

Action Plan

Grantee: Phoenix, AZ

Grant: B-09-CN-AZ-0050

LOCCS Authorized Amount:	\$ 60,000,000.00
Grant Award Amount:	\$ 60,000,000.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 41,912,693.49
Total Budget:	\$ 101,912,693.49

Funding Sources

No Funding Sources Found

Narratives

Executive Summary:

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. There is still \$8 million in program income that has been receipted but cannot be budgeted until a substantial amendment is

approved, per our Citizens' Participation Plan. That action will be completed this fall .

New PROJECTED CLOSE DATES were reported in SF-RED-HoCos; SF-RED-PHX; SF-RED-PHX.

Surplus funds were swept and new PROJECTED CLOSE DATES were reported in MF-SantaFe-LMM; SF-HIP-REH; and SF-MIR-MAN-LMMI.

Additional funds were budgeted and new PROJECTED CLOSE DATES were reported in: ADM; SF-MIR-PHX; SF-RED-SPV; and SF-LandBank.

May 2018:

This action plan was created to allocate available program income in one ongoing activity and cover lagging expenses in two other activities. The action plan to hit the threshold requiring public notice. The LH25 activities already completed in the grant still exceed the 25 percent requirement for the grant plus program income to date.

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: ADM; MF-WestEnd-LH25; SantaFe-LMMI; MF-SantaFe-OperatingDeficitReserve; SF-MIR-HoCos; SF-MIR-MAN-LMMI; SF-MIR-NHS-LMMI; SF-RED-SPV-PHX. Remaining funds were swept and PROJECTED CLOSE DATES were reported in: SF-MIR-ACQ-LMMI; SF-MIR-FSL-LMMI; SF-RED; SF-RED-HoCos; SF-RED-PHX. Additional funds were budgeted and PROJECTED CLOSE DATES were reported in: SF-MIR-PHX; SF-RED-



SPV. Several activities will be closed in the next QPR.

September 2016

Budgets were adjusted to cover draws in the SF-ACQ for DEMO and SF-DEMO activities. Excess funds were moved to activities in the same eligible use. Budgets were adjusted to cover draws in the SF-MIR-ACQ-LMMI and SF-MIR-NHS-LMMI activities. Both are in the MIR project.

A new activity, SF-RED-SPV-PHX, was created in the Redevelopment project. Excess funds swept from SF-ACQ for DEMO and new available program income was budgeted to the Redevelopment activity: they were added to SF-RED-SPV and SF-RED-SPV-PHX.

December 2015

The benefit type to the following activities was changed from Direct Benefit (Households) to Area Benefit as requested by HUD staff: SF-DEMO SF-DEMO-PHX SF-ACQ for DEMO SF-ACQ-PHX The changes did not meet the threshold requiring a substantial amendment and public comment.

September 30, 2015

This action plan serves to mark several activities as completed; cancel several planned activities and consolidate the funds into one activity; add additional funds to a few ongoing activities; and reallocate unspent funds into a planned redevelopment activity. The following activities were completed: MF-ParkLee-LH25 MF-ParkLee-LMMI SF-ACQ for DEMO SF-DEMO SF-DEM-PHX SF-MIR-ACQ-LH25 The following activities were cancelled: SF-RED-Area4 SF-RED-Area5 SF-RED-Area6 Funds were added to following activities: MF-Cochise-LH25 SF-MIR-FSL-LMMI SF-MIR-HoCos SF-MIR-NHS-LMMI Reallocated unspent funds into a planned redevelopment activity: SF-RED-SPV

June 18, 2015

The City of Phoenix has prepared this Action Plan to make adjustments to our NSP2 program based on program progress. Through this Action Plan we have adjusted the allocation of dollars based on program progress to date and market changes; allocated program income received to date; and made additional corrections as requested by HUD field rep to reported data. The changes did not meet the threshold requiring a substantial amendment and public comment.

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.

February 2, 2015

Temporary project / activity to comply with program income waiver for NSP2 grantees

Target Geography:

September 2020 No changes.

May 2018 No changes. ***** December 2017 No changes.

***** September 2016 No changes.

***** December 2015 No changes.

***** September 30, 2015 No changes.

***** June 18, 2015 No changes

***** March 18, 2015 No changes

***** October 20, 2014: No changes were made to target geography

***** August 20, 2013: No changes were

made to target geography *****

June 2012: No changes were made to target geography

***** January 2012: No changes were

made to target geography ***** December

2011: The area bounded by 7th and 10th avenues, West South Mountain Avenue and West Dobbins Road was added to the target geography. This area is immediately south of the original NSP2 boundary. This area received a HUD risk score of 18 under the NSP3 Planning Data. ***** September 2011: No

changes were made to target geography

***** The City of Phoenix, and the consortium members, has defined the NSP2 Target Area based on HUDs foreclosure related need factor scores, a detailed market analysis, ongoing community investment initiatives, median housing values, and proximity to mass transit. More than 90% of the Target Area includes census tracts scoring 18-20 on one or both of the need factors. It contains median housing values below \$200,000, and is largely populated with those earning no more than 120% of Area Median Income (AMI). The specific census tracts, need factor scores and map are included in Appendices A and B. In addition to the Phoenix Target Area, the consortium will coordinate with other jurisdictions in the region to address the foreclosure crisis. This may include identifying some multi-family properties in eligible tracts outside Phoenix but within the cities of Glendale, Chandler or other areas within Maricopa County in coordination with the local jurisdiction. Market Factors Contributing to Target Area Selection. In the first five months of 2009, foreclosures in Maricopa County are still increasing, averaging 8,770 noticesoftrustees sale per month compared to an average of 6,280 per month for 2008. More than 45,000 foreclosure actions are still pending or unresolved. TheNSP2 Target Area exceeds the region in many distress factors, including: · 91% foreclosure and pre-foreclosure sales, vs. 78% in the metropolitan area · 13.3% unemployment, vs. 9.4% in Maricopa County · \$78,800 median housing value, vs. \$118,800 in the metropolitan area · 22% of all mortgages are hi



Program Approach:

September 2020 No changes.

May 2018 No changes.
December 2017 No changes.
September 2016 No changes.
December 2015 No changes.

September 30, 2015 No changes.
June 18, 2015 No changes
March 18, 2015 No changes

October 20, 2014 The projects and activities proposed in the NSP2 competitive application have made an impact in the neighborhoods targeted and resulted in stabilizing housing markets. Many of the projects of activities still have more work to be done and others are completed. This amendment adjusts those budgets with reallocated funds and earned program income. When the projects and activities for the NSP2 grant were initially designed, we did not expect that market conditions and financing trends who allow for home ownership by households at 50 percent AMI and below. Both the Move-in Ready Program and Home Improvement Program have, in fact, attracted and served these buyers, albeit in limited numbers. We are now proposing to add new activities to those projects and allocate funds already spent on LH25 buyers to serve the 25 percent aside requirement. This amendment will reallocate funds spent on Move-In Ready homes purchased by households at 50 percent AMI or below as a part of the required 25 percent set aside as required by the NSP2 grant. The City will continue collaborating with community revitalization efforts to maximum impact in targeted areas. The single-family housing strategy will add funds to existing redevelopment / reuse of vacant lots for new infill housing construction activity in areas where improvement is slower to recover from the housing crisis. 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. Public Comment 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/nsdsite/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 beginningof the programs.

Consortium Members:

September 2020 No changes.

May 2018 No changes.

December 2017
No changes.

September 2016
No changes.

December 2015
No changes.
*****September 30, 2015

No changes.

June 18, 2015

No changes

March 18, 2015

No changes



How to Get Additional Information:

Spencer J. Self, NSD Director
 City of Phoenix
 200 W Washington, 4th Floor
 Phoenix, AZ 85003
 Telephone: 602-534-6176
 Facsimile: 602-534-1555
 E-Mail:spencer.self@phoenix.gov

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
ADM	Administration and Planning	ADM	Administration & Planning
MF ACQ and REHAB	Multi Family Strategies	MF-Cochise-LH25	Multi Family ACQ and REHAB
		MF-DesertLeaf-LH25	
		MF-ParkLee-LH25	Multi Family REHAB
		MF-ParkLee-LMMI	
		MF-PineCrest-LH25	
		MF-PineCrest-LMMI	
		MF-SantaFe-LH25	
		MF-SantaFe-LMMI	
		MF-SantaFe- OperatingDeficitReserve	
		MF-WestEnd-LH25	Multi Family ACQ and REHAB
NSP2 PI Waiver	NSP2 Program Income Waiver	NSP2 PI Waiver	NSP2 Program Income Waiver
SF ACQ for DEMO Eligible	Acquisition for Demolition	SF-ACQ for DEMO	Acquisition for Demolition
		SF-ACQ-PHX	
SF DEMO Eligible Use D	Demolition	SF-DEMO	Demolition
		SF-DEMO-PHX	
SF HIP Eligible Use B	Home Improvement Program	SF-HIP-CHRA	Home Improvement Program
		SF-HIP-HA	
		SF-HIP-HoCos	
		SF-HIP-NSPAZ	
		SF-HIP-PHX	
		SF-HIP-REH	
		SF-HIP-REH-LH25	
		SF-HIP-ROI	
SF MIR Eligible Use B	Move In Ready Program	SF-MIR-ACQ-LH25	Move In Ready Program
		SF-MIR-ACQ-LMMI	
		SF-MIR-CHRA	
		SF-MIR-FSL-LH25	
		SF-MIR-FSL-LMMI	
		SF-MIR-HoCos	
		SF-MIR-MAN-LH25	
		SF-MIR-MAN-LMMI	



		SF-MIR-NFWAZ-LH25	
		SF-MIR-NFWAZ-LMMI	
		SF-MIR-NHS-LH25	
		SF-MIR-NHS-LMMI	
		SF-MIR-PHX	
		SF-MIR-ROI	
SF RED Eligible Use E	Redvelopment	SF-RED	Redevelopment/Subdivisions
		SF-RED-HoCos	Housing Counseling
		SF-RED-PHX	Redevelopment
		SF-RED-SPV	
		SF-RED-SPV-PHX	
SF-LandBank Eligible Use C	Land Bank	SF-Landbank	Landbank



Activities

Project # / ADM / Administration and Planning

Grantee Activity Number: ADM
Activity Title: Administration & Planning

Activity Type:
Administration

Project Number:
ADM

Projected Start Date:
02/09/2010

Project Draw Block by HUD:
Blocked by HQ ADMINISTRATOR

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: \$ 6,500,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 6,500,000.00

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

Organization Type
Local Government

Proposed Budget
\$ 6,500,000.00



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 budget has been increased to cover expected draws.
The Projected Close Date has been changed to July 1, 2023.

December 2017
A new projected close date of 7/1/2020 has been entered.

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

Project # / MF ACQ and REHAB Eligible Use B / Multi Family Strategies

Grantee Activity Number: MF-Cochise-LH25
Activity Title: Multi Family ACQ and REHAB

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
MF ACQ and REHAB Eligible Use B

Projected Start Date:
02/10/2010

Project Draw Block by HUD:
Blocked by HQ ADMINISTRATOR

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:
Multi Family Strategies

Projected End Date:
02/10/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,279,244.47

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,279,244.47



Benefit Report Type:

Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	54	54		100.00
# of Households	54	54		100.00

Proposed Accomplishments	Total
# of Multifamily Units	54
# of Housing Units	54
# of Properties	

Activity is being carried out by

No

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

Cochise Garden Apartments LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Phoenix-HD	Local Government	\$ 0.00
Cochise Garden Apartments LLC	For Profit	\$ 1,279,244.47

Location Description:

Cochise Garden Apartments, now renamed West Eleventh Apartments, is located at 1025 West Cochise Drive, in Phoenix, AZ. The property is located within a half mile of public transportation, a park and a public school. Tract number from the NSP3 Mapping Tool is 04013104502.

Activity Description:

Cochise Garden Apartments, now renamed West Eleventh Apartments, was a bank owned, foreclosed property acquired by Cochise Garden Apartments, LLC, an affiliate of Gorman and Company of Wisconsin in January 2012. The property was originally constructed in 1984 and consists of 54 rental housing units. Units range from 1 bedroom, 1 baths to 2 bedrooms, 2 baths. The property provides affordable housing for households at or below 50 percent of the Area Median Income. This activity is for the acquisition of the Cochise Garden Apartments with LH25 beneficiaries.

All 54 residential units will serve households at or below 50 percent AMI. Two units were converted to a leasing office and maintenance facility. 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 owner is required to repay the City on a cash-flow basis for a term of 30 years with a zero percent interest rate. The developer is also leveraging the NSP funds with a private loan.

Rehabilitation activities are extensive and include repair to foundational flooring; replacement of existing floor covering (carpet to vinyl); replacement of windows and doors; replacement of cabinets and countertops; replacement of plumbing (new toilets and bath fixtures); painting of interior and exterior; accessibility for disabled persons on 5 percent of ground-floor units; and green strategies such as hard surface flooring, low and zero VOC adhesives, Energy Star appliances, low flow toilet and fixtures, low water use plants, and increased shade through the use of landscape screening.

Acquisition and rehabilitation of this property will encourage and enable residents to utilize public transportation, shop, play, and attend school in their neighborhood.



Acquisition of this project was funded in the NSP2 allocation and rehab was funded in NSP3 allocation. Per HUD direction in November 2014, all units will be reported in both activities.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: MF-DesertLeaf-LH25
Activity Title: Multi Family ACQ and REHAB

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 MF ACQ and REHAB Eligible Use B

Projected Start Date:
 02/10/2010

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

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:
 Multi Family Strategies

Projected End Date:
 02/10/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,300,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,300,000.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	15	15		100.00
# of Households	15	15		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	15
# of Housing Units	15
# of Properties	1

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 A&A Cottages, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
A&A Cottages, Inc	For Profit	\$ 1,300,000.00
City of Phoenix-HD	Local Government	\$ 0.00



Location Description:

Desert Leaf Apartments, located at 44 South Horne Road, is an 18 unit multifamily property in Mesa, AZ that was acquired for renovation and occupancy by AA Cottages, Inc. The property is located on several public transportation routes, including the future light rail extension to be completed by December 2015. It is also close to Downtown Mesa with its shopping, job centers, and cultural activities. Tract number from the NSP3 Mapping Tool is 04013421501.

Activity Description:

AA Cottages, Inc., a non-profit developer, acquired Desert Leaf Apartments, formerly called Holiday Villas, in February 2012. AA Cottages is the development arm of A New Leaf, a local nonprofit human services organization. A New Leaf provides homeless and domestic violence, behavioral health, and community services. This project meets the criteria of addressing multifamily, regional foreclosures by assisting neighboring jurisdictions in alleviating foreclosures as is prescribed in the City of Phoenix NSP2 Competitive Grant. This 20 unit complex was previously foreclosed and has been renamed Desert Leaf Apartments. The property will serve as permanent, supportive housing for homeless individuals and families earning at or below 50 percent of Area Median Income. This activity is for the acquisition and rehabilitation of the Desert Leaf Apartments with LH25 beneficiaries.

AA Cottages leveraged the City of Phoenix NSP funds in the development with NSP funds from the City of Mesa and funds from Magellan Health Services. The project will result in 15 NSP units for the City of Phoenix and 3 NSP units for the City of Mesa. The remaining two units were transformed into a leasing office and community space. 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.

Major rehabilitation activities include replacement of flooring throughout; new energy efficient windows and doors; new cabinets and countertops; replacement of plumbing (new low flow toilets and bath fixtures); painting of interior and exterior; Energy Star appliances; new HVAC system; roofing replacement; landscaping improvements; new outdoor community area with BBQ and picnic tables.

Through this development partnership, residents of Desert Leaf are offered services to maintain housing, achieve employment and stability, and become independent and productive individuals. The project assists in the regional effort to end homelessness. Residents are provided access to supportive services such as: education and financial planning; building life skills including nutritional awareness, personal care, housekeeping, etc.; employment skills/resume writing; transportation; medical service referrals; assistance with social security and other available programs; and case management coordination.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: MF-ParkLee-LH25
Activity Title: Multi Family REHAB

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 MF ACQ and REHAB Eligible Use B

Projected Start Date:
 02/10/2010

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

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:
 Multi Family Strategies

Projected End Date:
 02/10/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 4,664,447.31

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 4,664,447.31

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	MF ACQ and REHAB Eligible Use B	MF-ParkLee-LMMI	Multi Family REHAB	General Account

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	163	163		100.00
# of Households	163	163		100.00

Proposed Accomplishments	Total
# of Multifamily Units	163
# of Housing Units	163
# of Properties	1



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
City of Phoenix-HD	Local Government	\$ 0.00
PCCR Park Lee, LLC	Local Government	\$ 4,664,447.31

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 totaling 523 units 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. 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.

Park Lee has undergone extensive, multi phased rehabilitation in all 523 units as well as building exteriors and common areas. Improvements of both interior and exterior items include a renovated on-site community meeting room, new landscaping and irrigation system, playground and park space, new kitchen appliances, HVAC system, cabinets and countertops, flooring, exterior and interior lighting, new paint, etc. Six units were converted into fully ADA accessible units. All 117 units in the second phase will be leased as smoke free units and a designated smoking area with benches and ashtrays will be available for all residents.

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.

Unit projections and reported beneficiaries have been distributed between NSP allocations and activities based on funds budgeted and matching funds. The unit projections for the 523-unit project are as follows:

NSP1 NSP4R-REHParkLee-LH25: 159
 NSP1 NSP4A-ACQParkLee-LH25: 23
 NSP2 MF-ParkLee-LH25: 163
 NSP2 MF-ParkLee-LMMI: 127
 NSP3 MF-ParkLee-LMMI: 51



Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: MF-ParkLee-LMMI
Activity Title: Multi Family REHAB

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 MF ACQ and REHAB Eligible Use B

Projected Start Date:
 02/10/2010

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

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:
 Multi Family Strategies

Projected End Date:
 02/10/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 19,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 19,000.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	127			0.00
# of Households	127			0.00

Proposed Accomplishments

	Total
# of Multifamily Units	127
# of Housing Units	127

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
City of Phoenix-HD	Local Government	\$ 0.00
PCCR Park Lee, LLC	Local Government	\$ 19,000.00



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. MF-ParkLee-LMMI

Activity Description:

The Park Lee Apartments is a City instrumentality owned multifamily community totaling 523 units 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. 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.

Park Lee has undergone extensive, multi phased rehabilitation in all 523 units as well as building exteriors and common areas. Improvements of both interior and exterior items include a renovated on-site community meeting room, new landscaping and irrigation system, playground and park space, new kitchen appliances, HVAC system, cabinets and countertops, flooring, exterior and interior lighting, new paint, etc. Six units were converted into fully ADA accessible units. All 117 units in the second phase will be leased as smoke free units and a designated smoking area with benches and ashtrays will be available for all residents.

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.

Unit projections and reported beneficiaries have been distributed between NSP allocations and activities based on funds budgeted and matching funds. The unit projections for the 523-unit project are as follows:

- NSP1 NSP4R-REHParkLee-LH25: 159
- NSP1 NSP4A-ACQParkLee-LH25: 23
- NSP2 MF-ParkLee-LH25: 163
- NSP2 MF-ParkLee-LMMI: 127
- NSP3 MF-ParkLee-LMMI: 51

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: MF-PineCrest-LH25
Activity Title: Multi Family REHAB

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 MF ACQ and REHAB Eligible Use B

Projected Start Date:
 02/10/2010

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

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:
 Multi Family Strategies

Projected End Date:
 02/10/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,900,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,900,000.00

Benefit Report Type:
 Direct (Households)

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
PGHC Pine Crest LLC	Rehabilitation/reconstruction of residential structures	MF ACQ and REHAB Eligible Use B	MF-PineCrest-LMMI	Multi Family REHAB	General Account

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	148	148		100.00
# of Households	148	148		100.00

Proposed Accomplishments	Total
# of Multifamily Units	148
# of Housing Units	148
# of Properties	1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

PGHC Pine Crest LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Phoenix-HD	Local Government	\$ 0.00
PGHC Pine Crest LLC	Local Government	\$ 1,900,000.00

Location Description:

Pine Crest Apartments is located at 2601 West Claremont Avenue in Phoenix, AZ, near 27th Avenue and Bethany Home Road along the I17 corridor. It is in close proximity to several public schools, a full service grocery store, park, hospital, and several major bus routes. The property has mature vegetation and sits on approximately 8.4 acres with other multifamily properties adjacent to the property. Tract number from the NSP3 Mapping Tool is 04013106800.

Activity Description:

Pine Crest Apartments is a 264 unit apartment community, built in 1985, containing all 2 bedroom 2 bath residential units in 22 buildings. Amenities include two swimming pools, a playground, covered parking, ceiling fans, and a washer and dryer in each unit. Working in partnership with HUD, the City of Phoenix acquired title to the Pine Crest Apartments after foreclosure in January 2011. The City then conveyed the property to a City created Limited Liability Company, called PGHC Pine Crest, LLC. This activity is for the rehabilitation of the Pine Crest Apartments with LH25 beneficiaries.

Pine Crest was partially rehabilitated in 2005 using LIHTCs and a HOME loan. When acquired the property suffered from extensive deferred maintenance, blight and low occupancy. The LLC owner has preserved the affordability of the existing LIHTC and HOME units dissolved in the foreclosure by reestablishing the Land Use Restriction Agreements. Additionally, the LLC recorded new income and affordability restrictions under NSP and the Citys Affordable Housing Fund program to ensure that Pine Crest remains affordable for an additional 30 years and avoids the loss of HOME units. 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.

Rehabilitation improvements include exterior and interior paint, landscaping and irrigation system replacements, parking lot sealing, new playground, swimming pool repairs, ADA accessibility improvements, new energy efficient windows and doors, new low flow toilets and faucets, new lighting fixtures, replacement of cabinets and flooring as needed, new Energy Star appliances as needed, and replacement of HVAC units with energy efficient models.

This acquisition and rehabilitation activity will help stabilize the property and immediate neighborhood, which has been hard hit by the foreclosure crisis, by providing a safe and livable community with many attractive amenities close to jobs and transportation.

Unit projections and reported beneficiaries have been distributed between an LH25 and an LMMI activity. The unit projections for the 264-unit project are as follows:

MF-PineCrest-LH25: 148
MF-PineCrest-LMMI: 116

Environmental Assessment: COMPLETED

Environmental None





Grantee Activity Number: MF-PineCrest-LMMI
Activity Title: Multi Family REHAB

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 MF ACQ and REHAB Eligible Use B

Projected Start Date:
 02/10/2010

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

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:
 Multi Family Strategies

Projected End Date:
 02/10/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 466,838.12

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 466,838.12

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	116		116	100.00
# of Households	116		116	100.00

Proposed Accomplishments	Total
# of Multifamily Units	116
# of Housing Units	116
# of Properties	1

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 PGHC Pine Crest LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
PGHC Pine Crest LLC	Local Government	\$ 466,838.12



Location Description:

Pine Crest Apartments is located at 2601 West Claremont Avenue in Phoenix, AZ, near 27th Avenue and Bethany Home Road along the I17 corridor. It is in close proximity to several public schools, a full service grocery store, park, hospital, and several major bus routes. The property has mature vegetation and sits on approximately 8.4 acres with other multifamily properties adjacent to the property. Tract number from the NSP3 Mapping Tool is 04013106800.

Activity Description:

Pine Crest Apartments is a 264 unit apartment community, built in 1985, containing all 2 bedroom 2 bath residential units in 22 buildings. Amenities include two swimming pools, a playground, covered parking, ceiling fans, and a washer and dryer in each unit. Working in partnership with HUD, the City of Phoenix acquired title to the Pine Crest Apartments after foreclosure in January 2011. The City then conveyed the property to a City created Limited Liability Company, called PGHC Pine Crest, LLC. This activity is for the rehabilitation of the Pine Crest Apartments with LMMI beneficiaries.

Pine Crest was partially rehabilitated in 2005 using LIHTCs and a HOME loan. When acquired the property suffered from extensive deferred maintenance, blight and low occupancy. The LLC owner has preserved the affordability of the existing LIHTC and HOME units dissolved in the foreclosure by reestablishing the Land Use Restriction Agreements. Additionally, the LLC recorded new income and affordability restrictions under NSP and the Citys Affordable Housing Fund program to ensure that Pine Crest remains affordable for an additional 30 years and avoids the loss of HOME units. 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.

Rehabilitation improvements include exterior and interior paint, landscaping and irrigation system replacements, parking lot sealing, new playground, swimming pool repairs, ADA accessibility improvements, new energy efficient windows and doors, new low flow toilets and faucets, new lighting fixtures, replacement of cabinets and flooring as needed, new Energy Star appliances as needed, and replacement of HVAC units with energy efficient models.

This acquisition and rehabilitation activity will help stabilize the property and immediate neighborhood, which has been hard hit by the foreclosure crisis, by providing a safe and livable community with many attractive amenities close to jobs and transportation.

Unit projections and reported beneficiaries have been distributed between an LH25 and an LMMI activity. The unit projections for the 264-unit project are as follows:

- MF-PineCrest-LH25: 148
- MF-PineCrest-LMMI: 116

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: MF-SantaFe-LH25
Activity Title: Multi Family REHAB

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 MF ACQ and REHAB Eligible Use B

Projected Start Date:
 02/10/2010

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

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:
 Multi Family Strategies

Projected End Date:
 02/10/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 6,037,837.85

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 6,037,837.85

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	148	148		100.00
# of Households	148	148		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	148
# of Housing Units	148
# of Properties	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	Organization Type	Proposed Budget
City of Phoenix-NSD	Local Government	\$ 0.00
PRIDE	Non-Profit	\$ 6,037,837.85

Location Description:

The Santa Fe Springs Apartments are located at 1717 West Glendale Avenue in 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 acquisition and 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.

Rehabilitation work at Santa Fe Springs includes both exterior and interior improvements in this multi phased project. Unit interiors in 51 units were completely renovated. In addition, new fan coils, cabinets, vanities, and countertops were installed in 155 units. Exterior rehabilitation included asbestos and mold abatement, electrical meter pack replacement, new roofing, carport repairs, gas line replacement, asphalt and concrete repairs, building structural repairs, new fascia and chiller piping replacement.

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.

Unit projections and reported beneficiaries have been distributed between NSP allocations and activities based on funds budgeted and matching funds. An activity to fund an operating deficit reserve fund was set up in summer 2013 after approval for the fund was given by HUD. Local HUD staff directed that it be a separate activity, with rehab as activity category and units be pro-rated to the activity. New direction is to not prorate units to this activity and so the unit projects have been changed as of November 2014. The unit projections for the 302-unit project are as follows:

- NSP1 NSP4R-REHSantaFe-LH25: 55
- NSP2 MF-SantaFe-LH25: 148
- NSP2 MF-SantaFe-LMMI: 99
- NSP2 MF-SantaFe-OperatingDeficitReserve: 0

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: MF-SantaFe-LMMI
Activity Title: Multi Family REHAB

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

MF ACQ and REHAB Eligible Use B

Projected Start Date:

02/09/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

Multi Family Strategies

Projected End Date:

12/30/2017

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,628,282.28

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,628,282.28

Benefit Report Type:

Direct (Households)

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
PRIDE	Rehabilitation/reconstruction of residential structures	MF ACQ and REHAB Eligible Use B	MF-SantaFe-LH25	Multi Family REHAB	General Account
City of Phoenix-HD	Rehabilitation/reconstruction of residential structures	MF ACQ and REHAB Eligible Use B	MF-SantaFe-OperatingDeficitReserve	Multi Family REHAB	General Account

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	99			0.00
# of Households	99			0.00

Proposed Accomplishments

	Total
# of Multifamily Units	99
# of Housing Units	99
# of Properties	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	Organization Type	Proposed Budget
City of Phoenix-HD	Local Government	\$ 0.00
PRIDE	Non-Profit	\$ 1,250,000.00

Location Description:

The Santa Fe Springs Apartments are located at 1717 West Glendale Avenue in 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:

September 2020

Project has been completed and remaining funds have been swept and reallocated.

December 2017

A new projected close date of 12/31/2017 has been entered and the activity will be marked as completed in the next QPR.

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 acquisition and rehabilitation of the Santa Fe Springs Apartments with LMMI 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.

Rehabilitation work at Santa Fe Springs includes both exterior and interior improvements in this multi phased project. Unit interiors in 51 units were completely renovated. In addition, new fan coils, cabinets, vanities, and countertops were installed in 155 units. Exterior rehabilitation included asbestos and mold abatement, electrical meter pack replacement, new roofing, carport repairs, gas line replacement, asphalt and concrete repairs, building structural repairs, new fascia and chiller piping replacement.

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.

Unit projections and reported beneficiaries have been distributed between NSP allocations and activities based on funds budgeted and matching funds. An activity to fund an operating deficit reserve fund was set up in summer 2013 after approval for the fund was given by HUD. Local HUD staff directed that it be a separate activity, with rehab as activity category and units be pro-rated to the activity. New direction is to not prorate units to this activity and so the unit projects have been changed as of November 2014. The unit projections for the 302-unit project are as follows:

NSP1 NSP4R-REHSantaFe-LH25: 55



NSP2 MF-SantaFe-LH25: 148
NSP2 MF-SantaFe-LMMI: 99
NSP2 MF-SantaFe-OperatingDeficitReserve: 0

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: MF-SantaFe-OperatingDeficitReserve
Activity Title: Multi Family REHAB

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 MF ACQ and REHAB Eligible Use B

Projected Start Date:
 08/01/2013

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

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:
 Multi Family Strategies

Projected End Date:
 12/31/2017

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 326,763.72

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 326,763.72

Benefit Report Type:
 Direct (Households)

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

Proposed Accomplishments	Total
# of Multifamily Units	
# of Housing Units	

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	Organization Type	Proposed Budget
City of Phoenix-HD	Local Government	\$ 326,763.72



Location Description:

The Santa Fe Springs Apartments are located at 1717 West Glendale Avenue in 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:

December 2017

A new projected close date of 12/31/2017 has been entered and the activity will be marked as completed in the next QPR.

ACTIVITY WAS APPROVED BY HUD IN SUMMER 2013.

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 operating deficit reserve for 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.

Rehabilitation work at Santa Fe Springs includes both exterior and interior improvements in this multi phased project. Unit interiors in 51 units were completely renovated. In addition, new fan coils, cabinets, vanities, and countertops were installed in 155 units. Exterior rehabilitation included asbestos and mold abatement, electrical meter pack replacement, new roofing, carport repairs, gas line replacement, asphalt and concrete repairs, building structural repairs, new fascia and chiller piping replacement.

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.

Unit projections and reported beneficiaries have been distributed between NSP allocations and activities based on funds budgeted and matching funds. An activity to fund an operating deficit reserve fund was set up in summer 2013 after approval for the fund was given by HUD. Local HUD staff directed that it be a separate activity, with rehab as activity category and units be pro-rated to the activity. New direction is to not prorate units to this activity and so the unit projects have been changed as of November 2014. The unit projections for the 302-unit project are as follows:

- NSP1 NSP4R-REHSantaFe-LH25: 55
- NSP2 MF-SantaFe-LH25: 148
- NSP2 MF-SantaFe-LMMI: 99
- NSP2 MF-SantaFe-OperatingDeficitReserve: 0

Environmental Assessment: EXEMPT

Environmental None





Grantee Activity Number: MF-WestEnd-LH25
Activity Title: Multi Family ACQ and REHAB

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 MF ACQ and REHAB Eligible Use B

Projected Start Date:
 02/09/2010

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

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

	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
# of Properties	1

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Camelback at the Stop, LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Camelback at the Stop, LLC	Local Government	\$ 6,500,000.00
City of Phoenix-HD	Local Government	\$ 0.00



Location Description:

The West End Light Rail Apartments is located at 4802 North 19th Avenue, and is across from the 19th Avenue and Camelback Light Rail Station. The apartment community is located in several overlaying designations including a Rental Renaissance Area, the West Phoenix Revitalization Area and the Transit Overlay District. It is close to schools, shopping, cultural activities, and major transportation routes. Tract number from the NSP3 Mapping Tool is 04013109000.

Activity Description:

SEPTEMBER 2020

There has been a change in status on this activity that will be addressed in a Substantial Amendment in the fall of 2020. The Projected Close Date has been changed to 12/31/2020.

December 2017

A new projected close date of 7/1/2018 has been entered.

The West End Light Rail Apartments, formerly known as the Pines of Camelback Apartments, is a 236 unit, garden style apartment community that was constructed in 1973. The owner of the property, Camelback at the Stop LLC, facilitated the acquisition and rehabilitation of this bank owned foreclosed apartment complex. The development team consists of for profit, nonprofit partnership between three entities. Additional leverage in the form of developer equity and a private loan was contributed to the project. This activity is for the acquisition and rehabilitation of the West End Light Rail Apartments with LH25 beneficiaries.

The property is comprised of 1 bedroom, 2 bedroom and 3 bedroom units. The purchase and rehabilitation of this property will help stabilize the surrounding neighborhood which has been negatively affected by crime and blight. The Period of Affordability for this property is 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. NSP funds provided to the developer through a loan agreement are to be repaid in thirty years at zero percent interest through surplus operating cash.

Rehabilitation activities include a new exterior face lift, new low water usage landscaping, covered parking, and completely new interiors including counter tops, cabinets, flooring, interior laundry facilities, plumbing, electrical wiring and new fixtures, doors and windows in a number of units. The project will have the appearance and all of the amenities, including size, of newly constructed apartment projects, but will be located in a central-city area close to the City Light Rail transit route and business centers in the Camelback and Central Corridors of Phoenix.

Environmental Assessment: COMPLETED

Environmental None

Project # / NSP2 PI Waiver / NSP2 Program Income Waiver

Grantee Activity Number: NSP2 PI Waiver
Activity Title: NSP2 Program Income Waiver

Activity Type:

Administration

Project Number:

NSP2 PI Waiver

Projected Start Date:

02/01/2015

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

Completed

Project Title:

NSP2 Program Income Waiver

Projected End Date:

09/30/2015

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**Program Income Account:**

NSP2 PI Waiver Account

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

\$ 0.00

Location Description:

September 30, 2015

Activity completed. The NSP2 Program Income Waiver was used to enable the City (and other cities who had generated large amounts of program income) to draw entitlement funds first for the last nine months of the NSP2 grant period until unspent funds would be swept on September 30, 2015. The City used their last entitlement funds and the program income funds have been moved from this activity back to the activity where they were generated.



Temporary project / activity to comply with program income waiver for NSP2 grantees, dated January 28, 2015

Activity Description:

Temporary project / activity to comply with program income waiver for NSP2 grantees, dated January 28, 2015

Environmental Assessment: EXEMPT

Environmental None

Project # / SF ACQ for DEMO Eligible Use D / Acquisition for Demolition

Grantee Activity Number: SF-ACQ for DEMO
Activity Title: Acquisition for Demolition

Activity Type:
Clearance and Demolition

Project Number:
SF ACQ for DEMO Eligible Use D

Projected Start Date:
02/10/2010

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:
Completed

Project Title:
Acquisition for Demolition

Projected End Date:
02/10/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 453,138.20

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 453,138.20

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



of Persons

0.0

Proposed Accomplishments

Total

Activity funds eligible for DREF (Ike Only)

of Non-business Organizations benefitting

of Businesses

of public facilities

of buildings (non-residential)

of Properties

LMI%:	
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Activity is being carried out by

Activity is being carried out through:

No

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

\$ 453,138.20

Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

Activities will be performed within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

September 30, 2015

Activity completed.

The City will purchase foreclosed or abandoned properties for the purpose of demolition to primarily address the most critical properties within the specific, defined LMMI areas in the City of Phoenix Neighborhood Initiative Areas also referred as NIA. The NIAs are city adopted areas targeted for comprehensive, concentrated revitalization efforts through various city departments and programs. Although neighborhood revitalization was already occurring, NSP funds are being used to help protect the investment made and continue revitalization efforts by acquiring vacant and foreclosed homes for blight removal. Performance measures will be reported in SF-DEMO.

Environmental Assessment: COMPLETED

Environmental None





Grantee Activity Number: SF-ACQ-PHX
Activity Title: Acquisition for Demolition

Activity Type:
 Clearance and Demolition

Project Number:
 SF ACQ for DEMO Eligible Use D

Projected Start Date:
 02/10/2010

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:
 Completed

Project Title:
 Acquisition for Demolition

Projected End Date:
 02/10/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 342.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 342.00

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

Activity funds eligible for DREF (Ike Only)

of Non-business Organizations benefitting

of Businesses

of public facilities

of buildings (non-residential)

of Properties

LMI%:	
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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
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Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

Activities will be performed within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

September 30, 2015
Activity completed.

The City will purchase foreclosed or abandoned properties for the purpose of demolition to primarily address the most critical properties within the specific, defined LMMI areas in the City of Phoenix Neighborhood Initiative Areas also referred as NIA. The NIAs are city adopted areas targeted for comprehensive, concentrated revitalization efforts through various city departments and programs. Although neighborhood revitalization was already occurring, NSP funds are being used to help protect the investment made and continue revitalization efforts by acquiring vacant and foreclosed homes for blight removal. This activity will reflect expenses for the activity not tied to an address such as city law or staff salaries. Performance measures will be reported in SF-DEMO.

Environmental Assessment: COMPLETED

Environmental None

Project # / SF DEMO Eligible Use D / Demolition

Grantee Activity Number: SF-DEMO
Activity Title: Demolition

Activity Type:
Clearance and Demolition

Project Number:
SF DEMO Eligible Use D

Projected Start Date:
02/10/2010

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:

Activity Status:
Completed

Project Title:
Demolition

Projected End Date:
02/10/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:



Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Total Budget: \$ 439,330.65
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 439,330.65

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	SF ACQ for DEMO Eligible Use D	SF-ACQ for DEMO	Acquisition for Demolition	General Account
City of Phoenix-NSD	Clearance and Demolition	SF ACQ for DEMO Eligible Use D	SF-ACQ-PHX	Acquisition for Demolition	General Account
City of Phoenix-NSD	Clearance and Demolition	SF DEMO Eligible Use D	SF-DEMO-PHX	Demolition	General Account

Proposed Beneficiaries

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

of Persons

0.0

Proposed Accomplishments

Total

Activity funds eligible for DREF (Ike Only)

of Non-business Organizations benefitting

of Businesses

of public facilities

of buildings (non-residential)

of Properties

LMI%:	
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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	\$ 439,330.65

Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a

significant rise in the rate of home foreclosures.

Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041, 85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

No additional census information was required during set up on DRGR.

Activity Description:

September 30, 2015

Activity completed.

This activity will be performed as a result of findings made during the Move In Ready property rehab scope writing and it calls for the removal of unpermitted additions and or demolition of existing swimming pools. This is a supplement to the overall rehab scope of work. Additionally, the City will purchase foreclosed or abandoned properties for the purpose of demolition to primarily address the most critical properties within the specific, defined LMMA areas in the City of Phoenix Neighborhood Initiative Areas also referred as NIA. 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. Although neighborhood revitalization was already occurring, NSP funds are being used to help protect the investment made and continue revitalization efforts by acquiring vacant and foreclosed homes for blight removal.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: SF-DEMO-PHX
Activity Title: Demolition

Activity Type:
 Clearance and Demolition

Project Number:
 SF DEMO Eligible Use D

Projected Start Date:
 02/10/2010

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:
 Completed

Project Title:
 Demolition

Projected End Date:
 02/10/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 14,465.77

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 14,465.77

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

Activity funds eligible for DREF (Ike Only)

of Non-business Organizations benefitting

of Businesses

of public facilities

of buildings (non-residential)

of Properties

LMI%:	
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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
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Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041, 85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

September 30, 2015
Activity completed.

This activity will be performed as a result of findings made during the Move In Ready property rehab scope writing and it calls for the removal of unpermitted additions and or demolition of existing swimming pools. This is a supplement to the overall rehab scope of work. Additionally, the City will purchase foreclosed or abandoned properties for the purpose of demolition to primarily address the most critical properties within the specific, defined LMMI areas in the City of Phoenix Neighborhood Initiative Areas also referred as NIA. 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. Although neighborhood revitalization was already occurring, NSP funds are being used to help protect the investment made and continue revitalization efforts by acquiring vacant and foreclosed homes for blight removal.

This activity will reflect program activity expenses. Performance measures will be reported in SF-DEMO.

Environmental Assessment: COMPLETED

Environmental None

Project # / SF HIP Eligible Use B / Home Improvement Program

Grantee Activity Number: SF-HIP-CHRA
Activity Title: Home Improvement Program

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

Activity Status:
Cancelled

Project Number:
SF HIP Eligible Use B

Project Title:
Home Improvement Program

Projected Start Date:
02/10/2010

Projected End Date:
02/10/2014

Project Draw Block by HUD:

Project Draw Block Date by HUD:



Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

National Objective:

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

Other Funds: \$ 0.00

Total Funds: \$ 0.00

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

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	Organization Type	Proposed Budget
CHRA-Community Housing Resources of Arizona	Non-Profit	\$ 0.00

Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041, 85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

The City will provide homeownership in the form of subordinate mortgages to assist homebuyers purchase and occupy foreclosed or abandoned single-family homes in the NSP2 Target Area. In addition, the program includes a deferred payment loan for housing rehabilitation to assure foreclosed homes meet defined housing and energy standards upon re-sale. The terms of these services are included in Factor 3, Section (b) of the NSP2 application. Through the Home Improvement Program (HIP), buyers may select a property within strategic



areas, working with the developer dedicated to that area. Participants must be income-eligible, FHA creditworthy, must complete the NSP2-required housing counseling, and maintain the property as their principal residence. Performance measures will be reported in SF-HIP-REH.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: SF-HIP-HA
Activity Title: Home Improvement Program

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

Project Number:
 SF HIP Eligible Use B

Projected Start Date:
 02/10/2010

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

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:
 Home Improvement Program

Projected End Date:
 02/10/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 165,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 165,000.00

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-NSD

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Phoenix-NSD	Local Government	\$ 165,000.00

Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041, 85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

The City will provide homeownership in the form of subordinate mortgages to assist homebuyers purchase and occupy foreclosed or abandoned single-family homes in the NSP2 Target Area. In addition, the program includes a deferred payment loan for housing rehabilitation to assure foreclosed homes meet defined housing and energy standards upon re-sale. The terms of these services are included in Factor 3, Section (b) of the NSP2 application. Through the Home Improvement Program (HIP), buyers may select a property within strategic areas, working with the developer dedicated to that area. Participants must be income-eligible, FHA creditworthy, must complete the NSP2-required housing counseling, and maintain the property as their principal residence.

Performance measures will be reported in SF-HIP-REH.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: SF-HIP-HoCos
Activity Title: Home Improvement Program

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

Project Number:
 SF HIP Eligible Use B

Projected Start Date:
 02/10/2010

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

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

Activity is being carried out by
 Yes

Organization carrying out Activity:
 City of Phoenix-NSD

Proposed budgets for organizations carrying out Activity:

Responsible Organization
 City of Phoenix-NSD

Organization Type	Proposed Budget
Local Government	\$ 0.00

Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041, 85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

The City will provide homeownership in the form of subordinate mortgages to assist homebuyers purchase and occupy foreclosed or abandoned single-family homes in the NSP2 Target Area. In addition, the program includes a deferred payment loan for housing rehabilitation to assure foreclosed homes meet defined housing and energy standards upon re-sale. The terms of these services are included in Factor 3, Section (b) of the NSP2 application. Through the Home Improvement Program (HIP), buyers may select a property within strategic areas, working with the developer dedicated to that area. Participants must be income-eligible, FHA creditworthy, must complete the NSP2-required housing counseling, and maintain the property as their principal residence. Performance measures will be reported in SF-HIP-REH.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: SF-HIP-NSPAZ
Activity Title: Home Improvement Program

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 SF HIP Eligible Use B

Projected Start Date:
 02/10/2010

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

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:
 Home Improvement Program

Projected End Date:
 02/10/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 278,566.58

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 278,566.58

Benefit Report Type:
 Direct (Households)

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

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

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	Organization Type	Proposed Budget
NSPAZ, LLC	For Profit	\$ 278,566.58

Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041, 85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

The City will provide homeownership in the form of subordinate mortgages to assist homebuyers purchase and occupy foreclosed or abandoned single-family homes in the NSP2 Target Area. In addition, the program includes a deferred payment loan for housing rehabilitation to assure foreclosed homes meet defined housing and energy standards upon re-sale. The terms of these services are included in Factor 3, Section (b) of the NSP2 application. Through the Home Improvement Program (HIP), buyers may select a property within strategic areas, working with the developer dedicated to that area. Participants must be income-eligible, FHA creditworthy, must complete the NSP2-required housing counseling, and maintain the property as their principal residence.

Performance measures will be reported in SF-HIP-REH.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: SF-HIP-PHX
Activity Title: Home Improvement Program

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 SF HIP Eligible Use B

Projected Start Date:
 02/10/2010

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

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:
 Home Improvement Program

Projected End Date:
 02/10/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 425,461.20

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 425,461.20

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-NSD

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Phoenix-NSD	Local Government	\$ 425,461.20

Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041, 85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

The City will provide homeownership in the form of subordinate mortgages to assist homebuyers purchase and occupy foreclosed or abandoned single-family homes in the NSP2 Target Area. In addition, the program includes a deferred payment loan for housing rehabilitation to assure foreclosed homes meet defined housing and energy standards upon re-sale. The terms of these services are included in Factor 3, Section (b) of the NSP2 application. Through the Home Improvement Program (HIP), buyers may select a property within strategic areas, working with the developer dedicated to that area. Participants must be income-eligible, FHA creditworthy, must complete the NSP2-required housing counseling, and maintain the property as their principal residence.

Performance measures will be reported in SF-HIP-REH.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: SF-HIP-REH
Activity Title: Home Improvement Program

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 SF HIP Eligible Use B

Project Title:
 Home Improvement Program

Projected Start Date:
 02/09/2010

Projected End Date:
 02/09/2014

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

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: \$ 363,030.19

Most Impacted and Distressed Budget: \$ 0.00

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

Other Funds: \$ 0.00

Total Funds: \$ 363,030.19

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	SF HIP Eligible Use B	SF-HIP-CHRA	Home Improvement Program	General Account
City of Phoenix-NSD	Homeownership Assistance to low- and moderate-income	SF HIP Eligible Use B	SF-HIP-HA	Home Improvement Program	General Account
City of Phoenix-NSD	Homeownership Assistance to low- and moderate-income	SF HIP Eligible Use B	SF-HIP-HoCos	Home Improvement Program	General Account
NSPAZ, LLC	Rehabilitation/reconstruction of residential structures	SF HIP Eligible Use B	SF-HIP-NSPAZ	Home Improvement Program	General Account
City of Phoenix-NSD	Rehabilitation/reconstruction of residential structures	SF HIP Eligible Use B	SF-HIP-PHX	Home Improvement Program	General Account
ROI Properties	Homeownership Assistance to low- and moderate-income	SF HIP Eligible Use B	SF-HIP-ROI	Home Improvement Program	General Account

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	8			0.00
# of Households	8			0.00



Proposed Accomplishments

Total

of Singlefamily Units
of Housing Units
of Properties

8
8
8

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

Organization Type

Proposed Budget

City of Phoenix-NSD

Local Government

\$ 0.00

NSPAZ, LLC

For Profit

\$ 363,052.49

Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041, 85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

September 2020

Project has been completed and remaining funds have been swept and reallocated.

The program includes a deferred payment loan for housing rehabilitation to assure foreclosed homes meet defined housing and energy standards upon re-sale. The terms of these services are included in Factor 3, Section (b) of the NSP2 application. In addition, the City will provide homeownership assistance (an NSP Financing Mechanism) in the form of subordinate mortgages to assist homebuyers purchase and occupy foreclosed or abandoned single-family homes in the NSP2 Target Area. Through the Home Improvement Program (HIP), buyers may select a property within strategic areas, working with the developer dedicated to that area. Participants must be income-eligible, FHA creditworthy, must complete the NSP2-required housing counseling, and maintain the property as their principal residence.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: SF-HIP-REH-LH25
Activity Title: Home Improvement Program

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 SF HIP Eligible Use B

Projected Start Date:
 02/10/2010

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

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:
 Home Improvement Program

Projected End Date:
 02/10/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 73,171.14
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 73,171.14

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Properties	1

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	Organization Type	Proposed Budget
City of Phoenix-NSD	Local Government	\$ 0.00
NSPAZ, LLC	For Profit	\$ 73,171.14



Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041, 85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

The program includes a deferred payment loan for housing rehabilitation to assure foreclosed homes meet defined housing and energy standards upon re-sale. The terms of these services are included in Factor 3, Section (b) of the NSP2 application. In addition, the City will provide homeownership assistance (an NSP Financing Mechanism) in the form of subordinate mortgages to assist homebuyers purchase and occupy foreclosed or abandoned single-family homes in the NSP2 Target Area. Through the Home Improvement Program (HIP), buyers may select a property within strategic areas, working with the developer dedicated to that area. Participants must be income-eligible, FHA creditworthy, must complete the NSP2-required housing counseling, and maintain the property as their principal residence.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: SF-HIP-ROI
Activity Title: Home Improvement Program

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

Project Number:
 SF HIP Eligible Use B

Projected Start Date:
 02/10/2010

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

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:
 Home Improvement Program

Projected End Date:
 02/10/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 40,816.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 40,816.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0
<b style="color: #008080;">Proposed Accomplishments	<b style="color: #008080;">Total			
# of Singlefamily Units				
# 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	\$ 40,816.00

Location Description:



The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041, 85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

The program includes a deferred payment loan for housing rehabilitation to assure foreclosed homes meet defined housing and energy standards upon re-sale. The terms of these services are included in Factor 3, Section (b) of the NSP2 application. In addition, the City will provide homeownership assistance (an NSP Financing Mechanism) in the form of subordinate mortgages to assist homebuyers purchase and occupy foreclosed or abandoned single-family homes in the NSP2 Target Area. Through the Home Improvement Program (HIP), buyers may select a property within strategic areas, working with the developer dedicated to that area. Participants must be income-eligible, FHA creditworthy, must complete the NSP2-required housing counseling, and maintain the property as their principal residence. Performance measures will be reported in SF-HIP-REH.

Environmental Assessment: COMPLETED

Environmental None

Project # / SF MIR Eligible Use B / Move In Ready Program

Grantee Activity Number: SF-MIR-ACQ-LH25
Activity Title: Move In Ready Program

Activity Type:
Acquisition - general

Project Number:
SF MIR Eligible Use B

Projected Start Date:
02/10/2010

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:
Not Blocked

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

Activity Status:
Completed

Project Title:
Move In Ready Program

Projected End Date:
02/10/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 492,690.96
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 492,690.96

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

of Permanent Jobs Created

Total

Low

Mod

Low/Mod%

0.0

0.0

0.0

Proposed Accomplishments

Total

of Singlefamily Units

of Housing Units

of Properties

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

\$ 492,690.96

Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas on Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041, 85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

September 30, 2015

Activity completed.

The Move-In Ready Program engages the services of Consortium Members and developer partners to acquire and rehabilitate foreclosed homes and sell them to qualified buyers in move-in ready condition that complies with NSP2 housing rehabilitation standards which include:

- Housing Quality Standards/Health and Safety/City Neighborhood Preservation Ordinance
- Lead based paint standards
- Energy efficiency improvements
- Front yard landscaping/curb appeal

In addition, the program will provide homeownership assistance (an NSP Financing Mechanism) in the form of subordinate mortgages to assist homebuyers purchase and occupy foreclosed or abandoned single-family homes in the NSP2 Target Area. This activity will reflect expenses for acquisition of single family homes by the City.



Performance measures are reported in SF-MIR-DMNR, SF-MIR-FSL, SF-MIR-NFWAZ, and SF-MIR-NHS.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: SF-MIR-ACQ-LMMI
Activity Title: Move In Ready Program

Activity Type:
Acquisition - general

Project Number:
SF MIR Eligible Use B

Projected Start Date:
02/10/2010

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:
Move In Ready Program

Projected End Date:
11/01/2017

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 12,548,015.80

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 12,548,015.80

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	SF MIR Eligible Use B	SF-MIR-CHRA	Move In Ready Program	General Account
FSL--Foundation for Senior Living	Rehabilitation/reconstruction of residential structures	SF MIR Eligible Use B	SF-MIR-FSL-LMMI	Move In Ready Program	General Account
City of Phoenix-NSD	Homeownership Assistance to low- and moderate-income	SF MIR Eligible Use B	SF-MIR-HoCos	Move In Ready Program	General Account
Mandalay Communities, Inc.	Rehabilitation/reconstruction of residential structures	SF MIR Eligible Use B	SF-MIR-MAN-LMMI	Move In Ready Program	General Account
NFWAZ, LLC	Rehabilitation/reconstruction of residential structures	SF MIR Eligible Use B	SF-MIR-NFWAZ-LMMI	Move In Ready Program	General Account
Trellis fka Neighborhood Housing Services of Phoenix	Rehabilitation/reconstruction of residential structures	SF MIR Eligible Use B	SF-MIR-NHS-LMMI	Move In Ready Program	General Account
City of Phoenix-NSD	Rehabilitation/reconstruction of residential structures	SF MIR Eligible Use B	SF-MIR-PHX	Move In Ready Program	General Account
ROI Properties	Rehabilitation/reconstruction of residential structures	SF MIR Eligible Use B	SF-MIR-ROI	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

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

\$ 12,548,015.80

Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041, 85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

December 2017

Remaining funds have been swept. A new projected close date of 12/31/2017 has been entered and the activity will be marked as completed in the next QPR.

The Move-In Ready Program engages the services of Consortium Members and developer partners to acquire and rehabilitate foreclosed homes and sell them to qualified buyers in move-in ready condition that complies with NSP2 housing rehabilitation standards which include:

- Housing Quality Standards/Health and Safety/Citys Neighborhood Preservation Ordinance
- Lead based paint standards
- Energy efficiency improvements
- Front yard landscaping/curb appeal

In addition, the program will provide homeownership assistance (an NSP Financing Mechanism) in the form of subordinate mortgages to assist homebuyers purchase and occupy foreclosed or abandoned single-family homes in the NSP2 Target Area. This activity will reflect expenses for acquisition of single family homes by the City.

Performance measures are reported in SF-MIR-DMNR, SF-MIR-FSL, SF-MIR-NFWAZ, and SF-MIR-NHS.

Environmental Assessment: COMPLETED

Environmental None





Grantee Activity Number: SF-MIR-CHRA
Activity Title: Move In Ready Program

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

Project Number:
 SF MIR Eligible Use B

Projected Start Date:
 02/10/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:

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

Owner Households
 # of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Activity is being carried out by
 No

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	Proposed Budget
Non-Profit	\$ 0.00

Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a



significant rise in the rate of home foreclosures.

Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041, 85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

The Move-In Ready Program engages the services of Consortium Members and developer partners to acquire and rehabilitate foreclosed homes and sell them to qualified buyers in move-in ready condition that complies with NSP2 housing rehabilitation standards which include:

- Housing Quality Standards/Health and Safety/Citys Neighborhood Preservation Ordinance
- Lead based paint standards
- Energy efficiency improvements
- Front yard landscaping/curb appeal

In addition, the program will provide homeownership assistance (an NSP Financing Mechanism) in the form of subordinate mortgages to assist homebuyers purchase and occupy foreclosed or abandoned single-family homes in the NSP2 Target Area. This activity will reflect expenses for loan administration services.

Performance measures are reported in SF-MIR-DMNR, SF-MIR-FSL, SF-MIR-NFWAZ, and SF-MIR-NHS.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: SF-MIR-FSL-LH25
Activity Title: Move In Ready Program

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 SF MIR Eligible Use B

Projected Start Date:
 02/10/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

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

Activity Status:
 Completed

Project Title:
 Move In Ready Program

Projected End Date:
 02/10/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 237,909.35

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 237,909.35

Benefit Report Type:
 Direct (Households)

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
# of Substantially Rehabilitated Units	1
#Units > other green	1
#Units exceeding Energy Star	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	2

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
City of Phoenix-NSD	Local Government	\$ 0.00
FSL--Foundation for Senior Living	Non-Profit	\$ 237,909.35

Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041, 85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

The Move-In Ready Program engages the services of developer partners to acquire and rehabilitate foreclosed homes and sell them to qualified buyers in move-in ready condition that complies with NSP2 housing rehabilitation standards which include:

- Housing Quality Standards/Health and Safety/City's Neighborhood Preservation Ordinance
- Lead based paint standards
- Energy efficiency improvements
- Front yard landscaping/curb appeal

In addition, the program will provide homeownership assistance (an NSP Financing Mechanism) in the form of subordinate mortgages to assist homebuyers purchase and occupy foreclosed or abandoned single-family homes in the NSP2 Target Area. This activity will reflect expenses for the developer.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: SF-MIR-FSL-LMMI
Activity Title: Move In Ready Program

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 SF MIR Eligible Use B

Projected Start Date:
 02/10/2010

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:
 Move In Ready Program

Projected End Date:
 03/31/2017

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 10,146,560.21

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 10,146,560.21

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	32			0.00
# of Households	32			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	32
# of Housing Units	32
# of Substantially Rehabilitated Units	1
#Units > other green	1
#Units exceeding Energy Star	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	32

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	\$ 10,146,560.21

Location Description:

December 2017

Remaining funds have been swept and project marked as closed. Activity was previously marked as completed in the QPR as of March 31, 3015.

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041, 85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

The Move-In Ready Program engages the services of Consortium Members and developer partners to acquire and rehabilitate foreclosed homes and sell them to qualified buyers in move-in ready condition that complies with NSP2 housing rehabilitation standards which include:

- Housing Quality Standards/Health and Safety/Citys Neighborhood Preservation Ordinance
- Lead based paint standards
- Energy efficiency improvements
- Front yard landscaping/curb appeal

In addition, the program will provide homeownership assistance (an NSP Financing Mechanism) in the form of subordinate mortgages to assist homebuyers purchase and occupy foreclosed or abandoned single-family homes in the NSP2 Target Area. This activity will reflect expenses for rehab by the developer.

Performance measures are reported in SF-MIR-DMNR, SF-MIR-FSL, SF-MIR-NFWAZ, and SF-MIR-NHS.

Environmental Assessment: COMPLETED

Environmental None





Grantee Activity Number: SF-MIR-HoCos
Activity Title: Move In Ready Program

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

Project Number:
 SF MIR Eligible Use B

Projected Start Date:
 02/10/2010

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:
 Move In Ready Program

Projected End Date:
 12/31/2017

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 57,164.01

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 57,164.01

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# 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	\$ 57,164.01

Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest

percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041, 85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

December 2017

A new projected close date of 12/31/2017 has been entered and the activity will be marked as completed in the next QPR.

The Move-In Ready Program engages the services of Consortium Members and developer partners to acquire and rehabilitate foreclosed homes and sell them to qualified buyers in move-in ready condition that complies with NSP2 housing rehabilitation standards which include:

- Housing Quality Standards/Health and Safety/Citys Neighborhood Preservation Ordinance
- Lead based paint standards
- Energy efficiency improvements
- Front yard landscaping/curb appeal

In addition, the program will provide homeownership assistance (an NSP Financing Mechanism) in the form of subordinate mortgages to assist homebuyers purchase and occupy foreclosed or abandoned single-family homes in the NSP2 Target Area. This activity will reflect expenses for housing counseling.

Performance measures are reported in SF-MIR-DMNR, SF-MIR-FSL, SF-MIR-NFWAZ, and SF-MIR-NHS.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: SF-MIR-MAN-LH25
Activity Title: Move In Ready Program

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 SF MIR Eligible Use B

Projected Start Date:
 02/10/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

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

Activity Status:
 Completed

Project Title:
 Move In Ready Program

Projected End Date:
 02/10/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 892,841.85

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 892,841.85

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

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

Proposed Accomplishments

	Total
# of Singlefamily Units	9
# of Housing Units	9
# of Substantially Rehabilitated Units	1
#Units > other green	1
#Units exceeding Energy Star	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	9

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Mandalay Communities, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Phoenix-NSD	Local Government	\$ 892,841.85
Mandalay Communities, Inc.	For Profit	\$ 0.00

Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041, 85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

September 30, 2015

Activity completed.

The Move-In Ready Program engages the services of developer partners to acquire and rehabilitate foreclosed homes and sell them to qualified buyers in move-in ready condition that complies with NSP2 housing rehabilitation standards which include:

- Housing Quality Standards/Health and Safety/Citys Neighborhood Preservation Ordinance
- Lead based paint standards
- Energy efficiency improvements
- Front yard landscaping/curb appeal

In addition, the program will provide homeownership assistance (an NSP Financing Mechanism) in the form of subordinate mortgages to assist homebuyers purchase and occupy foreclosed or abandoned single-family homes in the NSP2 Target Area. This activity will reflect expenses for rehab by the developer.

Environmental Assessment: COMPLETED

Environmental None





Grantee Activity Number: SF-MIR-MAN-LMMI
Activity Title: Move In Ready Program

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 SF MIR Eligible Use B

Projected Start Date:
 02/09/2010

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:
 Move In Ready Program

Projected End Date:
 09/29/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 11,834,179.48

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 11,834,179.48

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	51			0.00
# of Households	51			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	51
# of Housing Units	51
# of Substantially Rehabilitated Units	1
#Units > other green	1
#Units exceeding Energy Star	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	51

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Mandalay Communities, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Mandalay Communities, Inc.	For Profit	\$ 11,834,179.48

Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041, 85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

September 2020

Project has been completed and remaining funds have been swept and reallocated.

December 2017

Funds are still being spent in this Activity. The Projected Close Date has been changed to July 1, 2018.

The Move-In Ready Program engages the services of Consortium Members and developer partners to acquire and rehabilitate foreclosed homes and sell them to qualified buyers in move-in ready condition that complies with NSP2 housing rehabilitation standards which include:

- Housing Quality Standards/Health and Safety/Citys Neighborhood Preservation Ordinance
- Lead based paint standards
- Energy efficiency improvements
- Front yard landscaping/curb appeal

In addition, the program will provide homeownership assistance (an NSP Financing Mechanism) in the form of subordinate mortgages to assist homebuyers purchase and occupy foreclosed or abandoned single-family homes in the NSP2 Target Area. This activity will reflect expenses for rehab by the developer.

Environmental Assessment: UNDERWAY



Environmental

None



Grantee Activity Number: SF-MIR-NFWAZ-LH25
Activity Title: Move In Ready Program

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 SF MIR Eligible Use B

Project Title:
 Move In Ready Program

Projected Start Date:
 02/10/2010

Projected End Date:
 02/10/2015

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: \$ 29,959.96

Most Impacted and Distressed Budget: \$ 0.00

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

Other Funds: \$ 0.00

Total Funds: \$ 29,959.96

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	SF MIR Eligible Use B	SF-MIR-FSL-LH25	Move In Ready Program	General Account
Mandalay Communities, Inc.	Rehabilitation/reconstruction of residential structures	SF MIR Eligible Use B	SF-MIR-MAN-LH25	Move In Ready Program	General Account
Trellis fka Neighborhood Housing Services of Phoenix	Rehabilitation/reconstruction of residential structures	SF MIR Eligible Use B	SF-MIR-NHS-LH25	Move In Ready Program	General Account

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
#Units & other green	1
#Units exceeding Energy Star	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	1

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
City of Phoenix-NSD	Local Government	\$ 0.00
NFWAZ, LLC	Non-Profit	\$ 29,959.96

Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041, 85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

The Move-In Ready Program engages the services of developer partners to acquire and rehabilitate foreclosed homes and sell them to qualified buyers in move-in ready condition that complies with NSP2 housing rehabilitation standards which include:

- Housing Quality Standards/Health and Safety/Citys Neighborhood Preservation Ordinance
- Lead based paint standards
- Energy efficiency improvements
- Front yard landscaping/curb appeal

In addition, the program will provide homeownership assistance (an NSP Financing Mechanism) in the form of subordinate mortgages to assist homebuyers purchase and occupy foreclosed or abandoned single-family homes in the NSP2 Target Area.

Environmental Assessment: COMPLETED



Environmental

None



Grantee Activity Number: SF-MIR-NFWAZ-LMMI
Activity Title: Move In Ready Program

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 SF MIR Eligible Use B

Projected Start Date:
 02/10/2010

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:
 Move In Ready Program

Projected End Date:
 02/10/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 941,369.84

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 941,369.84

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	17			0.00
# of Households	17			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	17
# of Housing Units	17
# of Substantially Rehabilitated Units	1
#Units > other green	1
#Units exceeding Energy Star	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	17

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
City of Phoenix-NSD	Local Government	\$ 0.00
NFWAZ, LLC	Non-Profit	\$ 941,369.84

Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041, 85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

The Move-In Ready Program engages the services of Consortium Members and developer partners to acquire and rehabilitate foreclosed homes and sell them to qualified buyers in move-in ready condition that complies with NSP2 housing rehabilitation standards which include:

- Housing Quality Standards/Health and Safety/Citys Neighborhood Preservation Ordinance
- Lead based paint standards
- Energy efficiency improvements
- Front yard landscaping/curb appeal

In addition, the program will provide homeownership assistance (an NSP Financing Mechanism) in the form of subordinate mortgages to assist homebuyers purchase and occupy foreclosed or abandoned single-family homes in the NSP2 Target Area. This activity will reflect expenses for rehab by the developer.

Performance measures are reported in SF-MIR-DMNR, SF-MIR-FSL, SF-MIR-NFWAZ, and SF-MIR-NHS.

Environmental Assessment: COMPLETED

Environmental None





Grantee Activity Number: SF-MIR-NHS-LH25
Activity Title: Move In Ready Program

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 SF MIR Eligible Use B

Projected Start Date:
 02/10/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

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

Activity Status:
 Completed

Project Title:
 Move In Ready Program

Projected End Date:
 02/10/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 127,692.54

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 127,692.54

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
#Units \geq other green	1
#Units exceeding Energy Star	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	1

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
City of Phoenix-NSD	Local Government	\$ 0.00
Trellis fka Neighborhood Housing Services of Phoenix	Non-Profit	\$ 127,692.54

Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041, 85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

The Move-In Ready Program engages the services of developer partners to acquire and rehabilitate foreclosed homes and sell them to qualified buyers in move-in ready condition that complies with NSP2 housing rehabilitation standards which include:

- Housing Quality Standards/Health and Safety/Citys Neighborhood Preservation Ordinance
- Lead based paint standards
- Energy efficiency improvements
- Front yard landscaping/curb appeal

In addition, the program will provide homeownership assistance (an NSP Financing Mechanism) in the form of subordinate mortgages to assist homebuyers purchase and occupy foreclosed or abandoned single-family homes in the NSP2 Target Area. This activity will reflect expenses for rehab by the developer.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: SF-MIR-NHS-LMMI
Activity Title: Move In Ready Program

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 SF MIR Eligible Use B

Projected Start Date:
 02/10/2010

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:
 Move In Ready Program

Projected End Date:
 12/31/2017

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 6,710,589.89

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 6,710,589.89

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	45			0.00
# of Households	45			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	45
# of Housing Units	45
# of Substantially Rehabilitated Units	1
#Units > other green	1
#Units exceeding Energy Star	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	45

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
City of Phoenix-NSD	Local Government	\$ 0.00
Trellis fka Neighborhood Housing Services of Phoenix	Non-Profit	\$ 6,710,589.89

Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures. Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041, 85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

December 2017

A new projected close date of 12/31/2017 has been entered and the activity will be marked as completed in the next QPR.

The Move-In Ready Program engages the services of Consortium Members and developer partners to acquire and rehabilitate foreclosed homes and sell them to qualified buyers in move-in ready condition that complies with NSP2 housing rehabilitation standards which include:

- Housing Quality Standards/Health and Safety/Citys Neighborhood Preservation Ordinance
- Lead based paint standards
- Energy efficiency improvements
- Front yard landscaping/curb appeal

In addition, the program will provide homeownership assistance (an NSP Financing Mechanism) in the form of subordinate mortgages to assist homebuyers purchase and occupy foreclosed or abandoned single-family homes in the NSP2 Target Area. This activity will reflect expenses for rehab by the developer.

Environmental Assessment: COMPLETED

Environmental None





Grantee Activity Number: SF-MIR-PHX
Activity Title: Move In Ready Program

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 SF MIR Eligible Use B

Projected Start Date:
 02/09/2010

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:
 Move In Ready Program

Projected End Date:
 09/29/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,664,846.63

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,664,846.63

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

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	Organization Type	Proposed Budget
City of Phoenix-NSD	Local Government	\$ 1,664,846.63



Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041, 85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

September 2020

Project has been completed and remaining funds have been swept and reallocated.

December 2017

Funds are still being spent in this Activity and additional funds were added. The Projected Close Date has been changed to July 1, 2018.

The Move-In Ready Program engages the services of Consortium Members and developer partners to acquire and rehabilitate foreclosed homes and sell them to qualified buyers in move-in ready condition that complies with NSP2 housing rehabilitation standards which include:

- Housing Quality Standards/Health and Safety/Citys Neighborhood Preservation Ordinance
- Lead based paint standards
- Energy efficiency improvements
- Front yard landscaping/curb appeal

In addition, the program will provide homeownership assistance (an NSP Financing Mechanism) in the form of subordinate mortgages to assist homebuyers purchase and occupy foreclosed or abandoned single-family homes in the NSP2 Target Area. This activity will reflect expenses not tied to an address such as law of staff salaries.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: SF-MIR-ROI
Activity Title: Move In Ready Program

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 SF MIR Eligible Use B

Projected Start Date:
 02/10/2010

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:
 Move In Ready Program

Projected End Date:
 02/10/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 963,237.86

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 963,237.86

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:
 ROI Properties

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
ROI Properties	For Profit	\$ 963,237.86

Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041, 85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

The Move-In Ready Program engages the services of Consortium Members and developer partners to acquire and rehabilitate foreclosed homes and sell them to qualified buyers in move-in ready condition that complies with NSP2 housing rehabilitation standards which include:

- Housing Quality Standards/Health and Safety/Citys Neighborhood Preservation Ordinance
- Lead based paint standards
- Energy efficiency improvements
- Front yard landscaping/curb appeal

In addition, the program will provide homeownership assistance (an NSP Financing Mechanism) in the form of subordinate mortgages to assist homebuyers purchase and occupy foreclosed or abandoned single-family homes in the NSP2 Target Area. This activity will reflect expenses for ROI Properties which will provide services to the potential homebuyers, the housing counseling agencies, the developers and the City.

Performance measures are reported in SF-MIR-DMNR, SF-MIR-FSL, SF-MIR-NFWAZ, and SF-MIR-NHS.

Environmental Assessment: COMPLETED

Environmental None

Project # / SF RED Eligible Use E / Redvelopment

Grantee Activity Number: SF-RED
Activity Title: Redevelopment/Subdivisions

Activity Type:
 Construction of new housing

Project Number:
 SF RED Eligible Use E

Projected Start Date:
 02/10/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

Activity Status:
 Completed

Project Title:
 Redvelopment

Projected End Date:
 11/01/2017

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,458,057.64



National Objective:

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

Most Impacted and Distressed Budget:

\$ 0.00

Other Funds:

\$ 0.00

Total Funds:

\$ 3,458,057.64

Benefit Report Type:

Direct (Households)

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
City of Phoenix-NSD	Construction of new housing	SF RED Eligible Use E	SF-RED-PHX	Redevelopment	General Account

Proposed Beneficiaries

Owner Households

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

14

0.00

of Households

14

0.00

Proposed Accomplishments**Total**

of Singlefamily Units

14

of Housing Units

14

#Units exceeding Energy Star

14

#Units with bus/rail access

14

#Low flow showerheads

28

#Low flow toilets

28

#Units with solar panels

6

Activity is being carried out by

No

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

Mandalay Communities, Inc.

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

City of Phoenix-NSD

Local Government

\$ 0.00

Mandalay Communities, Inc.

For Profit

\$ 3,458,057.64

Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041,



85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

December 2017

Remaining funds have been swept and Activity marked as closed as of November 1, 2017. Activity will be marked as completed in the next QPR.

With NSP2, the City of Phoenix will undertake new construction of 14 homes in a failed subdivision. Mandalay Communities has experience working in all three of these circumstances and with struggling HOAs. Services from Fennemore Craig, P.C., CSG Advisors and Elliott D. Pollack and Company will assist in underwriting these projects through selection to financial assistance and will ensure that the assistance is needed to break through a redevelopment barrier and that market impacts are meaningful.

This foreclosure scenario is not unique to Phoenix and this program will result in a compelling demonstration case study of the following:

- resolving large, complex tracts of platted land;
- creating quality mixed-income communities;
- solving complex HOA and common area financing and investment problems;
- involving and supporting local school districts in planning, outreach and support of academic achievement; and,
- piloting green community initiatives.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: SF-RED-HoCos
Activity Title: Housing Counseling

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

Project Number:
 SF RED Eligible Use E

Projected Start Date:
 12/31/2010

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:
 Redvelopment

Projected End Date:
 09/29/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 401,821.49

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 401,821.49

Benefit Report Type:
 Direct (Households)

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

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	\$ 401,821.49

Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041, 85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

December 2017

Remaining funds have been swept. A new projected close date of 12/31/2017 has been entered and the activity will be marked as completed in the next QPR.

This activity will reflect expenses for housing counseling services to be offered to potential homebuyers.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: SF-RED-PHX
Activity Title: Redevelopment

Activity Type:
 Construction of new housing

Project Number:
 SF RED Eligible Use E

Projected Start Date:
 02/09/2010

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

Owner Households
 # of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Elevated Structures

Total

Activity is being carried out by
 Yes

Organization carrying out Activity:
 City of Phoenix-NSD

Activity is being carried out through:
 Grantee Employees and Contractors

Proposed budgets for organizations carrying out Activity:

Responsible Organization
 City of Phoenix-NSD

Organization Type	Proposed Budget
Local Government	\$ 111,593.84

Location Description:



The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041, 85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

December 2017

Remaining funds have been swept and Activity marked as closed as of November 1, 2017. Activity will be marked as completed in the next QPR.

This activity will reflect direct program expenses.
Performance measures are reported in SF-RED.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: SF-RED-SPV
Activity Title: Redevelopment

Activity Type:
 Construction of new housing

Project Number:
 SF RED Eligible Use E

Projected Start Date:
 06/30/2014

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Redvelopment

Projected End Date:
 06/30/2023

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 9,169,457.45

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 9,169,457.45

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1			0.00
# of Households	1			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Elevated Structures	1
#Units > other green	1
#Sites re-used	1
#Units exceeding Energy Star	1
#Units with bus/rail access	1
#Low flow showerheads	1
#Low flow toilets	1



Activity is being carried out by

Yes

Activity is being carried out through:

Contractors

Organization carrying out Activity:

FSL--Foundation for Senior Living

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Phoenix-NSD	Local Government	\$ 0.00
FSL--Foundation for Senior Living	Non-Profit	\$ 3,544,987.56

Location Description:

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 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 budget has been increased to cover expected draws.

The Projected Close Date has been changed to July 1, 2023.

December 2017

Responsible party has been changed. Additional program income has been budgeted. A new close date of July 1, 2020 has been entered.

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



Grantee Activity Number: SF-RED-SPV-PHX
Activity Title: Redevelopment

Activity Type:
 Construction of new housing

Project Number:
 SF RED Eligible Use E

Projected Start Date:
 06/30/2016

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

Owner Households
 # of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Singlefamily Units
 # of Housing Units

Total

Activity is being carried out by
 Yes

Activity is being carried out through:
 Grantee Employees and Contractors

Organization carrying out Activity:
 City of Phoenix-NSD

Proposed budgets for organizations carrying out Activity:

Responsible Organization
 City of Phoenix-NSD

Organization Type	Proposed Budget
Local Government	\$ 818,718.00



Location Description:

The redevelopment of residential properties will occur in the South Phoenix Village neighborhood. The redevelopment of these sites will bring vacant lots back to productive use and in this neighborhood, 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. The Projected Close Date has been changed to July 1, 2020.

The activity will cover city costs for the redevelopment activity outside of the contract with the developer, Foundation for Senior Living.

Environmental Assessment: UNDERWAY

Environmental None

Project # / SF-LandBank Eligible Use C / Land Bank

Grantee Activity Number: SF-Landbank
Activity Title: Landbank

Activity Type:
Land Banking - Acquisition (NSP Only)

Project Number:
SF-LandBank Eligible Use C

Projected Start Date:
11/30/2012

Project Draw Block by HUD:
Blocked by HQ ADMINISTRATOR

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:

Activity Status:
Under Way

Project Title:
Land Bank

Projected End Date:
11/30/2025

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 122,717.72

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 122,717.72



Area Benefit (Census)

Proposed Accomplishments

	Total
# of Singlefamily Units	5
# of Housing Units	5
# of Properties	5

LMI%:	
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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	\$ 122,717.72

Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

Activities will be performed within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

September 2020

Funds are still being spent in this Activity and the budget was increased to covered expected activity through projected close date.

This activity will acquire homes that have been abandoned or foreclosed upon and maintain them, until such time as a viable project has been identified and financing has been obtained.

Environmental Assessment: COMPLETED

Environmental None



Action Plan Comments:

- Reviere, AP reviewed and approved. Adjustments to budget goals and identification of responsible organizations.
- Reviere, Action Plan reviewed and approved. City adjusted budgets between MultiFamily Cochise and PineCrest - LH25; and Single Family HIP-REH, MIR-ACQ, MIR-DMNR and MIR-NFWAZ activities to allow expenditure draws and meet 50% requirements.
- Reviere, Action Plan approved; City adjusted MF activity budgets.
- Reviere, Action Plan approved. No changes.
- Reviere, AP approved; the City clarified NSP2 structure of contractors, developer partners and Consortium Members.
- Reviere, AP approved. City redistributed budgets and adjusted activities per amendment.
- Reviere, Approved Action Plan modification to reallocate budgets and PI. Please update projected PI and distribute to activity budgets. Activity budget total equals grant award plus projected PI.
- Reviere, City adjusted activity budget goals.
- Reviere, Activity budgets increased and decreased per NSP2 AP spreadsheet.
- Reviere, Activity budgets were adjusted per AP Spreadsheet.
- Reviere, AP approved. Activity budgets were adjusted per AP Spreadsheet.
- Reviere, AP approved. Activity budgets were adjusted per telephone voice message.
- Reviere, AP reviewed and approved. MIR 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 approved; City added sub-activity- operating deficit reserve for Santa Fe Springs.
- Reviere, Action Plan has been reviewed and approved. Several activity budgets were adjusted to make program income disbursements.
- Reviewer - 1/13/14 Marilee Hansen: Plan has extensive omissions; in particular no goals set for many activities; issues with mismatched budgets (proposed to total); activity location descriptions is vague and really does not tell the reader where the target areas are. Activity descriptions need improvement. Plan approved to allow for submission of QPR.



Reviewer - 4/3/14 Marilee Hansen: Same comments as last time. Budgets for the most part were revised. Discussed Grantee.

Reviewer - AP is approved with comments for clarification and clean up. Grantee notified.

Reviewer - There appears to be an issue with DRGR data being converted to PDF format. Proposed budgets are not converting into the PDF for some of the activities.

All LMMI activities appear to only serve households with incomes between 81 to 120% AMI. No moderate income households are proposed to be served. This comment has been made previously.

Knox, Plan review and approved-sk

Action Plan History

Version	Date
B-09-CN-AZ-0050 AP#1	05/04/2010
B-09-CN-AZ-0050 AP#2	10/06/2011
B-09-CN-AZ-0050 AP#3	12/30/2011
B-09-CN-AZ-0050 AP#4	02/01/2012
B-09-CN-AZ-0050 AP#5	04/09/2012
B-09-CN-AZ-0050 AP#6	05/18/2012
B-09-CN-AZ-0050 AP#7	06/26/2012
B-09-CN-AZ-0050 AP#8	08/22/2012
B-09-CN-AZ-0050 AP#9	11/28/2012
B-09-CN-AZ-0050 AP#10	12/18/2012
B-09-CN-AZ-0050 AP#11	01/22/2013
B-09-CN-AZ-0050 AP#12	01/28/2013
B-09-CN-AZ-0050 AP#13	02/01/2013
B-09-CN-AZ-0050 AP#14	02/05/2013
B-09-CN-AZ-0050 AP#15	04/25/2013
B-09-CN-AZ-0050 AP#16	05/23/2013
B-09-CN-AZ-0050 AP#17	07/01/2013
B-09-CN-AZ-0050 AP#18	08/22/2013
B-09-CN-AZ-0050 AP#19	09/26/2013
B-09-CN-AZ-0050 AP#20	01/13/2014
B-09-CN-AZ-0050 AP#21	04/03/2014
B-09-CN-AZ-0050 AP#22	06/30/2014
B-09-CN-AZ-0050 AP#23	12/30/2014



B-09-CN-AZ-0050 AP#24	03/05/2015
B-09-CN-AZ-0050 AP#25	03/24/2015
B-09-CN-AZ-0050 AP#26	07/09/2015
B-09-CN-AZ-0050 AP#27	10/08/2015
B-09-CN-AZ-0050 AP#28	12/23/2015
B-09-CN-AZ-0050 AP#29	10/05/2016
B-09-CN-AZ-0050 AP#30	01/10/2018
B-09-CN-AZ-0050 AP#31	06/28/2018
B-09-CN-AZ-0050 AP#32	10/08/2020

