

Action Plan

Grantee: Peoria, AZ

Grant: B-11-MN-04-0508

LOCCS Authorized Amount:	\$ 1,198,780.00
Grant Award Amount:	\$ 1,198,780.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 596,371.85
Total Budget:	\$ 1,795,151.85

Funding Sources

Funding Source	Funding Type
Neighborhood Stabilization Program 3	City Funds

Narratives

Summary of Distribution and Uses of NSP Funds:

The City of Peoria's original NSP3 target area was comprised of the area bounded by Peoria Avenue on the North, Olive Avenue on the South, 67th Avenue on the East and 75th Avenue on the West. This census tract (719.04) is the only area in the City of Peoria to contain the highest HUD foreclosure need score of 20. The City's NSP3 target area was selected using two primary factors: (1) the incidence of current and projected foreclosure activity/property abandonment/vacancy derived from the NSP3 need scores in the regions; and (2) the market feasibility of single family acquisition, rehabilitation and resale with financial support for households earning under fifty percent (50%) and one hundred twenty percent (120%) of the AMI.

On December 4, 2012 the City of Peoria submitted Substantial Amendment #1 to the U.S. Department of Housing and Urban Development requesting to expand the project's original Target Area. The expanded Target Area includes the areas within the Peoria city limits generally bounded by Cactus Road on the North, Northern Avenue on the South, 67th Avenue on the East and 111th Avenue on the West. The expanded Target Area has an average combined index score of 18.18 which exceeds Arizona's minimum threshold score of 17.

The City of Peoria's NSP3 Program shall consist of acquisition, rehabilitation and resell of at least 9 foreclosed and/or abandoned properties within the designated Targeted Area to households earning less than one hundred twenty percent (120%) of AMI. The City will utilize the services of Habitat for Humanity Central Arizona and Chicanos Por La Causa, Inc. (CPLC) as developers to execute the project activities. Financial support will be provided to low-income purchasers as mortgage assistance via a soft-second security investment.

How Fund Use Addresses Market Conditions:

With the NSP3 funds granted, the City anticipates increasing affordable homeownership to a minimum of 9 households while eliminating blighting conditions and increasing neighborhood stability within the designated target area.

Ensuring Continued Affordability:

A minimum of twenty-five percent (25%) of NSP3 funds granted to the City will be used to assist households earning less than fifty percent (50%) of the Area Median Income (AMI). These units must remain affordable to households whose incomes do not exceed fifty percent (50%) of the AMI during the affordability period. The City will monitor projects to ensure income guidelines, long term affordability and all other program compliance terms are being met. Recaptured funds, if any, will be reinvested in the program.



Definition of Blighted Structure:

Consistent with and in furtherance of Arizona Revised Statutes 36-1471, a blighted structure will be defined as real property which has been determined to have detrimental effects on the public health, safety, and/or general welfare. A blighted structure or dilapidated building is any real property structure that is in such disrepair or is damaged to the extent that its strength or stability is substantially less than a new building or it is likely to burn or collapse and its condition endangers the life, health, safety, or property of the public. Dilapidated buildings shall include, but not be limited to, those buildings that meet any or all of the following criteria:

- A. The building or structure’s interior walls or other vertical structural members, list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle third of its base.
- B. The building or structure, exclusive of the foundation, has thirty-three percent (33%) or more damage or deterioration to the supporting member or member’s structural assembly, or fifty percent (50%) damage or deterioration to the non-supporting enclosing or outside walls or covering.
- C. The building or structure is infested by rodents, insects or other noxious pests, rendering it uninhabitable.
- D. The building or structure exhibits conditions that present actual hazards or dangers.
- E. The building or structure has been vacant and unsecured for more than forty-eight (48) hours, on more than one (1) occasion, during a previous twelve (12) month period.
- F. The building or structure or their contents represents an imminent health or fire hazard.

Definition of Affordable Rents:

The City of Peoria will comply with HOME rent limits as described in 24CFR 92.252. (a), (c), (e) and (f) in accordance with the Neighborhood Stabilization Program requirements as outlined below:

- A. The fair market rent for existing housing for comparable units in the area as established by HUD under CFR 888.111; or
- B. A rent that does not exceed 30 percent (30%) of the adjusted income of a family whose annual income equals 65 percent (65%) of the median income for the area as determined by HUD, with adjustments for the number of bedrooms in the unit.

Housing Rehabilitation/New Construction Standards:

Foreclosed and abandoned homes or residential properties will be rehabilitated to the extent necessary to comply with applicable laws, codes, federal Housing Quality Standards and other requirements relating to housing safety, quality, and habitability, in order to sell, rent, or redevelop such homes and properties. The City of Peoria and its developers will use the Minimum Basic Housing Rehabilitation Standards adopted by the Maricopa County HOME Consortium as the minimum standard for any rehabilitation activities. In addition, the City of Peoria and developer/s will include improvements whenever feasible to increase the energy efficiency of properties and to provide renewable energy source(s). The City of Peoria will establish and follow green building guidelines that can be strategically incorporated as cost effective, energy efficient improvements that ensure long term affordability, increased homeowner sustainability and improve the attractiveness of housing and neighborhoods.

Vicinity Hiring:

The City of Peoria and its developers will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of the City's NSP3 target area or contract with small businesses that are owned and operated by persons residing in the vicinity of the City's NSP3 target area.

Procedures for Preferences for Affordable Rental Dev.:

No NSP3 rental activities are anticipated by the City of Peoria at this time.

Grantee Contact Information:

Debbie Stone-Muller
Housing and Development Grants Coordinator
City of Peoria
Planning and Community Development Department
9875 N. 85th Avenue
Peoria, AZ 85374
Phone: (623) 773-7250
Fax: (623) 773-7233
Email: debbie.stone-muller@peoriaaz.gov

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
00001	Acquisition, Rehabilitation and	01-NSP-HFH 25%	NSP-Habitat-25 Set-aside
		02-NSP-CPLC-25%	NSP-CPLC 25% Set-aside
		02-NSP-CPLC-LMMI	NSP-CPLC-LMMI
00002	Administration	01-COP-Admin	Administration



9999

Restricted Balance

No activities in this project



Activities

Project # / Title: 00001 / Acquisition, Rehabilitation and Resale

Grantee Activity Number: 01-NSP-HFH 25%
Activity Title: NSP-Habitat-25 Set-aside

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 00001

Projected Start Date:
 07/18/2011

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

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

Activity Status:
 Completed

Project Title:
 Acquisition, Rehabilitation and Resale

Projected End Date:
 06/30/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 645,577.50

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 645,577.50

Benefit Report Type:
 Direct (Households)

Program Income Account:
 PI - Habitat HA (Recapture)

Proposed Beneficiaries

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

Proposed Accomplishments

	Total
# of Singlefamily Units	6
# of Housing Units	6
#Low flow showerheads	
#Low flow toilets	
#Dishwashers replaced	
#Refrigerators replaced	
#Light fixtures (outdoors) replaced	
#Light Fixtures (indoors) replaced	
#Replaced hot water heaters	
#Replaced thermostats	
#Efficient AC added/replaced	



#Additional Attic/Roof Insulation

#Energy Star Replacement Windows

of Properties

6

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Habitat for Humanity Central Arizona

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Habitat for Humanity Central Arizona

Organization Type

Non-Profit

Proposed Budget

\$ 645,577.50

Location Description:

Property acquisition will be located in the designated Target Area which includes the areas within the Peoria city limits generally bounded by Cactus Road on the North, Northern Avenue on the South, 67th Avenue on the East and 111th Avenue on the West.

Activity Description:

Acquisition, rehabilitation and resell of at least four (4) foreclosed/abandoned homes for income eligible buyers earning less than 50% of AMI.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 02-NSP-CPLC-25%
Activity Title: NSP-CPLC 25% Set-aside

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

00001

Projected Start Date:

07/20/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Completed

Project Title:

Acquisition, Rehabilitation and Resale

Projected End Date:

03/09/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 75,408.58

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 75,408.58

Benefit Report Type:

Direct (Households)

Program Income Account:

CPLC Program Income

Proposed Beneficiaries

Owner Households

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

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Low flow showerheads

#Low flow toilets

#Light fixtures (outdoors) replaced

#Light Fixtures (indoors) replaced

of Properties

Total

1

1



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Chicanos Por La Causa, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Chicanos Por La Causa, Inc.	Non-Profit	\$ 75,408.58

Location Description:

Property acquisition will be located in the designated Target Area including the areas within the Peoria city limits generally bounded by Cactus Road on the North, Northern Avenue on the South, 67th Avenue on the East and 111th Avenue on the West.

Activity Description:

Acquisition, rehabilitation and resell of at least one (1) foreclosed/abandoned home for an income eligible buyer earning less than 50% of AMI.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 02-NSP-CPLC-LMMI
Activity Title: NSP-CPLC-LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

00001

Projected Start Date:

07/20/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Completed

Project Title:

Acquisition, Rehabilitation and Resale

Projected End Date:

10/31/2016

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 910,927.11

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 910,927.11

Benefit Report Type:

Direct (Households)

Program Income Account:

CPLC Program Income

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	7			0.00
# of Households	7			0.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Low flow showerheads

#Low flow toilets

#Refrigerators replaced

#Light fixtures (outdoors) replaced

#Light Fixtures (indoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

of Properties

Total

7

7

7



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Chicanos Por La Causa, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Chicanos Por La Causa, Inc.	Non-Profit	\$ 910,927.11

Location Description:

Property acquisition will be located in the designated Target Area which includes the areas within the Peoria city limits generally bounded by Cactus Road on the North, Northern Avenue on the South, 67th Avenue on the East and 111th Avenue on the West.

Activity Description:

Acquisition, rehabilitation and resell of at least three (3) foreclosed/abandoned homes for LMMI income eligible buyers earning less than 120% of AMI.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 0002 / Administration

Grantee Activity Number: 01-COP-Admin
Activity Title: Administration

Activity Type:

Administration

Project Number:

0002

Projected Start Date:

03/09/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/09/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:



Not Blocked

National Objective:

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

Total Budget: \$ 163,238.66

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 163,238.66

Benefit Report Type:

NA

Program Income Account:

CPLC Program Income

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

City of Peoria

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Peoria

Organization Type

Local Government

Proposed Budget

\$ 163,238.66

Location Description:

City of Peoria
Planning and Community Development Department
8401 W. Monroe
Peoria, AZ 85345

Activity Description:

Planning and administration activities associated with the implementation of the City's NSP3 program.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Supporting Documents



Action Plan Comments:

Reviewer - City modified AP to document/expand Target Areas as amended with the City's NSP3 Substantial Amendment.

Reviewer - AP approved. City adjusted activity budgets to accommodate estimated Program Income.

Reviewer - 10/26/14 Marilee Hansen: AP reviewed and approved with comments (sent to grantee).

Action Plan History

Version	Date
B-11-MN-04-0508 AP#1	07/06/2011
B-11-MN-04-0508 AP#2	12/17/2012
B-11-MN-04-0508 AP#3	08/30/2013
B-11-MN-04-0508 AP#4	04/16/2014
B-11-MN-04-0508 AP#5	10/27/2014
B-11-MN-04-0508 AP#6	01/29/2015
B-11-MN-04-0508 AP#7	12/29/2016
B-11-MN-04-0508 AP#8	07/25/2017
B-11-MN-04-0508 AP#9	11/16/2018