC

#### Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
NFWAZ, LLC	Non-Profit	\$ 1,557,882.11

#### Location Description:

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The Move In Ready Program (or Homeownership Assistance with Rehabilitation) will be targeted in Tier 2 and Tier 3 areas of greatest need.

#### Activity Description:

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Performance measures reported in NSP3R-FSL, NSP3R-NFWSC and NSP3R-NHS.

**Environmental Assessment:** COMPLETED

**Environmental** None

<b>Grantee Activity Number:</b>	<b>NSP3R-NHS-LMMI</b>
<b>Activity Title:</b>	<b>Move In Ready Program</b>

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP3

**Projected Start Date:**

03/11/2009

**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/Purchase and Rehab - SFR/HO

**Projected End Date:**

03/11/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,366,932.28

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,366,932.28

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	4			0.00
# of Households	4			0.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	4
# of Housing Units	4
#Units with bus/rail access	1
#Low flow showerheads	1
#Low flow toilets	1
#Dishwashers replaced	1
#Clothes washers replaced	1
#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
#Additional Attic/Roof Insulation	1



#Energy Star Replacement Windows	1
# of Properties	4

#### Activity is being carried out by

No

#### Activity is being carried out through:

#### Organization carrying out Activity:

Trellis fka Neighborhood Housing Services of Phoenix

#### Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Trellis fka Neighborhood Housing Services of Phoenix	Non-Profit	\$ 1,366,932.28

#### Location Description:

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As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing this three tiered approach that is consistent with the Community Development goals of the Consolidated Plan.

The Move In Ready Program (or Homeownership Assistance with Rehabilitation) will be targeted in Tier 2 and Tier 3 areas of greatest need.

#### Activity Description:

The City or contracted intermediaries (for profits and or nonprofits procured as contractors or performing under subrecipient agreements) will purchase foreclosed or abandoned homes and rehabilitate them in keeping with City standards described elsewhere in the NSP Action Plan. Homes may be purchased individually or at bulk sale. Purchase prices will be at least 1% below current appraised value. NSP funds will also pay for allowable rehab costs. This activity will be focused on areas of greatest need so as to produce tangible evidence of neighborhood improvement and to entice homebuyers to purchase newly rehabbed homes. Upon the completion of rehabilitation, homes will be sold to FHA creditworthy borrowers with incomes at or below 120%AMI. Given current area home prices, it is expected that some buyers below 80% of area median income could also be served. Sales to homebuyer will be at a price equal to or less than the cost to acquire and rehabilitate or redevelop the property, including related activity delivery costs and a reasonable developer fee, unless the intermediary is a subrecipient, in which case they may recover their direct costs.

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longer occupying the home as their primary residence prior to the 15 year period, the balance of the loan shall be recaptured by the City at that time. The City will ensure continued affordability of assisted units by adopting, at a minimum, the HOME program standard: Per unit NSP Assistance Minimum Affordability Period <= \$15,000, 5 years; \$15,001 - \$40,000, 10 years; >\$40,000, 15 years.  
Performance measures reported in NSP3R-FSL, NSP3R-NFWSC and NSP3R-NHS.

**Environmental Assessment:** COMPLETED

**Environmental** None

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<b>Grantee Activity Number:</b>	<b>NSP3R-PHX</b>
<b>Activity Title:</b>	<b>Move In Ready Program</b>

**Activity Type:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
NSP3

**Projected Start Date:**  
03/10/2009

**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/Purchase and Rehab - SFR/HO

**Projected End Date:**

09/29/2020

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,068,851.49

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,068,851.49

**Proposed Beneficiaries**

# of Households

Total	Low	Mod	Low/Mod%
			0.0

**Proposed Accomplishments**

# of Housing Units

# of Properties

**Total**

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Phoenix-NSD

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

**Responsible Organization**

City of Phoenix-NSD

COP-NSD

**Organization Type**

Local Government

Unknown

**Proposed Budget**

\$ 1,068,803.40

\$ 0.00



## Location Description:

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The Move In Ready Program (or Homeownership Assistance with Rehabilitation) will be targeted in Tier 2 and Tier 3 areas of greatest need.

## Activity Description:

The City or contracted intermediaries (for profits and or nonprofits procured as contractors or performing under subrecipient agreements) will purchase foreclosed or abandoned homes and rehabilitate them in keeping with City standards described elsewhere in the NSP Action Plan. Homes may be purchased individually or at bulk sale. Purchase prices will be at least 1% below current appraised value. NSP funds will also pay for allowable rehab costs. This activity will be focused on areas of greatest need so as to produce tangible evidence of neighborhood improvement and to entice homebuyers to purchase newly rehabbed homes. Upon the completion of rehabilitation, homes will be sold to FHA creditworthy borrowers with incomes at or below 120%AMI. Given current area home prices, it is expected that some buyers below 80% of area median income could also be served. Sales to homebuyer will be at a price equal to or less than the cost to acquire and rehabilitate or redevelop the property, including related activity delivery costs and a reasonable developer fee, unless the intermediary is a subrecipient, in which case they may recover their direct costs.

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Performance measures reported in NSP3R-FSL, NSP3R-NFWS and NSP3R-NHS. This activity will reflect expenses for the activity not tied to an address such as city law or staff salaries.

**Environmental Assessment:** COMPLETED

**Environmental** None



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**Project # / NSP4 / Acquisition/Purchase and Rehab - MF Rental**

**Grantee Activity Number:** NSP4-UnnamedProject  
**Activity Title:** Unnamed Project

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP4

**Projected Start Date:**

09/29/2020

**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:**

Planned

**Project Title:**

Acquisition/Purchase and Rehab - MF

**Projected End Date:**

06/29/2023

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:****Total Budget:** \$ 1,080,692.00**Most Impacted and Distressed Budget:** \$ 1,080,692.00**Other Funds:** \$ 0.00**Total Funds:** \$ 1,080,692.00**Benefit Report Type:**

NA

**Activity is being carried out by**

No

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

City of Phoenix-HD

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

City of Phoenix-HD

**Organization Type**

Local Government

**Proposed Budget**

\$ 1,080,692.00



**Location Description:****Activity Description:**

September 2020

To meet the LH 25 requirements for NSP1, this activity has been set up and funded to reserved funds required. As yet, a project has not been identified but these funds will be held in reserve.

Expected close date is 7/1/2023.

**Environmental Assessment:** UNDERWAY

**Environmental** None

<b>Grantee Activity Number:</b>	<b>NSP4A-ACQCollinsCourt-LH25</b>
<b>Activity Title:</b>	<b>Acquisition of MF Rental Housing</b>

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP4

**Projected Start Date:**

03/11/2009

**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 Rehab - MF

**Projected End Date:**

03/11/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,026,919.13

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,026,919.13

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Arizona Housing, Inc	Rehabilitation/reconstruction of residential structures	NSP4	NSP4R-REHCollinsCourt-LH25	Rehabilitation of MF Rental Housing	General Account

**Proposed Beneficiaries**

**Total Low Mod Low/Mod%**

**# Renter Households** 0.0

**# of Households** 0.0

**Proposed Accomplishments**

**Total**

**# of Multifamily Units**

**# of Housing Units**

**# of Elevated Structures**

**# of Properties**



**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

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 1,026,919.00

**Location Description:**

June 2012: Project, formerly known as Royal Suites, has been renamed Collins Court.

\*\*\*\*\*

The Collins Court Apartments, formerly known as the Royal Suites Apartments, is located at 10421 North 33rd Avenue, in Phoenix, AZ. The property is located close to desired jobs, amenities and transportation, including Valley Metro bus routes, a full service grocery store, a library, a park and the Metro Center shopping mall. Tract number from the NSP3 Mapping Tool is 04013104205.

**Activity Description:**

Collins Court Apartments, formerly known as the Royal Suites Apartments, was a bank owned, foreclosed, multifamily rental housing community that was acquired by Arizona Housing, Inc., a local nonprofit affordable housing developer, in November 2010 to provide permanent supportive housing for formerly homeless men, women and small families at or below 50 percent of the Area Median Income. The Phoenix City Council awarded NSP funds of up to \$3,892,000 for acquisition and major rehabilitation of this once blighted property. This activity is for the acquisition of the Collins Court Apartments with LH25 beneficiaries.

Originally built in 1979 as a motel, this 80 unit apartment complex includes studio and one bedroom units. When Arizona Housing, Inc. purchased Collins Court, it had been half vacant for nearly two years. Acquiring and rehabilitating this property using NSP funds is helping fight area homelessness, expand affordable housing opportunities within the housing continuum, and stabilize a community hit hard by the foreclosure crisis. All units serve households at or below 50 percent of the Area Median Income. The Period of Affordability for this property is 30 years with rents not to exceed the HOME rents established by the City of Phoenix Housing Department.

The property has undergone major rehabilitation in order to bring the site and residential units up to date with an emphasis on energy conservation and accessibility. Numerous energy and water efficiency strategies were incorporated, such as dual pane Low E windows, Xeriscaping, high efficiency HVAC units, insulated doors, Energy Star appliances, high efficiency CFL light fixtures and bulbs, and low flow faucets, toilets, and showers. The rehabilitation also included new ceramic tile flooring, cabinets and countertops, ceiling fans, boiler and roofing as well as a renovated community meeting room, offices for supportive services, a 24 hour security system, electronic resident access points, and security gates. Eight units were converted into ADA accessible units.

The supportive services component is designed to create a sense of community by holding social and recreational events, creating a Residents Council, forming a Block Watch group, holding a free, weekday Farmers Market in partnership with area food banks and assisting residents in starting support meetings. In addition, Arizona Housing, Inc. provides 24 hour staff coverage as well as 10 hours of case management services each day, ensuring that each resident has access to the personal, social and health services necessary to sustain permanent residency. Performance Measures reported in NSP4R-REHCollinsCourt-LH25. This activity will reflect expenses for acquisition of the property.

**Environmental Assessment:**

COMPLETED

**Environmental**

None

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**Grantee Activity Number:** NSP4A-ACQParkLee-LH25  
**Activity Title:** Acquisition of MF Rental Housing

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP4

**Projected Start Date:**

03/11/2009

**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 Rehab - MF

**Projected End Date:**

03/11/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 641,061.04

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 641,061.04

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
PCCR Park Lee, LLC	Rehabilitation/reconstruction of residential structures	NSP4	NSP4R-REHParkLee-LH25	Rehabilitation of MF Rental Housing	General Account

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Renter Households	23	23		100.00
# of Households	23	23		100.00

**Proposed Accomplishments**

	Total
# of Multifamily Units	23
# of Housing Units	23
# of Properties	



**Activity is being carried out by**

No

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

PCCR Park Lee, LLC

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

Responsible Organization	Organization Type	Proposed Budget
PCCR Park Lee, LLC	Local Government	\$ 641,061.04

**Location Description:**

The Park Lee Apartments is a city instrumentality owned multifamily complex located at 1600 West Highland Avenue in Phoenix, AZ. Park Lee is located in a neighborhood west of the Phoenix Central Corridor and is close to desired jobs, shopping, amenities and transportation, including light rail and bus routes. Tract number from the NSP3 Mapping Tool is 04013108902.

**Activity Description:**

The Park Lee Apartments is a City instrumentality owned multifamily community on approximately 32 acres. In December 2009, the City of Phoenix acquired the note on Park Lee from HUD. The City transferred the note to a City LLC instrumentality, which then acquired the property through a deed in lieu of foreclosure. This instrumentality provided for extensive rehabilitation using NSP funds. Additional funding from City General Obligation Bond funds was utilized in the acquisition. HUD is in concurrence with the procurement and loan process as outlined by the City. This activity is for the acquisition of the Park Lee Apartments with LH25 beneficiaries.

Park Lee was the largest and most luxurious apartment complex in the state of Arizona when it opened in 1955. Prior to City acquisition in 2009, Park Lee had experienced significant deterioration and neglected maintenance, and the property caused blight to the surrounding areas of the neighborhood in which it is located. At the time, only 10 percent of the units were occupied, and the property was plagued with vandalism, drug use and other criminal elements. The City Housing Department has worked closely with the Police and Neighborhood Services Departments to ensure that the property is now safe and secure. It has also engaged residents and surrounding neighbors in the plans for revitalizing the property through several meetings. Through these efforts, the City Housing Department is making a positive contribution to the community.

Acquiring and rehabilitating this property using NSP funds is helping to preserve affordable housing opportunities along the Phoenix light rail route and close to employment, shopping and cultural activities. The Period of Affordability for this property is at least 30 years with 50 percent rents not to exceed the HOME rents established by the City Housing Department and 120 percent rents not to exceed the current market rent for the area. At least 50 percent of the units at the Park Lee Apartments serve households at or below 50 percent of Area Median Income, with the remaining units serving households at or below 120 percent of Area Median Income.

Property management continually engages residents in community activities and events such as holiday and seasonal parties, Block Watch meetings, summer meal and activity program for kids, etc. Residents are active in their community and have an affordable place that they can be proud to call home.

**Environmental Assessment:** COMPLETED

**Environmental** None

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**Grantee Activity Number:** NSP4R-REHCollinsCourt-LH25  
**Activity Title:** Rehabilitation of MF Rental Housing

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 NSP4

**Projected Start Date:**  
 03/11/2009

**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.

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Completed

**Project Title:**  
 Acquisition/Purchase and Rehab - MF

**Projected End Date:**  
 03/11/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 2,821,248.76

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 2,821,248.76

#### Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	80	80		100.00
# of Households	80	80		100.00

#### Proposed Accomplishments

	Total
# of Multifamily Units	80
# of Housing Units	80
# of Elevated Structures	
# ELI Households (0-30% AMI)	
# of Properties	80

**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	Organization Type	Proposed Budget
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**Location Description:**

June 2012: Project, formerly known as Royal Suites, has been renamed Collins Court.

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The Collins Court Apartments, formerly known as the Royal Suites Apartments, is located at 10421 North 33rd Avenue, in Phoenix, AZ. The property is located close to desired jobs, amenities and transportation, including Valley Metro bus routes, a full service grocery store, a library, a park and the Metro Center shopping mall. Tract number from the NSP3 Mapping Tool is 04013104205.

**Activity Description:**

Collins Court Apartments, formerly known as the Royal Suites Apartments, was a bank owned, foreclosed, multifamily rental housing community that was acquired by Arizona Housing, Inc., a local nonprofit affordable housing developer, in November 2010 to provide permanent supportive housing for formerly homeless men, women and small families at or below 50 percent of the Area Median Income. The Phoenix City Council awarded NSP funds of up to \$3,892,000 for acquisition and major rehabilitation of this once blighted property. This activity is for the rehabilitation of the Collins Court Apartments with LH25 beneficiaries.

Originally built in 1979 as a motel, this 80 unit apartment complex includes studio and one bedroom units. When Arizona Housing, Inc. purchased Collins Court, it had been half vacant for nearly two years. Acquiring and rehabilitating this property using NSP funds is helping fight area homelessness, expand affordable housing opportunities within the housing continuum, and stabilize a community hit hard by the foreclosure crisis. All units serve households at or below 50 percent of the Area Median Income. The Period of Affordability for this property is 30 years with rents not to exceed the HOME rents established by the City of Phoenix Housing Department.

The supportive services component is designed to create a sense of community by holding social and recreational events, creating a Residents Council, forming a Block Watch group, holding a free, weekday Farmers Market in partnership with area food banks and assisting residents in starting support meetings. In addition, Arizona Housing, Inc. provides 24 hour staff coverage as well as 10 hours of case management services each day, ensuring that each resident has access to the personal, social and health services necessary to sustain permanent residency.

**Environmental Assessment:** COMPLETED

**Environmental** None

<b>Grantee Activity Number:</b>	<b>NSP4R-REHParkLee-LH25</b>
<b>Activity Title:</b>	<b>Rehabilitation of MF Rental Housing</b>

<b>Activity Type:</b> Rehabilitation/reconstruction of residential structures	<b>Activity Status:</b> Completed
<b>Project Number:</b> NSP4	<b>Project Title:</b> Acquisition/Purchase and Rehab - MF
<b>Projected Start Date:</b> 03/11/2009	<b>Projected End Date:</b> 03/11/2015
<b>Project Draw Block by HUD:</b> Not Blocked	<b>Project Draw Block Date by HUD:</b>
<b>Activity Draw Block by HUD:</b> Not Blocked	<b>Activity Draw Block Date by HUD:</b>
<b>Block Drawdown By Grantee:</b> Not Blocked	<b>Total Budget:</b> \$ 3,319,181.52
<b>National Objective:</b> LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.	<b>Most Impacted and Distressed Budget:</b> \$ 0.00
	<b>Other Funds:</b> \$ 0.00
	<b>Total Funds:</b> \$ 3,319,181.52

**Benefit Report Type:**  
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	159	159		100.00
# of Households	159	159		100.00

Proposed Accomplishments	Total
# of Multifamily Units	159
# of Housing Units	159
# of Elevated Structures	
# ELI Households (0-30% AMI)	
# of Properties	1

<b>Activity is being carried out by</b> No	<b>Activity is being carried out through:</b>
<b>Organization carrying out Activity:</b> PCCR Park Lee, LLC	

Proposed budgets for organizations carrying out Activity:		
Responsible Organization	Organization Type	Proposed Budget

City of Phoenix-HD	Local Government	\$ 0.00
PCCR Park Lee, LLC	Local Government	\$ 3,319,181.52

### Location Description:

The Park Lee Apartments is a City instrumentality owned multifamily community located at 1600 West Highland Avenue in Phoenix, AZ. Park Lee is located in a neighborhood west of the Phoenix Central Corridor and is close to desired jobs, shopping, amenities and transportation, including light rail and bus routes. Tract number from the NSP3 Mapping Tool is 04013108902.

### Activity Description:

The Park Lee Apartments is a City instrumentality owned multifamily community on approximately 32 acres. In December 2009, the City of Phoenix acquired the note on Park Lee from HUD. The City transferred the note to a City LLC instrumentality, which then acquired the property through a deed in lieu of foreclosure. This instrumentality provided for extensive rehabilitation using NSP funds. Additional funding from City General Obligation Bond funds was utilized in the acquisition. HUD is in concurrence with the procurement and loan process as outlined by the City. This activity is for the rehabilitation of the Park Lee Apartments with LH25 beneficiaries.

Park Lee was the largest and most luxurious apartment complex in the state of Arizona when it opened in 1955. Prior to City acquisition in 2009, Park Lee had experienced significant deterioration and neglected maintenance, and the property caused blight to the surrounding areas of the neighborhood in which it is located. At the time, only 10 percent of the units were occupied, and the property was plagued with vandalism, drug use and other criminal elements. . The City Housing Department has worked closely with the Police and Neighborhood Services Departments to ensure that the property is now safe and secure. It has also engaged residents and surrounding neighbors in the plans for revitalizing the property through several meetings. Through these efforts, the City Housing Department is making a positive contribution to the community.

Acquiring and rehabilitating this property using NSP funds is helping to preserve affordable housing opportunities along the Phoenix light rail route and close to employment, shopping and cultural activities. The Period of Affordability for this property is at least 30 years with 50 percent rents not to exceed the HOME rents established by the City Housing Department and 120 percent rents not to exceed the current market rent for the area.

Property management continually engages residents in community activities and events such as holiday and seasonal parties, Block Watch meetings, summer meal and activity program for kids, etc. Residents are active in their community and have an affordable place that they can be proud to call home.

**Environmental Assessment:** COMPLETED

**Environmental** None

**Grantee Activity Number:** NSP4R-REHSantaFe-LH25  
**Activity Title:** Rehabilitation of MF Rental Housing

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP4

**Projected Start Date:**

03/10/2009

**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.

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

# of Households

Total	Low	Mod	Low/Mod%
55	55		100.00
55	55		100.00

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

# of Elevated Structures

# of Properties

**Total**

55

55

1

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

PRIDE

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

**Responsible Organization**

City of Phoenix-HD

**Organization Type**

Local Government

**Proposed Budget**

\$ 0.00



**Location Description:**

The Santa Fe Springs Apartments are located at 1717 West Glendale Avenue Phoenix, AZ. Santa Fe Springs is located close to a major bus route, the I17 Freeway, and is near the future light rail corridor slated to open in December 2015. The property has mature vegetation and sits on approximately 7.4 acres. Other multifamily properties and a large grocery store are adjacent to the community. Tract number from the NSP3 Mapping Tool is 04013106700.

**Activity Description:**

Santa Fe Springs Apartments was a distressed property in foreclosure when it was purchased by the Phoenix Residential Investment Development Effort or PRIDE in November 2010. PRIDE is a nonprofit corporation whose mission is to develop, promote and otherwise assist in the establishment and operation of low income housing for residents of the greater Phoenix community. The City of Phoenix loaned PRIDE NSP and HOME funds to complete the acquisition and rehabilitation of the property. In addition to acquisition and rehabilitation, HUD approved an NSP operating reserve in the amount of \$326,763. These funds are being used to help cover unforeseen operating expenditures. This activity is for the rehabilitation of the Santa Fe Springs Apartments with LH25 beneficiaries.

The 310 unit apartment community is comprised of studio units, 1 bedroom 1 bath units, 2 bedroom 1 bath units, and 2 bedroom 2 bath units. The purchase and rehabilitation of this property will help stabilize the surrounding neighborhood which has been negatively affected by crime and blight. When acquired the property suffered from extensive deferred maintenance and low occupancy. Santa Fe Springs is a mixed income community with units serving families earning at or below 50 percent, 60 percent and 120 percent of the Phoenix Area Median Income. The Period of Affordability for this property is at least 40 years with 50 percent rents not to exceed the HOME rents established by the City Housing Department and 120 percent rents not to exceed the current market rent for the area.

Property management continually engages residents in community activities and events such as holiday and seasonal parties, Block Watch meetings, summer meal and activity program for kids, etc. A significant revitalization has occurred at Santa Fe Springs which has sparked other properties in the surrounding area to make improvements.

**Environmental Assessment:** COMPLETED

**Environmental** None

**Grantee Activity Number:** NSP4R-REHSummit-LH25  
**Activity Title:** Rehabilitation of MF Rental Housing

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 NSP4

**Projected Start Date:**  
 03/11/2009

**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.

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Completed

**Project Title:**  
 Acquisition/Purchase and Rehab - MF

**Projected End Date:**  
 03/11/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 2,737,053.84

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 2,737,053.84

#### Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	126	126		100.00
# of Households	126	126		100.00

#### Proposed Accomplishments

	Total
# of Multifamily Units	126
# of Housing Units	126
# ELI Households (0-30% AMI)	
# of Properties	1

**Activity is being carried out by**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 PSMHTC Summit LLC

#### Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
PRIDE	Non-Profit	\$ 0.00

**Location Description:**

The Summit Apartments is a multifamily apartment complex located at 12830 North Paradise Village Parkway West, in Phoenix, AZ. The property is surrounded by developed medium density multifamily rentals, condominiums and commercial properties that include a regional shopping mall. Because of its desirable location in an area that does not have a significant number of affordable housing units, the Summit Apartments has continually maintained occupancy above 95 percent. Tract number from the NSP3 Mapping Tool is 04013103210.

**Activity Description:**

The Summit Apartments is a multifamily apartment community comprising 206 units on approximately 9 acres. Working in partnership with HUD, the City of Phoenix acquired title to the Summit Apartments after foreclosure in December 2010. The City then conveyed the property to a City created Limited Liability Company. Built in 1979, The Summit contains a mix of studio, one, and two bedroom units. Extensive rehabilitation was provided using a mix of funding sources including NSP, HOPE VI funds, and the City Affordable Housing Fund. The Summit provides affordable housing close to transportation routes as well as a large regional employment center, the Paradise Valley Mall. This activity is for the rehabilitation of the Summit Apartments with LH25 beneficiaries.

The City was awarded a HOPE VI grant and the Summit Apartments was included as the offsite component of this grant application. An application was submitted to HUD in October 2012 to develop the Summit Apartments as an Operating Subsidy Only, Mixed Finance Development project with an allocation of 50 public housing units at the property. In July 2013, the City received its HUD Mixed Finance approval for Summit.

The Summit is a mixed income community with affordable and public housing units serving families earning at or below 30 percent to 120 percent of the Phoenix Area Median Income. The Period of Affordability for this property is at least 30 years with 50 percent rents not to exceed the HOME rents established by the City Housing Department and 120 percent rents not to exceed the current market rent for the area.

The property received needed construction improvements utilizing NSP and HOPE VI funding, providing a safe and livable community with many attractive amenities close to jobs and transportation.

**Environmental Assessment:** COMPLETED

**Environmental** None



**Grantee Activity Number:** NSP4R-REHSummit-LMMI  
**Activity Title:** Rehabilitation of MF Rental

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP4

**Projected Start Date:**

03/11/2009

**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/Purchase and Rehab - MF

**Projected End Date:**

03/11/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 796,763.44

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 796,763.44

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
PSMHTC Summit LLC	Rehabilitation/reconstruction of residential structures	NSP4	NSP4R-REHSummit-LH25	Rehabilitation of MF Rental Housing	General Account

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Renter Households	80			0.00
# of Households	80			0.00

**Proposed Accomplishments**

	Total
# of Multifamily Units	80
# of Housing Units	80
# of Properties	1



**Activity is being carried out by**

No

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

PSMHTC Summit LLC

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

Responsible Organization	Organization Type	Proposed Budget
PRIDE	Non-Profit	\$ 0.00
PSMHTC Summit LLC	Non-Profit	\$ 796,763.44

**Location Description:**

The Summit Apartments is a multifamily apartment complex located at 12830 North Paradise Village Parkway West, in Phoenix, AZ. The property is surrounded by developed medium density multifamily rentals, condominiums and commercial properties that include a regional shopping mall. Because of its desirable location in an area that does not have a significant number of affordable housing units, the Summit Apartments has continually maintained occupancy above 95 percent. Tract number from the NSP3 Mapping Tool is 04013103210.

**Activity Description:**

The Summit Apartments is a multifamily apartment community comprising 206 units on approximately 9 acres. Working in partnership with HUD, the City of Phoenix acquired title to the Summit Apartments after foreclosure in December 2010. The City then conveyed the property to a City created Limited Liability Company. Built in 1979, the Summit contains a mix of studio, one, and two bedroom units. Extensive rehabilitation was provided using a mix of funding sources including NSP, HOPE VI funds, and the City Affordable Housing Fund. The Summit provides affordable housing close to transportation routes as well as a large regional employment center, the Paradise Valley Mall. This activity is for the rehabilitation of the Summit Apartments with LMMI beneficiaries.

The City was awarded a HOPE VI grant and the Summit Apartments was included as the offsite component of this grant application. An application was submitted to HUD in October 2012 to develop the Summit Apartments as an Operating Subsidy Only, Mixed Finance Development project with an allocation of 50 public housing units at the property. In July 2013, the City received its HUD Mixed Finance approval for Summit.

The Summit is a mixed income community with affordable and public housing units serving families earning at or below 30 percent to 120 percent of the Phoenix Area Median Income. The Period of Affordability for this property is at least 30 years with 50 percent rents not to exceed the HOME rents established by the City Housing Department and 120 percent rents not to exceed the current market rent for the area.

The property received needed construction improvements utilizing NSP and HOPE VI funding, providing a safe and livable community with many attractive amenities close to jobs and transportation.

**Environmental Assessment:** COMPLETED

**Environmental** None

## Project # / NSP5 / Redevelopment - Demolition - Blighted Structures

**Grantee Activity Number:** NSP5A-ACQ  
**Activity Title:** Acquisition for Demolition

**Activity Type:**  
 Clearance and Demolition

**Project Number:**  
 NSP5

**Projected Start Date:**  
 03/11/2009

**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:**  
 NA

**Activity Status:**

Completed

**Project Title:**

Redevelopment - Demolition - Blighted

**Projected End Date:**

03/11/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 603,438.95

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 603,438.95

### Proposed Accomplishments

# of Properties

### Total

**Activity is being carried out by**  
 Yes

**Activity is being carried out through:**  
 Grantee Employees

**Organization carrying out Activity:**  
 City of Phoenix-NSD

### Proposed budgets for organizations carrying out Activity:

#### Responsible Organization

City of Phoenix-NSD

COP-NSD

#### Organization Type

Local Government

Unknown

#### Proposed Budget

\$ 603,438.95

\$ 0.00



### Location Description:

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentages of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage related loan; and 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

These areas have been broken down using a three tiered approach associated with three distinct goals or objectives. These goals are related to tiers, which contain specific activities to be performed within the NSP1 Target Areas as follows: Tier 1, citywide; Tier 2, zip codes 85015, 85023, 85024, 85053, 85339, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center; and Tier 3, zip codes 85006, 85008, 85009, 85017, 85019, 85021, 85027, 85029, 85031, 85032, 85033, 85034, 85035, 85037, 85040, 85041, 85042, 85043, 85051, 85307, 85353, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing this three tiered approach that is consistent with the Community Development goals of the Consolidated Plan.

Acquisition for demolition and land banking purposes will be limited to the City approved, strategic revitalization areas, or Neighborhood Investment Areas. This increased focus on targeting is intended to produce greater strategic impact for the use of NSP funds in these areas of greatest need.

### Activity Description:

The City of Phoenix has purchased foreclosed or abandoned properties for the purpose of demolition and land banking within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center. Properties have been acquired, demolished, and the vacant land or property land banked, addressing the most critical blighting properties within these Neighborhood Investment Areas (NIA) where the city has a long term commitment to neighborhood revitalization. The NIAs are city adopted areas targeted for concentrated and comprehensive focus of resources to address social, economic and physical needs and revitalize targeted neighborhoods. The primary end use will be to reuse and redevelop these vacant properties into single family residential housing for a LMMI beneficiary. Reuse and redevelopment activities of these vacant properties will be carried out pursuant to the alternative requirements for land banking and with the reuse that consistent with community development strategies and plans and will be undertaken in support of neighborhood stabilization efforts.

Performance measures reported in NSP5D-DEM. This activity will reflect expenses for acquisition of properties by the City.

**Environmental Assessment:** COMPLETED

**Environmental** None

<b>Grantee Activity Number:</b>	<b>NSP5A-Barracks</b>
<b>Activity Title:</b>	<b>Acquisition for Demolition</b>

**Activity Type:**

Clearance and Demolition

**Project Number:**

NSP5

**Projected Start Date:**

03/11/2009

**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:**

Redevelopment - Demolition - Blighted

**Projected End Date:**

03/11/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 389,296.42

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 389,296.42

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
City of Phoenix-NSD	Clearance and Demolition	NSP5	NSP5D-Barracks	Demolition	General Account

**Proposed Beneficiaries**

# of Households

Total	Low	Mod	Low/Mod%
			0.0

**Proposed Accomplishments**

# of Properties

**Total**

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Phoenix-NSD

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

**Responsible Organization**

City of Phoenix-NSD

**Organization Type**

Local Government

**Proposed Budget**

\$ 389,296.42



**Location Description:**

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentages of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage related loan; and 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

These areas have been broken down using a three tiered approach associated with three distinct goals or objectives. These goals are related to tiers, which contain specific activities to be performed within the NSP1 Target Areas as follows: Tier 1, citywide; Tier 2, zip codes 85015, 85023, 85024, 85053, 85339, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center; and Tier 3, zip codes 85006, 85008, 85009, 85017, 85019, 85021, 85027, 85029, 85031, 85032, 85033, 85034, 85035, 85037, 85040, 85041, 85042, 85043, 85051, 85307, 85353, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing this three tiered approach that is consistent with the Community Development goals of the Consolidated Plan.

Acquisition for demolition and land banking purposes will be limited to the City approved, strategic revitalization areas, or Neighborhood Investment Areas. This increased focus on targeting is intended to produce greater strategic impact for the use of NSP funds in these areas of greatest need.

**Activity Description:**

The City of Phoenix has purchased foreclosed or abandoned properties for the purpose of demolition and land banking within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center. Properties have been acquired, demolished, and the vacant land or property land banked, addressing the most critical blighting properties within these Neighborhood Investment Areas (NIA) where the city has a long term commitment to neighborhood revitalization. The NIAs are city adopted areas targeted for concentrated and comprehensive focus of resources to address social, economic and physical needs and revitalize targeted neighborhoods. The primary end use will be to reuse and redevelop these vacant properties into single family residential housing for a LMMI beneficiary. Reuse and redevelopment activities of these vacant properties will be carried out pursuant to the alternative requirements for land banking and with the reuse that consistent with community development strategies and plans and will be undertaken in support of neighborhood stabilization efforts.

Performance measures reported in NSP5D-Barracks. This activity will reflect expenses for acquisition of the property by the City.

**Environmental Assessment:** COMPLETED

**Environmental** None

<b>Grantee Activity Number:</b>	<b>NSP5A-PHX</b>
<b>Activity Title:</b>	<b>Acquisition for Demolition</b>

<b>Activity Type:</b> Clearance and Demolition	<b>Activity Status:</b> Completed
<b>Project Number:</b> NSP5	<b>Project Title:</b> Redevelopment - Demolition - Blighted
<b>Projected Start Date:</b> 03/11/2009	<b>Projected End Date:</b> 03/11/2014
<b>Project Draw Block by HUD:</b> Not Blocked	<b>Project Draw Block Date by HUD:</b>
<b>Activity Draw Block by HUD:</b> Not Blocked	<b>Activity Draw Block Date by HUD:</b>
<b>Block Drawdown By Grantee:</b> Not Blocked	<b>Total Budget:</b> \$ 129,073.88 <b>Most Impacted and Distressed Budget:</b> \$ 0.00 <b>Other Funds:</b> \$ 0.00 <b>Total Funds:</b> \$ 129,073.88
<b>National Objective:</b> LMMI: Low, Moderate and Middle Income National Objective for NSP Only	
<b>Benefit Report Type:</b> Direct (Households)	

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0

  

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

<b>Activity is being carried out by</b> No	<b>Activity is being carried out through:</b>
<b>Organization carrying out Activity:</b> City of Phoenix-NSD	
<b>Proposed budgets for organizations carrying out Activity:</b>	
<b>Responsible Organization</b>	<b>Organization Type</b> <b>Proposed Budget</b> City of Phoenix-NSD      Local Government      \$ 129,073.88 COP-NSD      Unknown      \$ 0.00

**Location Description:**

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentages of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage related loan; and 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

These areas have been broken down using a three tiered approach associated with three distinct goals or objectives. These goals are related to tiers, which contain specific activities to be performed within the NSP1 Target Areas as follows: Tier 1, citywide; Tier 2, zip codes 85015, 85023, 85024, 85053, 85339, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center; and Tier 3, zip codes 85006, 85008, 85009, 85017, 85019, 85021, 85027, 85029, 85031, 85032, 85033, 85034, 85035, 85037, 85040, 85041, 85042, 85043, 85051, 85307, 85353, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing this three tiered approach that is consistent with the Community Development goals of the Consolidated Plan.

Acquisition for demolition and land banking purposes will be limited to the City approved, strategic revitalization areas, or Neighborhood Investment Areas. This increased focus on targeting is intended to produce greater strategic impact for the use of NSP funds in these areas of greatest need.

**Activity Description:**

The City of Phoenix has purchased foreclosed or abandoned properties for the purpose of demolition and land banking within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center. Properties have been acquired, demolished, and the vacant land or property land banked, addressing the most critical blighting properties within these Neighborhood Investment Areas (NIA) where the city has a long term commitment to neighborhood revitalization. The NIAs are city adopted areas targeted for concentrated and comprehensive focus of resources to address social, economic and physical needs and revitalize targeted neighborhoods. The primary end use will be to reuse and redevelop these vacant properties into single family residential housing for a LMMI beneficiary. Reuse and redevelopment activities of these vacant properties will be carried out pursuant to the alternative requirements for land banking and with the reuse that consistent with community development strategies and plans and will be undertaken in support of neighborhood stabilization efforts.

Performance measures are reported in NSP5D-DEM. This activity will reflect expenses for the activity not tied to an address such as city law or staff salaries.

**Environmental Assessment:** COMPLETED

**Environmental** None



<b>Grantee Activity Number:</b>	<b>NSP5A-ROI</b>
<b>Activity Title:</b>	<b>Acquisition for Demolition</b>

**Activity Type:**

Clearance and Demolition

**Project Number:**

NSP5

**Projected Start Date:**

03/11/2009

**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)

**Proposed Beneficiaries**

# Renter Households

# of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

# of Properties

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

ROI Properties

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

**Responsible Organization**

ROI Properties

**Organization Type**

For Profit

**Proposed Budget**

\$ 36,843.56



### Location Description:

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentages of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage related loan; and 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

These areas have been broken down using a three tiered approach associated with three distinct goals or objectives. These goals are related to tiers, which contain specific activities to be performed within the NSP1 Target Areas as follows: Tier 1, citywide; Tier 2, zip codes 85015, 85023, 85024, 85053, 85339, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center; and Tier 3, zip codes 85006, 85008, 85009, 85017, 85019, 85021, 85027, 85029, 85031, 85032, 85033, 85034, 85035, 85037, 85040, 85041, 85042, 85043, 85051, 85307, 85353, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

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Acquisition for demolition and land banking purposes will be limited to the City approved, strategic revitalization areas, or Neighborhood Investment Areas. This increased focus on targeting is intended to produce greater strategic impact for the use of NSP funds in these areas of greatest need.

### Activity Description:

The City of Phoenix has purchased foreclosed or abandoned properties for the purpose of demolition and land banking within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center. Properties have been acquired, demolished, and the vacant land or property land banked, addressing the most critical blighting properties within these Neighborhood Investment Areas (NIA) where the city has a long term commitment to neighborhood revitalization. The NIAs are city adopted areas targeted for concentrated and comprehensive focus of resources to address social, economic and physical needs and revitalize targeted neighborhoods. The primary end use will be to reuse and redevelop these vacant properties into single family residential housing for a LMMI beneficiary. Reuse and redevelopment activities of these vacant properties will be carried out pursuant to the alternative requirements for land banking and with the reuse that consistent with community development strategies and plans and will be undertaken in support of neighborhood stabilization efforts.

Performance measures are reported in NSP5D-DEM.

**Environmental Assessment:** COMPLETED

**Environmental** None

**Grantee Activity Number:** NSP5D-Barracks  
**Activity Title:** Demolition

**Activity Type:**

Clearance and Demolition

**Project Number:**

NSP5

**Projected Start Date:**

03/11/2009

**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)

**Proposed Beneficiaries**

# of Households

**Total**

**Low**

**Mod**

**Low/Mod%**

0.0

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

# of Properties

**Total**

50

50

1

**Activity is being carried out by**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

City of Phoenix-NSD

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

**Responsible Organization**

City of Phoenix-NSD

COP-NSD

**Organization Type**

Local Government

Unknown

**Proposed Budget**

\$ 124,450.48

\$ 0.00



**Location Description:**

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**Activity Description:**

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This activity will reflect expenses for the demolition.

**Environmental Assessment:** COMPLETED

**Environmental** None

**Grantee Activity Number:** NSP5D-DEM  
**Activity Title:** Demolition

**Activity Type:**

Clearance and Demolition

**Project Number:**

NSP5

**Projected Start Date:**

03/11/2009

**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:**

Redevelopment - Demolition - Blighted

**Projected End Date:**

03/11/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 326,256.59

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 326,256.59

**Benefit Report Type:**

Area Benefit (Census)

**Ancillary Activities**

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
City of Phoenix-NSD	Clearance and Demolition	NSP5	NSP5A-ACQ	Acquisition for Demolition	General Account
ROI Properties	Clearance and Demolition	NSP5	NSP5A-ROI	Acquisition for Demolition	General Account
City of Phoenix-NSD	Clearance and Demolition	NSP5	NSP5D-PHX	Demolition	General Account

**Proposed Beneficiaries**

**Total Low Mod Low/Mod%**

**# of Persons**

0.0

**Proposed Accomplishments**

**Total**

**# of Singlefamily Units**

**# of Multifamily Units**

**# of Housing Units**

**# of Properties**

11

**LMI%:**



**Activity is being carried out by**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

City of Phoenix-NSD

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

Responsible Organization	Organization Type	Proposed Budget
City of Phoenix-NSD	Local Government	\$ 326,256.59
COP-NSD	Unknown	\$ 0.00

**Location Description:**

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentages of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage related loan; and 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

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This activity will reflect expenses for the demolition.

**Environmental Assessment:** COMPLETED

**Environmental** None



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**Grantee Activity Number:** NSP5D-PHX  
**Activity Title:** Demolition

**Activity Type:**

Clearance and Demolition

**Project Number:**

NSP5

**Projected Start Date:**

03/11/2009

**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:**

Redevelopment - Demolition - Blighted

**Projected End Date:**

03/11/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 90,944.42

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 90,944.42

**Benefit Report Type:**

NA

**Proposed Accomplishments**

# of Housing Units

# of Properties

**Total**

**Activity is being carried out by**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

City of Phoenix-NSD

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

**Responsible Organization**

City of Phoenix-NSD

COP-NSD

**Organization Type**

Local Government

Unknown

**Proposed Budget**

\$ 90,944.42

\$ 0.00

**Location Description:**

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing





and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentages of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage related loan; and 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

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### Activity Description:

The City of Phoenix has purchased foreclosed or abandoned properties for the purpose of demolition and land banking within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center. Properties have been acquired, demolished, and the vacant land or property land banked, addressing the most critical blighting properties within these Neighborhood Investment Areas (NIA) where the city has a long term commitment to neighborhood revitalization. The NIAs are city adopted areas targeted for concentrated and comprehensive focus of resources to address social, economic and physical needs and revitalize targeted neighborhoods. The primary end use will be to reuse and redevelop these vacant properties into single family residential housing for a LMMI beneficiary. Reuse and redevelopment activities of these vacant properties will be carried out pursuant to the alternative requirements for land banking and with the reuse that consistent with community development strategies and plans and will be undertaken in support of neighborhood stabilization efforts.

This activity will reflect expenses for the activity not tied to an address such as city law or staff salaries.

**Environmental Assessment:** COMPLETED

**Environmental** None

**Grantee Activity Number:** NSP5P-PS  
**Activity Title:** Public Services

**Activity Type:**

Public services

**Project Number:**

NSP5

**Projected Start Date:**

03/11/2009

**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:**

Redevelopment - Demolition - Blighted

**Projected End Date:**

03/11/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,300,538.80

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,300,538.80

**Benefit Report Type:**

Direct (Person)

**Proposed Beneficiaries**

# of Persons

Total	Low	Mod	Low/Mod%
800	200	400	75.00

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Phoenix-NSD

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

**Responsible Organization**

City of Phoenix-NSD

COP-NSD

**Organization Type**

Local Government

Unknown

**Proposed Budget**

\$ 1,300,538.80

\$ 0.00

**Location Description:**

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this



report: 1) Areas in Phoenix having the greatest percentages of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage related loan; and 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

**Activity Description:**

This activity reflects expenses related to housing counseling for potential homebuyers.

**Environmental Assessment:** COMPLETED

**Environmental** None

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**Grantee Activity Number:** NSP5RED-SPV  
**Activity Title:** Redevelopment

**Activity Type:**

Construction of new housing

**Project Number:**

NSP5

**Projected Start Date:**

09/30/2014

**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:**

Under Way

**Project Title:**

Redevelopment - Demolition - Blighted

**Projected End Date:**

06/30/2023

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 7,515,599.54

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 7,515,599.54

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
1			0.00
1			0.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

1

# of Housing Units

1

**Activity is being carried out by**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

FSL--Foundation for Senior Living

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

**Responsible Organization**

City of Phoenix-NSD

FSL--Foundation for Senior Living

**Organization Type**

Local Government

Non-Profit

**Proposed Budget**

\$ 0.00

\$ 2,531,441.84



## Location Description:

The redevelopment of residential properties will occur in four City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Garfield, Isaac, South Phoenix Village and Village Center. There are an additional eight scattered sites properties that were strategically acquired to eliminate a blighted nuisance located in neighborhoods that historically had its share of challenges. The redevelopment of these sites will bring vacant lots back to productive use and in a few of these neighborhoods, will complete its revitalization activities through single family housing opportunities.

## Activity Description:

September 2020

Funds are still being spent in this Activity. The Projected Close Date has been changed to July 1, 2023.

\*\*\*\*\*

December 2017

Funds are still being spent in this Activity and additional program income receipted since the last action plan were added to the budget. The Projected Close Date has been changed to July 1, 2020.

\*\*\*\*\*

September 30, 2015

When this activity was set up, a redevelopment activity was planned and the City anticipated several developers participating. Only one developer will be undertaking this project, so extra activities have been cancelled and all funds have been moved to this activity. Activity has also been renamed to SPV indicating the project South Phoenix Village Infill Redevelopment Project.

\*\*\*\*\*

The City of Phoenix will solicit proposals for the redevelopment of our vacant lots, as part of comprehensive neighborhood revitalization plans in the designated Neighborhood Investment Areas of Garfield, Isaac, South Phoenix Village and Village Center. The key objective in the redevelopment of single family detached homes is to develop diverse, energy efficient (green) homes for maximum community impact. The City will seek developers that can deliver economies of scale for reasonable pricing and has the capacity to build out the available lots for home ownership. A component of the redevelopment activity is the execution of a marketing approach that maximizes exposure and can support improved confidence in the area with an emphasis in community engagement.

Infill housing is a key strategy in the comprehensive revitalization strategies of neighborhood that have suffered long term blight conditions, sub-standard quality of housing, criminal and nuisance activities. These are the same communities that were hardest hit with foreclosures and vacancies during the housing crisis. Redevelopment of residential properties will continue the long term efforts by the community and the City of Phoenix to revitalize, redevelop and rebuild our target area neighborhoods. The residents and the City have been active in creating a vision for new infill homes and other projects that will enhance the area and achieve their goals.

The goals for the redevelopment of residential properties in our target areas is to increase owner occupancy within each targeted area; achieve quality housing by building new, energy efficient, single-family homes within the target areas at an attainable price; improve area market conditions overall and to specifically support goals unique to that target area (for example in South Phoenix Village, redevelopment with new infill homes will help support the Four Corners Conceptual Plan for the mixed use and commercial redevelopment at the intersection of 24th Street and Broadway Road); promote successful homeownership by offering pre-purchase housing counseling and other strategies that are complementary to those of the City and residents; provide a range of home sizes and price points that will encourage first time buyers; and to create a positive and healthy community.

**Environmental Assessment:** UNDERWAY

**Environmental** None

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**Project # / NSP6 / Administration and Planning**

**Grantee Activity Number:** NSP6-CON  
**Activity Title:** Administration

**Activity Type:**

Administration

**Project Number:**

NSP6

**Projected Start Date:**

03/11/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Activity Status:**

Completed

**Project Title:**

Administration and Planning

**Projected End Date:**

03/11/2014

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:****Total Budget:** \$ 41,428.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 41,428.00**Benefit Report Type:**

NA

**Activity is being carried out by**

No

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

ROI Properties

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

ROI Properties

**Organization Type**

For Profit

**Proposed Budget**

\$ 41,428.00

**Location Description:**

The administrative offices of the City of Phoenix, 200 and 251 W. Washington Street, Phoenix, AZ

**Activity Description:**

NSP funds will be used to pay reasonable program administration costs related to the planning and execution of the activities listed previously. This includes costs related to staffing for overall program management, coordination, monitoring, and reporting.

**Environmental Assessment:** EXEMPT

**Environmental** None

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**Grantee Activity Number:** NSP6-PHXADM  
**Activity Title:** NSP6-Administration

**Activity Type:**

Administration

**Project Number:**

NSP6

**Projected Start Date:**

03/10/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Administration and Planning

**Projected End Date:**

06/30/2023

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 4,551,174.00

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 4,551,174.00

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Phoenix-NSD

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

**Responsible Organization**

City of Phoenix-NSD

COP-NSD

**Organization Type**

Local Government

Unknown

**Proposed Budget**

\$ 4,951,174.00

\$ 0.00

**Location Description:**

The administrative offices of the City of Phoenix, 200 and 251 W. Washington Street, Phoenix, AZ

**Activity Description:**





September 2020

Funds are still being spent in this Activity. The Projected Close Date has been changed to July 1, 2023.

\*\*\*\*\*

December 2017

Funds are still being spent in this Activity. The Projected Close Date has been changed to July 1, 2020.

\*\*\*\*\*

NSP funds will be used to pay reasonable program administration costs related to the planning and execution of the activities listed previously. This includes costs related to staffing for overall program management, coordination, monitoring, and reporting.

**Environmental Assessment:** EXEMPT

**Environmental** None

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## Project # / NSP7 / Land Bank

**Grantee Activity Number:** NSP7-Landbank  
**Activity Title:** Landbank

**Activity Type:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

NSP7

**Projected Start Date:**

10/31/2012

**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)

**Activity Status:**

Under Way

**Project Title:**

Land Bank

**Projected End Date:**

06/30/2023

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 123,420.00

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 123,420.00



## Proposed Accomplishments

## Total

# of Singlefamily Units

# of Housing Units

# of Properties

LMI%:

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Phoenix-NSD

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Phoenix-NSD

Organization Type

Local Government

Proposed Budget

\$ 123,420.00

### Location Description:

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentages of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage related loan; and 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

These areas have been broken down using a three tiered approach associated with three distinct goals or objectives. These goals are related to tiers, which contain specific activities to be performed within the NSP1 Target Areas as follows: Tier 1, citywide; Tier 2, zip codes 85015, 85023, 85024, 85053, 85339, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center; and Tier 3, zip codes 85006, 85008, 85009, 85017, 85019, 85021, 85027, 85029, 85031, 85032, 85033, 85034, 85035, 85037, 85040, 85041, 85042, 85043, 85051, 85307, 85353, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing this three tiered approach that is consistent with the Community Development goals of the Consolidated Plan.

Land banking of vacant properties (acquired and demolished with NSP funds) will be limited to the City approved, strategic revitalization areas. This increased focus on targeting is intended to produce greater strategic impact for the use of NSP funds in these areas of greatest need.

### Activity Description:

September 2020

Funds are still being spent in this Activity. The Projected Close Date has been changed to July 1, 2023.

\*\*\*\*\*

December 2017

Funds are still being spent in this Activity. The Projected Close Date has been changed to July 1, 2020.

\*\*\*\*\*

The City of Phoenix has purchased foreclosed or abandoned properties for the purpose of demolition and land banking within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center. Properties have been acquired, demolished, and the vacant land or property land banked, addressing the most critical blighting properties within these



Neighborhood Investment Areas (NIA) where the city has a long term commitment to neighborhood revitalization. The NIAs are city adopted areas targeted for concentrated and comprehensive focus of resources to address social, economic and physical needs and revitalize targeted neighborhoods. The primary end use will be to reuse and redevelop these vacant properties into single family residential housing for a LMMI beneficiary. Reuse and redevelopment activities of these vacant properties will be carried out pursuant to the alternative requirements for land banking and with the reuse that consistent with community development strategies and plans and will be undertaken in support of neighborhood stabilization efforts.

**Environmental Assessment:** UNDERWAY

**Environmental** None

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## Action Plan Comments:

Reviere, AP reviewed and approved. Project and activity budgets were adjusted to equal total budget, \$44,960,493. Added an Acq & Rehab of MF Rental activity.

Reviere, Please update projected PI.

Reviere, AP approved. City adjusted activity budgets. Grant award plus estimated PI is \$45,430,002.00. Available for budget is \$182,743

Reviere, City requested rejection for editing.

Reviere, City adjusted activity budget goals.

Reviere, AP approved. City adjusted activity budget goals.

Reviere, AP reviewed and approved. Activity budgets were adjusted.

Reviere, AP approved. Activity budgets were adjusted.

Reviere, AP approved. Activity budgets were adjusted.

Reviere, AP reviewed and approved. Activity budgets were adjusted.

Reviere,	AP reviewed and approved. Project and activity budgets were adjusted.
Reviere,	AP approved. Allocated PI/budgets to activities.
Reviere,	AP reviewed and approved. Several activity budgets were adjusted.
Reviewer -	1/22/14 Plan approved but grantee needs to revise activity locations and descriptions to be more specific instead of one generic paragraph for all.
Reviewer -	10/25/14 Marilee Hansen: Plan still needs some clean-up on proposed budgets being greater than total activity budgets, activity descriptions, etc.
Ghirghi,	No comments. Grantee provided summary of changes which coincide with changes made in plan. N. Ghirghi
Knox,	Action Plan reviewed and Approved-sk

## Action Plan History

Version	Date
B-08-MN-04-0505 AP#1	09/02/2010
B-08-MN-04-0505 AP#2	06/24/2011
B-08-MN-04-0505 AP#3	06/29/2012
B-08-MN-04-0505 AP#4	08/22/2012
B-08-MN-04-0505 AP#5	09/20/2012
B-08-MN-04-0505 AP#6	11/28/2012
B-08-MN-04-0505 AP#7	01/08/2013
B-08-MN-04-0505 AP#8	02/15/2013
B-08-MN-04-0505 AP#9	03/05/2013
B-08-MN-04-0505 AP#10	03/07/2013
B-08-MN-04-0505 AP#11	04/25/2013
B-08-MN-04-0505 AP#12	05/23/2013
B-08-MN-04-0505 AP#13	07/01/2013
B-08-MN-04-0505 AP#14	09/26/2013
B-08-MN-04-0505 AP#15	01/23/2014
B-08-MN-04-0505 AP#16	04/11/2014
B-08-MN-04-0505 AP#17	06/30/2014
B-08-MN-04-0505 AP#18	10/25/2014
B-08-MN-04-0505 AP#19	01/23/2015
B-08-MN-04-0505 AP#20	04/02/2015
B-08-MN-04-0505 AP#21	10/13/2015
B-08-MN-04-0505 AP#22	06/29/2016



B-08-MN-04-0505 AP#23

01/24/2018

B-08-MN-04-0505 AP#24

10/08/2020

