

Action Plan

Grantee: Phoenix, AZ

Grant: B-11-MN-04-0505

LOCCS Authorized Amount:	\$ 16,053,525.00
Grant Award Amount:	\$ 16,053,525.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 5,910,279.02
Total Budget:	\$ 21,963,804.02

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

September 2020 In response to FLAGS in DRGR many activities were updated. Additionally, program income receipted since the last action plan was added to available funds and budgeted. New PROJECTED CLOSE DATES were reported in SF-MIR-SPV.

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

*****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; SF-MIR-FSL-LMMI; and SF-MIR-MAN-LMMI. Remaining funds were swept and new PROJECTED CLOSE DATES were reported in: SF-MIRLoanServ and SF-MIR-PHX. Additional funds were budgeted and new PROJECTED CLOSE DATES were reported in: SF-MIR-HoCo and SF-RED-SPV.

September 2016 Budgets were adjusted to cover draws in SF-MIR-FSL-LMMI and SF-MIR-MAN-LMMI. Additional program income was allocated to SF-RED-SPV.

October 2015 This action plan served to mark several activities as completed; cancel a planned activity and consolidate the funds into another activity; add additional funds to a few ongoing activities; and reallocated unspent funds into a planned redevelopment activity. The following activities were completed: MF-Ocotillo-LH25 MF-ParkLee-LMMI SF-ACQ for DEMO SF-ACQ-PHX SF-MIR-ACQ SF-MIR-MAN-LH25 The budgets of the following activities were reduced: ADM The following activities were cancelled: SF-RED-INFILL8 Funds were added to following activities and then closed again: SF-DEMO SF-DEMO-PHX Reallocated unspent funds into a planned redevelopment activity: SF-RED-SPV

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.

January 15, 2015: The city of Phoenix has prepared this Substantial Amendment/Action Plan to our NSP3 Substantial Amendment to make adjustments to our NSP3 program based on program progress. The City will also amend the HUD 2014-2015 Action Plan to reflect the proposed changes. Through this Substantial Amendment we are proposing the following changes: , increase budgets where projections indicate expenses will exceed the current budget and decrease budgets in activities that have been completed and had surplus funds , create single family housing activities that serve households at 50 percentAMI or below , plan and budget for future infill activities in NSP target areas , expand the boundaries for the Multi



Family Target Area , The city of Phoenix has prepared this Substantial Amendment to make adjustments to our NSP3 program based on program progress. This Substantial Amendment will adjust the allocation of dollars between eligible uses based on program progress and program income received to date. Funds have been increased in the following projects: Move-In Ready Program, Landbank and Program Administration. This amendment will allocate funds to be 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 NSP3 grant. 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. The target areas that the city of Phoenix proposed were selected based on greatest need, with a composite needs score of approximately 19.1. Most target areas identified have a needs score of 20. In addition to greatest need, the City also considered target areas that would continue the momentum generated by NSP1 and NSP2 efforts. The city of Phoenix believed, based on market research and sound principle

How Fund Use Addresses Market Conditions:

September 2020 No changes. *****
 September 2016 No changes. ***** October
 2015 No changes. ***** March 18, 2015 No changes
 ***** January 15, 2015: No changes.

numbers added as requested:	Neighborhood ID	Neighborhood Name	Neighborhood NSP3 Score	June 2014 Neighborhood IDs
Family Target Area	19.05 3463409	North Target Area	18.01 7046875	Multi North Micro-
Target Area	20 6890319	85040 (South Target Area)	19.82 9256225	South Micro-Target
Area	20 9057098	West Target Area	19.95 9219146	West Micro-Target
Area	20 2987701	GarfieldNIA	20 5137451	Isaac
NIA	&am;am;nbp; &nbps;	20 2734741	SouthPhoenixVillagel;	&

Ensuring Continued Affordability:

September 2020
 No changes.

December 2017
 No changes.

September 2016
 No changes.

 October 2015
 No changes.

 March 18, 2015

No changes

 January 15, 2015: No changes.

September 2013: No changes.

July 2013:
 No changes.

The City of Phoenix Neighborhood Stabilization Program will ensure continued affordability for NSP-assisted housing by adopting the HOME program standards at 24 CFR 92.252(a), (c), (e), and (f) {for rental units} and 92.254 {for homeownership units}. The affordability period for NSP-assisted acquisition or acquisition/rehab of rental and homeownership units will, at a minimum, meet the HOME standard: Per-unit NSP Assistance and Minimum Affordability Period up to \$15,000 5 years \$15,000 - \$40,000 10 years above \$40,000 15 years Rent and occupancy agreements for rental properties will be enforced through deeds of trust, covenants running with the property, deed restrictions or other mechanisms approved by HUD. Homeownership units will be subject to the recapture option for NSP assistance, secured by deeds of trust on the assisted units. NSP homebuyer assistance programs may provide for recapture of NSP assistance

beyond the minimum HOME affordability period.

Definition of Blighted Structure:

September 2020
No changes.

December 2017
No changes.

September 2016
No changes.

October 2015
No changes.

March 18, 2015

No changes

January 15, 2015: No changes.

September 2013: No changes.

July 2013:
No changes.

As defined by the September 29, 2008 regulations on the Neighborhood Stabilization Program, a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. This is consistent with state and local laws regarding slum and blight. The City of Phoenix Neighborhood Preservation Ordinance, City Code, Part II, Chapter 39, Article III, Section 39.3 defines blight as follows: Unsightly conditions including accumulation of debris; fences characterized by holes, breaks, rot, crumbling, cracking, peeling or rusting; landscaping that is dead, characterized by uncontrolled growth or lack of maintenance, or is damaged; any other similar materials as flexible or inflexible screening, fencing, or wall covering upon a residential lot; regardless of the condition of other properties in the neighborhood. The Neighborhood Preservation Ordinance (City Code, Part II, Chapter 39, Article IV, Section 39.25) also allows for demolition in extreme cases of vacant, blighted properties based on the following eligibility criteria:
Vacant for over a year, or
Significant Code Violations resulting in substandard conditions, or
Detrimental to the health and safety of the neighborhood as determined by applicable City Codes and approved by the Administrator (of the Preservation Division) or designee.

The City of Phoenix Neighborhood Stabilization Program will use the above City Code definition as well as these criteria in determining when a structure is blighted and will follow the allowed abatement action.

Definition of Affordable Rents:

September 2020
No changes.

December 2017
No changes.

September 2016
No changes.

October 2015
No changes.



March 18, 2015

No changes

January 15, 2015: No changes.

September 2013: No changes.

July 2013:
No changes.

The City of Phoenix NSP3 will comply with the HOME Investment Partnership Program Final Rule at 24 CFR 92.252 for the purpose of establishing the rents for 50% and 60% of area median income households. HUD provides the HOME rent limits which include average occupancy per unit and adjusted income assumptions. The City of Phoenix has established HOME rents for the Phoenix jurisdiction which are lower than the HUD limits. The City of Phoenix Neighborhood Stabilization Program will include both rent schedules and has the administrative authority to make a decision as to which rent schedule it will utilize on a project-by-project basis.

Housing Rehabilitation/New Construction Standards:

September 2020
No changes.

December 2017
No changes.

September 2016
No changes.

October 2015
No changes.

March 18, 2015

No changes

January 15, 2015: No changes.

September 2013: No changes.

July 2013:
No changes.

The City of Phoenix rehabilitation and new construction standards for NSP assisted projects include the following requirements:
All gut rehabilitation or new construction (i.e., general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential buildings up to three stories will be designed to meet the standard for Energy Star Qualified New Homes.
All gut rehabilitation or new construction of mid -or high-rise multifamily housing will be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (the Energy Star standard for multifamily buildings piloted by the EPA and the Department of Energy).
Other rehabilitation will meet these standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air



conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products. WaterSense label, will be installed. Where relevant, the housing should be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, fires).

The City of Phoenix will include energy efficient and environmentally-friendly green elements. The "greening" standards are implemented whenever cost effective by doing an energy audit to reduce energy costs to the client in a cost effective manner. We have also implemented Green Demo Standards for potential bidders in accordance with Leadership in Energy and Environmental Design (LEED) recycling and waste management policies for all waste materials removed from the subject properties as a result of construction and demolition activities. In addition, the NSP3 Move – In Ready projects will incorporate solar equipment where feasible to assist in lowering the cost of energy for the program and a potential homebuyer.

Vicinity Hiring:

September 2020
No changes.

December 2017
No changes.

September 2016
No changes.

October 2015
No changes.

March 18, 2015

No changes

January 15, 2015: No changes.

September 2013: No changes.

July 2013:
No changes.

The City will require by contract that all contractors outreach to persons and businesses in the vicinity of the project as defined by HUD and to the maximum extent possible hire persons and utilize small businesses owned and operated by persons in the vicinity of the project. Information on existing local ordinances, if any, that address these requirements shall be provided.

Procedures for Preferences for Affordable Rental Dev.:

September 2020
No changes.

December 2017
No changes.

September 2016
No changes.

October 2015
No changes.

March 18, 2015



No changes

January 15, 2015: No changes.

September 2013: No changes.

July 2013:
No changes.

The City of Phoenix is committed to the development of affordable rental housing using NSP3 funds. At least 45% of the allocation will be used to acquire and rehabilitate foreclosed rental property.

Grantee Contact Information:

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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
MF LH25 Eligible Use B	MultiFamily Acquisition/Rehab	MF-Cochise-LH25 MF-Ocotillo-LH25	Multi Family Rehab
MF LMMI Eligible Use B	Multi Family LMMI	MF-Ocotillo-LMMI MF-ParkLee-LMMI	Multi Family Acquisition Multi Family Rehab
SF ACQ for DEMO Eligible	Acquisition for Demolition	SF-ACQ for DEMO SF-ACQ-PHX	Acquisition/Demolition
SF DEMO Eligible Use D	Demolition	SF-DEMO SF-DEMO-PHX	Acquisition/Demolition
SF HAP Eligible Use A	Homeownership Assistance	SF-HAP	Homeownership Assistance
SF LandBank ELIGIBLE USE	LandBank	SF-LandBank	LandBank
SF MIR Eligible Use B	Move-In Ready Program	SF-MIR-ACQ SF-MIR-FSL-LH25 SF-MIR-FSL-LMMI SF-MIR-HoCo SF-MIR-LoanServ SF-MIR-MAN-LH25 SF-MIR-MAN-LMMI SF-MIR-PHX SF-MIR-REHAB	Move-In Ready Move In Ready Program
SF Redevelopment	Redevelopment	SF-RED-SPV	Redevelopment



Activities

Project # / ADM / Administration and Planning

Grantee Activity Number: ADM
Activity Title: Administration

Activity Type:

Administration

Project Number:

ADM

Projected Start Date:

04/14/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administration and Planning

Projected End Date:

06/30/2023

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 758,278.82

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 758,278.82

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

\$ 758,278.82



Location Description:

Not applicable.

Activity Description:

September 2020

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

December 2017

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

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

Proposed budget is higher than total budget pending receipt of anticipated program income. Funds were reallocated to meet draws prior to expenditure deadline. Proposed budget is higher than total budget pending receipt of anticipated program income.

Environmental Assessment: EXEMPT

Environmental None

Project # / MF LH25 Eligible Use B / MultiFamily Acquisition/Rehab LH25

Grantee Activity Number: MF-Cochise-LH25
Activity Title: Multi Family Rehab

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
MF LH25 Eligible Use B

Projected Start Date:
03/09/2011

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: MultiFamily Acquisition/Rehab LH25
Projected End Date: 07/09/2014
Project Draw Block Date by HUD:
Activity Draw Block Date by HUD:
Total Budget: \$ 1,865,816.57
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 1,865,816.57

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
# ELI Households (0-30% AMI)	
# of Properties	1

Activity is being carried out by

No

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

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	\$ 1,865,816.57

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 rehabilitation 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.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: MF-Ocotillo-LH25
Activity Title: Multi Family Rehab

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 MF LH25 Eligible Use B

Projected Start Date:
 03/19/2011

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.

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 MultiFamily Acquisition/Rehab LH25

Projected End Date:
 07/09/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 4,724,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 4,724,000.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	118	118		100.00
# of Households	118	118		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	118
# of Housing Units	118
# of Properties	1

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Palmcroft Properties LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Palmcroft Properties LLC	For Profit	\$ 4,724,000.00



Location Description:

Ocotillo Apartments is a multifamily apartment community located at 1780 West Missouri Avenue in Phoenix, AZ. The property is located one block from a light rail station, bus routes and a major shopping center. Tract number from the NSP3 Mapping Tool is 04013107400.

Activity Description:

Ocotillo Apartments is a 173 unit mixed income apartment community, acquired by Palmcroft Properties, Inc., a private for profit developer, in June 2012. The property was purchased by Palmcroft Properties after foreclosure. There are 62 studio units, 85 one bedroom units, and 26 two bedroom units in the complex. When acquired the property suffered from extensive deferred maintenance, blight and low occupancy. The property will provide affordable housing along the City light rail route as well as a shopping and job center near the Spectrum Mall. This activity is for the acquisition and rehabilitation of the Ocotillo Apartments with LH25 beneficiaries.

At minimum, 118 units or 68 percent are set aside for households with income levels at or below 50 percent of the Area Median Income. The Period of Affordability for this property is 30 years with rents not to exceed the HOME rents established by the City of Phoenix Housing Department. The 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.

Major rehabilitation focuses on an updated facade and added energy efficiency and ADA accessibility features. Activities include repair of wood framing; new energy efficient windows and exterior doors to all units; replacement of cabinets and countertops in all units; repair of clubhouse and laundry rooms; new low flow plumbing fixtures as needed; installation of 15 seer HVAC systems in all units; upgrading of electrical panels to current codes; painting of interior and exterior facades of buildings; resurfacing asphalt surfaces; accessibility for disabled persons on ground-floor units; and green strategies such as adding current plants with drought-resistant vegetation, Energy Star appliances, CFL lighting in all units and common areas, motion sensors in parking lot, common corridors and other common areas, and increasing insulation where needed.

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

Environmental Assessment: COMPLETED

Environmental None

Project # / MF LMMI Eligible Use B / Multi Family LMMI

Grantee Activity Number: MF-Ocotillo-LMMI
Activity Title: Multi Family Acquisition

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 MF LMMI Eligible Use B

Projected Start Date:
 03/09/2011

Activity Status:
 Completed

Project Title:
 Multi Family LMMI

Projected End Date:
 07/09/2014



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

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

Benefit Report Type:

Direct (Households)

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Palmcroft Properties LLC	Rehabilitation/reconstruction of residential structures	MF LH25 Eligible Use B	MF-Ocotillo-LH25	Multi Family Rehab	General Account

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	55		55	100.00
# of Households	55		55	100.00

Proposed Accomplishments

	Total
# of Multifamily Units	55
# of Housing Units	55
# of Properties	1

Activity is being carried out by

No

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

Palmcroft Properties LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Palmcroft Properties LLC	For Profit	\$ 1,511,707.71

Location Description:

Ocotillo Apartments is a multifamily apartment community located at 1780 West Missouri Avenue in Phoenix, AZ. The property is located one block from a light rail station, bus routes and a major shopping center. Tract number from the NSP3 Mapping Tool is 04013107400.



Activity Description:

Ocotillo Apartments is a 173 unit mixed income apartment community, acquired by Palmcroft Properties, Inc., a private for profit developer, in June 2012. The property was purchased by Palmcroft Properties after foreclosure. There are 62 studio units, 85 one bedroom units, and 26 two bedroom units in the complex. When acquired the property suffered from extensive deferred maintenance, blight and low occupancy. The property will provide affordable housing along the City light rail route as well as a shopping and job center near the Spectrum Mall. This activity is for the acquisition and rehabilitation of the Ocotillo Apartments with LMMI beneficiaries.

Major rehabilitation focuses on an updated facade and added energy efficiency and ADA accessibility features. Activities include repair of wood framing; new energy efficient windows and exterior doors to all units; replacement of cabinets and countertops in all units; repair of clubhouse and laundry rooms; new low flow plumbing fixtures as needed; installation of 15 seer HVAC systems in all units; upgrading of electrical panels to current codes; painting of interior and exterior facades of buildings; resurfacing asphalt surfaces; accessibility for disabled persons on ground-floor units; and green strategies such as adding current plants with drought-resistant vegetation, Energy Star appliances, CFL lighting in all units and common areas, motion sensors in parking lot, common corridors and other common areas, and increasing insulation where needed.

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

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 LMMI Eligible Use B

Projected Start Date:
 03/09/2011

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Multi Family LMMI

Projected End Date:
 07/09/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,500,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,500,000.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	51			0.00
# of Households	51			0.00

Proposed Accomplishments

	Total
# of Multifamily Units	51
# of Housing Units	51
# 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	\$ 1,500,000.00



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.

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 LMMI 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.

Environmental Assessment: COMPLETED

Environmental None



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

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

Activity Type:
 Clearance and Demolition

Project Number:
 SF ACQ for DEMO Eligible Use D

Projected Start Date:
 03/09/2011

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 for Demolition

Projected End Date:
 03/09/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 112,175.55
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 112,175.55

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

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# of Persons				0.0

LMI%:



Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Phoenix-NSD

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Phoenix-NSD	Local Government	\$ 112,175.55

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 within City approved, strategic revitalization areas, designated as the NSP3 Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

The City or designee 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 NSP3 Neighborhood Investment Areas. These are the areas of greatest need in the city, where NSP activities will help to address the blighting conditions of vacant properties, to reverse the overall decline of these areas, injecting confidence and reducing destabilizing influences such as crime activity, within these neighborhoods.

This activity will reflect charges to the project that are address specific charges related to acquisition. Performance measures will be reported in SF-DEMO where demolition expenses are reported.

Environmental Assessment: COMPLETED

Environmental None



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

Activity Type:
 Clearance and Demolition

Project Number:
 SF ACQ for DEMO Eligible Use D

Projected Start Date:
 03/09/2011

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

Benefit Report Type:
 Area Benefit (Census)

Activity Status:
 Completed

Project Title:
 Acquisition for Demolition

Projected End Date:
 03/09/2016

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

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

Proposed Accomplishments	Total
# 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	\$ 0.00

Location Description:

The City or designee 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 NSP3 Neighborhood Investment

Areas. These are the areas of greatest need in the city, where NSP activities will help to address the blighting conditions of vacant properties, to reverse the overall decline of these areas, injecting confidence and reducing destabilizing influences such as crime activity, within these neighborhoods.
 This activity will reflect charges to the project that are address specific charges related to acquisition.

Activity Description:

The City or designee 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 NSP3 Neighborhood Investment Areas. These are the areas of greatest need in the city, where NSP activities will help to address the blighting conditions of vacant properties, to reverse the overall decline of these areas, injecting confidence and reducing destabilizing influences such as crime activity, within these neighborhoods.
 This activity will reflect charges to the project that are not address specific charges, such as general law expenses or salaries of program staff.
 Funds were reallocated to meet draws prior to expenditure deadline. Proposed and actual budgets will be increased as program incme becomes available.

Environmental Assessment: COMPLETED

Environmental None

Project # / SF DEMO Eligible Use D / Demolition

Grantee Activity Number: SF-DEMO
Activity Title: Acquisition/Demolition

Activity Type:
 Clearance and Demolition

Project Number:
 SF DEMO Eligible Use D

Projected Start Date:
 04/15/2011

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:

Activity Status:
 Completed

Project Title:
 Demolition

Projected End Date:
 04/15/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 118,956.18

Most Impacted and Distressed Budget: \$ 0.00



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

Other Funds: \$ 0.00
Total Funds: \$ 118,956.18

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

LMI%:	86.62
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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

\$ 118,956.18

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 within City approved, strategic revitalization areas, designated as the NSP3 Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

The City or designee 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 NSP3 Neighborhood Investment Areas. These are the areas of greatest need in the city, where NSP activities will help to address the blighting conditions of vacant properties, to reverse the overall decline of these areas, injecting confidence and reducing destabilizing influences such as crime activity, within these neighborhoods.

This activity will reflect charges to the project that are address specific related to demolition.

Environmental Assessment: COMPLETED



Environmental

None



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

Activity Type:
 Clearance and Demolition

Activity Status:
 Completed

Project Number:
 SF DEMO Eligible Use D

Project Title:
 Demolition

Projected Start Date:
 03/09/2011

Projected End Date:
 03/09/2015

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: \$ 5,055.94

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 5,055.94

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

Benefit Report Type:
 Area Benefit (Census)

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

LMI%:	
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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	\$ 5,055.94

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 within City approved, strategic revitalization areas, designated as the NSP3 Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

The City or designee 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 NSP3 Neighborhood Investment Areas. These are the areas of greatest need in the city, where NSP activities will help to address the blighting conditions of vacant properties, to reverse the overall decline of these areas, injecting confidence and reducing destabilizing influences such as crime activity, within these neighborhoods.

This activity will reflect charges to the project that are not address specific charges, such as general law expenses or salaries of program staff. Performance measures will be reported in SF-DEMO where demolition expenses are reported.

Environmental Assessment: COMPLETED

Environmental None

Project # / SF HAP Eligible Use A / Homeownership Assistance

Grantee Activity Number: SF-HAP
Activity Title: Homeownership Assistance

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

Project Number:
SF HAP Eligible Use A

Projected Start Date:
04/15/2011

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:
Homeownership Assistance

Projected End Date:
04/15/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 15,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 15,000.00

Benefit Report Type:



Direct (Households)

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

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	\$ 15,000.00

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 NSP3 Target Areas within the zip codes 85021, 85029, 85033, 85037, and 85040; the NSP3 Single Family Micro Target Areas within the census tracts 820.08, 1044, 1096.01, 1096.03, and 1160; and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

The City will provide homeownership assistance in the form of subordinate mortgages to assist homebuyer purchase and occupy foreclosed or abandoned single family homes that primarily require no rehabilitation to meet lender requirements and or City housing standards, and that fall within the NSP3 target areas. This activity will complement the NSP2 redevelopment subdivision strategy. LMMI homebuyers who purchase and occupy the property as their primary residence may be eligible for homebuyer assistance, in the form of a soft second loan. This soft second loan will be 15 year, no interest, deferred loan, with a third of the loan forgiven at the end of the fifth year, and one tenth of the remaining balance forgiven each year thereafter.

Should the homebuyer sell their home, refinance or cash out, or are found to be no longer occupying the home as their primary residence prior to the 15 year period, the balance of the loan shall be recaptured by the City at that time. The target population would be FHA creditworthy borrowers with incomes at or below 120 percent AMI. Given current area home prices, it is expected that some buyers below 80 percent of median income could also be served.

Buyers will be required to complete at least eight hours of homebuyer education and two hours of pre purchase counseling from a HUD approved counseling agency, and obtain a long term, fixed rate, fully amortizing mortgage in keeping with the requirements of the HUD NSP Notice. The City may combine this assistance with mortgage revenue bond supported first mortgages.

This activity will reflect actual homeownership assistance charges to the project.

Environmental Assessment: COMPLETED



Environmental

None

Project # / SF LandBank ELIGIBLE USE C / LandBank

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:
03/19/2010

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:
Under Way

Project Title:
LandBank

Projected End Date:
06/30/2023

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 51,680.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 51,680.00

Proposed Accomplishments

of Properties

Total

4

LMI%:	86.62
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Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Phoenix-HD

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Phoenix-HD	Local Government	\$ 51,680.00

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 within City approved, strategic revitalization areas, designated as the NSP3 Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

September 2020

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

The City or designee will purchase foreclosed or abandoned properties for the purpose of demolition and land banking to primarily address the most critical properties within the specific, defined LMMI areas in NSP3 Neighborhood Investment Areas. The primary end use will be to reuse and redevelop these vacant parcels into single family residential housing for a LMMI beneficiary. These activities will be carried out pursuant to the alternative requirements of land banking and with the reuse that is consistent with community redevelopment strategies and plans and will be undertaken in continuing support of neighborhood stabilization and revitalization efforts.

This activity will reflect charges to maintain and protect land banked properties until the redevelopment or other use begins. Funds were reallocated to meet draws prior to expenditure deadline. Proposed and actual budgets will be increased as program income becomes available.

Environmental Assessment: UNDERWAY

Environmental None

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

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



Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
SF MIR Eligible Use B

Projected Start Date:
03/09/2011

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

Benefit Report Type:
Direct (Households)

Activity Status:
Completed

Project Title:
Move-In Ready Program

Projected End Date:
03/09/2016

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 4,405,455.18

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 4,405,455.18

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-LMMI	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

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 Elevated Structures	
# 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	Organization Type	Proposed Budget
City of Phoenix-NSD	Local Government	\$ 4,405,455.18

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 NSP3 Target Areas within the zip codes 85021, 85029, 85033, 85037, and 85040; the NSP3 Single Family Micro Target Areas within the census tracts 820.08, 1044, 1096.01, 1096.03, and 1160; and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

The City or contracted intermediaries such as for profits and or nonprofits procured as contracted developers or performing under subrecipient agreements, will purchase foreclosed or abandoned homes and rehabilitate them in keeping with City standards described in the NSP Action Plan. NSP funds will also pay for allowable rehab costs. This activity will be focused primarily in micro target areas of greatest need so as to produce tangible evidence of neighborhood improvement and to entice homebuyers to purchase newly rehabbed homes. Upon the completion of rehabilitation, homes will be sold to FHA creditworthy borrowers with incomes at or below 120 percent AMI. Given current area home prices, it is expected that some buyers below 80 percent of median income could also be served. Sales to homebuyer will be at a price equal to or less than the cost to acquire and rehabilitate or redevelop the property, including related activity delivery costs and a reasonable developer fee unless the intermediary is a subrecipient, in which case they may recover their direct costs. LMMI homebuyers who purchase and occupy the property as their primary residence may be eligible for homebuyer assistance, in the form of a soft second loan. This soft second loan will be 15 year, no interest, deferred loan, with a third of the loan forgiven at the end of the fifth year, and one tenth of the remaining balance forgiven each year thereafter. Should the homebuyer sell their home, refinance or cash out, or are found to be no longer occupying the home as their primary residence prior to the 15 year period, the balance of the loan shall be recaptured by the City at that time. In instances where homebuyers are purchasing from NSP3 developers who have received acquisition and or rehab loans, this homebuyer assistance will be net funded by reducing the payoff amount of the developers loan. In such instances no additional NSP investment will be required. Whether net funded or NSP funded, all homebuyer assistance loans will be made according to the Duration or term of assistance and the Continued Affordability provisions described herein.

Buyers purchasing a Move In Ready property will be required to complete at least eight hours of homebuyer education and two hours of pre purchase counseling from a HUD approved counseling agency, and obtain a long term, fixed rate, fully amortizing mortgage in keeping with the requirements of the HUD NSP.

This activity will reflect the cost of acquisition and related expenses that are address specific. Performance measures will be reported in SF-MIR-FSL-LH25, SF-MIR-FSL-LMMI, SF-MIR-MAN-LH25 and SF-MIR-MAN-LMMI where rehab expenses are reported.

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

Activity Status:
 Cancelled

Project Number:
 SF MIR Eligible Use B

Project Title:
 Move-In Ready Program

Projected Start Date:
 01/14/2015

Projected End Date:
 01/01/2019

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: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

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%
# 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
#Units with solar panels	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:

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	\$ 1,000.00

Location Description:

The City or contracted intermediaries such as for profits and or nonprofits procured as contracted developers or performing under subrecipient agreements, will purchase foreclosed or abandoned homes and rehabilitate them in keeping with City standards described in the NSP Action Plan. NSP funds will also pay for allowable rehab costs. This activity will be focused primarily in micro target areas of greatest need so as to produce tangible evidence of neighborhood improvement and to entice homebuyers to purchase newly rehabbed homes. Upon the completion of rehabilitation, homes will be sold to FHA creditworthy borrowers with incomes at or below 120 percent AMI. Given current area home prices, it is expected that some buyers below 80 percent of median income could also be served. Sales to homebuyer will be at a price equal to or less than the cost to acquire and rehabilitate or redevelop the property, including related activity delivery costs and a reasonable developer fee unless the intermediary is a subrecipient, in which case they may recover their direct costs. LMMI homebuyers who purchase and occupy the property as their primary residence may be eligible for homebuyer assistance, in the form of a soft second loan. This soft second loan will be 15 year, no interest, deferred loan, with a third of the loan forgiven at the end of the fifth year, and one tenth of the remaining balance forgiven each year thereafter. Should the homebuyer sell their home, refinance or cash out, or are found to be no longer occupying the home as their primary residence prior to the 15 year period, the balance of the loan shall be recaptured by the City at that time. In instances where homebuyers are purchasing from NSP3 developers who have received acquisition and or rehab loans, this homebuyer assistance will be net funded by reducing the payoff amount of the developers loan. In such instances no additional NSP investment will be required. Whether net funded or NSP funded, all homebuyer assistance loans will be made according to the Duration or term of assistance and the Continued Affordability provisions described herein.

Buyers purchasing a Move In Ready property will be required to complete at least eight hours of homebuyer education and two hours of pre purchase counseling from a HUD approved counseling agency, and obtain a long term, fixed rate, fully amortizing mortgage in keeping with the requirements of the HUD NSP.

This activity will reflect expense to the project that are address specific charges by either the City or the responsible party.

Activity Description:

The City or contracted intermediaries such as for profits and or nonprofits procured as contracted developers or performing under subrecipient agreements, will purchase foreclosed or abandoned homes and rehabilitate them in keeping with City standards described in the NSP Action Plan. NSP funds will also pay for allowable rehab costs. This activity will be focused primarily in micro target areas of greatest need so as to produce tangible evidence of neighborhood improvement and to entice homebuyers to purchase newly rehabbed homes. Upon the completion of rehabilitation, homes will be sold to FHA creditworthy borrowers with incomes at or below 120 percentAMI. Given current area home prices, it is expected that some buyers below 80 percent of median

income could also be served. Sales to homebuyer will be at a price equal to or less than the cost to acquire and rehabilitate or redevelop the property, including related activity delivery costs and a reasonable developer fee unless the intermediary is a subrecipient, in which case they may recover their direct costs. LMMI homebuyers who purchase and occupy the property as their primary residence may be eligible for homebuyer assistance, in the form of a soft second loan. This soft second loan will be 15 year, no interest, deferred loan, with a third of the loan forgiven at the end of the fifth year, and one tenth of the remaining balance forgiven each year thereafter. Should the homebuyer sell their home, refinance or cash out, or are found to be no longer occupying the home as their primary residence prior to the 15 year period, the balance of the loan shall be recaptured by the City at that time. In instances where homebuyers are purchasing from NSP3 developers who have received acquisition and or rehab loans, this homebuyer assistance will be net funded by reducing the payoff amount of the developers loan. In such instances no additional NSP investment will be required. Whether net funded or NSP funded, all homebuyer assistance loans will be made according to the Duration or term of assistance and the Continued Affordability provisions described herein.

Buyers purchasing a Move In Ready property will be required to complete at least eight hours of homebuyer education and two hours of pre purchase counseling from a HUD approved counseling agency, and obtain a long term, fixed rate, fully amortizing mortgage in keeping with the requirements of the HUD NSP.

This activity will reflect expense to the project that are address specific charges by either the City or the responsible party.

Environmental Assessment: EXEMPT

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:
 01/01/2013

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: \$ 3,469,912.25

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 3,469,912.25

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	29			0.00
# of Households	29			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	29
# of Housing Units	29
# 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	29

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	\$ 3,469,912.25

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 NSP3 Target Areas within the zip codes 85021, 85029, 85033, 85037, and 85040; the NSP3 Single Family Micro Target Areas within the census tracts 820.08, 1044, 1096.01, 1096.03, and 1160; and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment 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 City or contracted intermediaries such as for profits and or nonprofits procured as contracted developers or performing under subrecipient agreements, will purchase foreclosed or abandoned homes and rehabilitate them in keeping with City standards described in the NSP Action Plan. NSP funds will also pay for allowable rehab costs. This activity will be focused primarily in micro target areas of greatest need so as to produce tangible evidence of neighborhood improvement and to entice homebuyers to purchase newly rehabbed homes. Upon the completion of rehabilitation, homes will be sold to FHA creditworthy borrowers with incomes at or below 120 percent AMI. Given current area home prices, it is expected that some buyers below 80 percent of median income could also be served. Sales to homebuyer will be at a price equal to or less than the cost to acquire and rehabilitate or redevelop the property, including related activity delivery costs and a reasonable developer fee unless the intermediary is a subrecipient, in which case they may recover their direct costs. LMMI homebuyers who purchase and occupy the property as their primary residence may be eligible for homebuyer assistance, in the form of a soft second loan. This soft second loan will be 15 year, no interest, deferred loan, with a third of the loan forgiven at the end of the fifth year, and one tenth of the remaining balance forgiven each year thereafter. Should the homebuyer sell their home, refinance or cash out, or are found to be no longer occupying the home as their primary residence prior to the 15 year period, the balance of the loan shall be recaptured by the City at that time. In instances where homebuyers are purchasing from NSP3 developers who have received acquisition and or rehab loans, this homebuyer assistance will be net funded by reducing the payoff amount of the developers loan. In such instances no additional NSP investment will be required. Whether net funded or NSP funded, all homebuyer assistance loans will be made according to the Duration or term of assistance and the Continued Affordability provisions described herein.



Buyers purchasing a Move In Ready property will be required to complete at least eight hours of homebuyer education and two hours of pre purchase counseling from a HUD approved counseling agency, and obtain a long term, fixed rate, fully amortizing mortgage in keeping with the requirements of the HUD NSP.

This activity will reflect expense to the project that are address specific charges by either the City or the responsible party.

Environmental Assessment: COMPLETED

Environmental None



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

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 SF MIR Eligible Use B

Projected Start Date:
 03/19/2010

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:
 06/30/2023

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 193,845.82

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 193,845.82

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0
Proposed Accomplishments	Total			
# of Housing Units				
# of Elevated Structures				
# of Properties				

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 City of Phoenix-NSD

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Phoenix-NSD	Local Government	\$ 193,845.82



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 NSP3 Target Areas within the zip codes 85021, 85029, 85033, 85037, and 85040; the NSP3 Single Family Micro Target Areas within the census tracts 820.08, 1044, 1096.01, 1096.03, and 1160; and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

September 2020

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

December 2017

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

The City or contracted intermediaries such as for profits and or nonprofits procured as contracted developers or performing under subrecipient agreements, will purchase foreclosed or abandoned homes and rehabilitate them in keeping with City standards described in the NSP Action Plan. NSP funds will also pay for allowable rehab costs. This activity will be focused primarily in micro target areas of greatest need so as to produce tangible evidence of neighborhood improvement and to entice homebuyers to purchase newly rehabbed homes. Upon the completion of rehabilitation, homes will be sold to FHA creditworthy borrowers with incomes at or below 120 percent AMI. Given current area home prices, it is expected that some buyers below 80 percent of median income could also be served. Sales to homebuyer will be at a price equal to or less than the cost to acquire and rehabilitate or redevelop the property, including related activity delivery costs and a reasonable developer fee unless the intermediary is a subrecipient, in which case they may recover their direct costs. LMMI homebuyers who purchase and occupy the property as their primary residence may be eligible for homebuyer assistance, in the form of a soft second loan. This soft second loan will be 15 year, no interest, deferred loan, with a third of the loan forgiven at the end of the fifth year, and one tenth of the remaining balance forgiven each year thereafter. Should the homebuyer sell their home, refinance or cash out, or are found to be no longer occupying the home as their primary residence prior to the 15 year period, the balance of the loan shall be recaptured by the City at that time. In instances where homebuyers are purchasing from NSP3 developers who have received acquisition and or rehab loans, this homebuyer assistance will be net funded by reducing the payoff amount of the developers loan. In such instances no additional NSP investment will be required. Whether net funded or NSP funded, all homebuyer assistance loans will be made according to the Duration or term of assistance and the Continued Affordability provisions described herein.

Buyers purchasing a Move In Ready property will be required to complete at least eight hours of homebuyer education and two hours of pre purchase counseling from a HUD approved counseling agency, and obtain a long term, fixed rate, fully amortizing mortgage in keeping with the requirements of the HUD NSP.

Performance measures will be reported in SF-MIR-FSL-LH25, SF-MIR-FSL-LMMI, SF-MIR-MAN-LH25 and SF-MIR-MAN-LMMI where rehab expenses are reported.

Funds were reallocated to meet draws prior to expenditure deadline. Proposed and actual budgets will be increased as program income becomes available.

Environmental Assessment: EXEMPT

Environmental None





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

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 SF MIR Eligible Use B

Projected Start Date:
 03/20/2010

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: \$ 272,255.46

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 272,255.46

Benefit Report Type:
 Direct (Households)

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

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

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 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	\$ 272,255.46



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 NSP3 Target Areas within the zip codes 85021, 85029, 85033, 85037, and 85040; the NSP3 Single Family Micro Target Areas within the census tracts 820.08, 1044, 1096.01, 1096.03, and 1160; and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment 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 loan administration expenses for potential and successful homebuyers. Performance measures will be reported in SF-MIR-FSL-LH25, SF-MIR-FSL-LMMI, SF-MIR-MAN-LH25 and SF-MIR-MAN-LMMI where rehab expenses are reported.

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:
 01/14/2015

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:
 01/01/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 160,740.32

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 160,740.32

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 < other green	1
#Units exceeding Energy Star	1
#Units with bus/rail access	1
#Low flow showerheads	1
#Low flow toilets	1
#Units with solar panels	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:

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	\$ 164,765.32

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 NSP3 Target Areas within the zip codes 85021, 85029, 85033, 85037, and 85040; the NSP3 Single Family Micro Target Areas within the census tracts 820.08, 1044, 1096.01, 1096.03, and 1160; and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

The City or contracted intermediaries such as for profits and or nonprofits procured as contracted developers or performing under subrecipient agreements, will purchase foreclosed or abandoned homes and rehabilitate them in keeping with City standards described in the NSP Action Plan. NSP funds will also pay for allowable rehab costs. This activity will be focused primarily in micro target areas of greatest need so as to produce tangible evidence of neighborhood improvement and to entice homebuyers to purchase newly rehabbed homes. Upon the completion of rehabilitation, homes will be sold to FHA creditworthy borrowers with incomes at or below 120 percentAMI. Given current area home prices, it is expected that some buyers below 80 percent of median income could also be served. Sales to homebuyer will be at a price equal to or less than the cost to acquire and rehabilitate or redevelop the property, including related activity delivery costs and a reasonable developer fee unless the intermediary is a subrecipient, in which case they may recover their direct costs. LMMI homebuyers who purchase and occupy the property as their primary residence may be eligible for homebuyer assistance, in the form of a soft second loan. This soft second loan will be 15 year, no interest, deferred loan, with a third of the loan forgiven at the end of the fifth year, and one tenth of the remaining balance forgiven each year thereafter. Should the homebuyer sell their home, refinance or cash out, or are found to be no longer occupying the home as their primary residence prior to the 15 year period, the balance of the loan shall be recaptured by the City at that time. In instances where homebuyers are purchasing from NSP3 developers who have received acquisition and or rehab loans, this homebuyer assistance will be net funded by reducing the payoff amount of the developers loan. In such instances no additional NSP investment will be required. Whether net funded or NSP funded, all homebuyer assistance loans will be made according to the Duration or term of assistance and the Continued Affordability provisions described herein.

Buyers purchasing a Move In Ready property will be required to complete at least eight hours of homebuyer education and two hours of pre purchase counseling from a HUD approved counseling agency, and obtain a long term, fixed rate, fully amortizing mortgage in keeping with the requirements of the HUD NSP.



This activity will reflect expense to the project that are address specific charges by either the City or the responsible party.

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:
 01/01/2013

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: \$ 2,659,786.77

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,659,786.77

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	21			0.00
# of Households	21			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	21
# of Housing Units	21
# 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	21

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	\$ 2,659,786.77

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 NSP3 Target Areas within the zip codes 85021, 85029, 85033, 85037, and 85040; the NSP3 Single Family Micro Target Areas within the census tracts 820.08, 1044, 1096.01, 1096.03, and 1160; and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment 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 City or contracted intermediaries such as for profits and or nonprofits procured as contracted developers or performing under subrecipient agreements, will purchase foreclosed or abandoned homes and rehabilitate them in keeping with City standards described in the NSP Action Plan. NSP funds will also pay for allowable rehab costs. This activity will be focused primarily in micro target areas of greatest need so as to produce tangible evidence of neighborhood improvement and to entice homebuyers to purchase newly rehabbed homes. Upon the completion of rehabilitation, homes will be sold to FHA creditworthy borrowers with incomes at or below 120 percent AMI. Given current area home prices, it is expected that some buyers below 80 percent of median income could also be served. Sales to homebuyer will be at a price equal to or less than the cost to acquire and rehabilitate or redevelop the property, including related activity delivery costs and a reasonable developer fee unless the intermediary is a subrecipient, in which case they may recover their direct costs. LMMI homebuyers who purchase and occupy the property as their primary residence may be eligible for homebuyer assistance, in the form of a soft second loan. This soft second loan will be 15 year, no interest, deferred loan, with a third of the loan forgiven at the end of the fifth year, and one tenth of the remaining balance forgiven each year thereafter. Should the homebuyer sell their home, refinance or cash out, or are found to be no longer occupying the home as their primary residence prior to the 15 year period, the balance of the loan shall be recaptured by the City at that time. In instances where homebuyers are purchasing from NSP3 developers who have received acquisition and or rehab loans, this homebuyer assistance will be net funded by reducing the payoff amount of the developers loan. In such instances no additional NSP investment will be required. Whether net funded or NSP funded, all homebuyer assistance loans will be made according to the Duration or term of assistance and the Continued Affordability provisions described herein.



Buyers purchasing a Move In Ready property will be required to complete at least eight hours of homebuyer education and two hours of pre purchase counseling from a HUD approved counseling agency, and obtain a long term, fixed rate, fully amortizing mortgage in keeping with the requirements of the HUD NSP.

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:
 03/08/2011

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:
 Move-In Ready Program

Projected End Date:
 06/30/2023

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 65,450.25

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 65,450.25

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

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

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Elevated Structures

of Properties

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	\$ 65,450.25



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 NSP3 Target Areas within the zip codes 85021, 85029, 85033, 85037, and 85040; the NSP3 Single Family Micro Target Areas within the census tracts 820.08, 1044, 1096.01, 1096.03, and 1160; and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

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

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.

The City or contracted intermediaries such as for profits and or nonprofits procured as contracted developers or performing under subrecipient agreements, will purchase foreclosed or abandoned homes and rehabilitate them in keeping with City standards described in the NSP Action Plan. NSP funds will also pay for allowable rehab costs. This activity will be focused primarily in micro target areas of greatest need so as to produce tangible evidence of neighborhood improvement and to entice homebuyers to purchase newly rehabbed homes. Upon the completion of rehabilitation, homes will be sold to FHA creditworthy borrowers with incomes at or below 120 percent AMI. Given current area home prices, it is expected that some buyers below 80 percent of median income could also be served. Sales to homebuyer will be at a price equal to or less than the cost to acquire and rehabilitate or redevelop the property, including related activity delivery costs and a reasonable developer fee unless the intermediary is a subrecipient, in which case they may recover their direct costs. LMMI homebuyers who purchase and occupy the property as their primary residence may be eligible for homebuyer assistance, in the form of a soft second loan. This soft second loan will be 15 year, no interest, deferred loan, with a third of the loan forgiven at the end of the fifth year, and one tenth of the remaining balance forgiven each year thereafter. Should the homebuyer sell their home, refinance or cash out, or are found to be no longer occupying the home as their primary residence prior to the 15 year period, the balance of the loan shall be recaptured by the City at that time. In instances where homebuyers are purchasing from NSP3 developers who have received acquisition and or rehab loans, this homebuyer assistance will be net funded by reducing the payoff amount of the developers loan. In such instances no additional NSP investment will be required. Whether net funded or NSP funded, all homebuyer assistance loans will be made according to the Duration or term of assistance and the Continued Affordability provisions described herein.

Buyers purchasing a Move In Ready property will be required to complete at least eight hours of homebuyer education and two hours of pre purchase counseling from a HUD approved counseling agency, and obtain a long term, fixed rate, fully amortizing mortgage in keeping with the requirements of the HUD NSP.

Performance measures will be reported in SF-MIR-FSL-LH25, SF-MIR-FSL-LMMI, SF-MIR-MAN-LH25 and SF-MIR-MAN-LMMI where rehab expenses are reported.

Environmental Assessment: COMPLETED

Environmental None





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

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 SF MIR Eligible Use B

Projected Start Date:
 03/20/2010

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:
 Cancelled

Project Title:
 Move-In Ready Program

Projected End Date:
 03/20/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:
 Direct (Households)

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

Proposed Accomplishments	Total
# of Singlefamily Units	
# of Housing Units	
# 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	Organization Type	Proposed Budget
City of Phoenix-NSD	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 NSP3 Target Areas within the zip codes 85021, 85029, 85033, 85037, and 85040; the NSP3 Single Family Micro Target Areas within the census tracts 820.08, 1044, 1096.01, 1096.03, and 1160; and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Description:

The City or contracted intermediaries such as for profits and or nonprofits procured as contracted developers or performing under subrecipient agreements, will purchase foreclosed or abandoned homes and rehabilitate them in keeping with City standards described in the NSP Action Plan. NSP funds will also pay for allowable rehab costs. This activity will be focused primarily in micro target areas of greatest need so as to produce tangible evidence of neighborhood improvement and to entice homebuyers to purchase newly rehabbed homes. Upon the completion of rehabilitation, homes will be sold to FHA creditworthy borrowers with incomes at or below 120 percent AMI. Given current area home prices, it is expected that some buyers below 80 percent of median income could also be served. Sales to homebuyer will be at a price equal to or less than the cost to acquire and rehabilitate or redevelop the property, including related activity delivery costs and a reasonable developer fee unless the intermediary is a subrecipient, in which case they may recover their direct costs. LMMI homebuyers who purchase and occupy the property as their primary residence may be eligible for homebuyer assistance, in the form of a soft second loan. This soft second loan will be 15 year, no interest, deferred loan, with a third of the loan forgiven at the end of the fifth year, and one tenth of the remaining balance forgiven each year thereafter. Should the homebuyer sell their home, refinance or cash out, or are found to be no longer occupying the home as their primary residence prior to the 15 year period, the balance of the loan shall be recaptured by the City at that time. In instances where homebuyers are purchasing from NSP3 developers who have received acquisition and or rehab loans, this homebuyer assistance will be net funded by reducing the payoff amount of the developers loan. In such instances no additional NSP investment will be required. Whether net funded or NSP funded, all homebuyer assistance loans will be made according to the Duration or term of assistance and the Continued Affordability provisions described herein.

Buyers purchasing a Move In Ready property will be required to complete at least eight hours of homebuyer education and two hours of pre purchase counseling from a HUD approved counseling agency, and obtain a long term, fixed rate, fully amortizing mortgage in keeping with the requirements of the HUD NSP.

This activity was used initially as a holding placed for NSP3 funds designated for developers doing acquisition and rehab until such time as the developers were contracted. Once those developers were under contract the activity was unfunded and designated as cancelled.

Environmental Assessment: COMPLETED

Environmental None

Project # / SF Redevelopment / Redevelopment

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

Activity Type: Construction of new housing
Activity Status: Under Way



Project Number:

SF Redevelopment

Projected Start Date:

12/31/2014

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)

Proposed Beneficiaries

Owner Households

of Households

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

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Elevated Structures

Total

1

1

1

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

\$ 1,565,394.91



Location Description:

The redevelopment of residential properties will occur in four City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Garfield, Isaac, South Phoenix Village and VillageCenter. 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

Activity has not been initiated as yet.

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

December 2017

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

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.

Activity will be funded in future action plan once program planning is complete and budget needs are identified.

Environmental Assessment: UNDERWAY

Environmental None



Action Plan Comments:

- Reviere, AP approved. City adjusted project and activity budget goals.
- Reviere, AP reviewed and approve. City made approved Amendment adjustments to adjust the allocation of dollars and beneficiary goals.
- Reviewer - 10/26/14 Marilee Hansen: AP reviewed and approved with comments (sent to grantee).
- Reviewer - 10/13/15 Marilee Hansen: AP reviewed and approved with comments which will be emailed to grantee with a marked up PDF.
- Ghirghi, Grantee provided summary of changes, matching changes in DRGR. N. Ghirghi
- Knox, Action Reviewed and approved -SK

Action Plan History

Version	Date
B-11-MN-04-0505 AP#1	04/05/2011
B-11-MN-04-0505 AP#2	06/29/2012
B-11-MN-04-0505 AP#3	07/23/2013
B-11-MN-04-0505 AP#4	09/26/2013
B-11-MN-04-0505 AP#5	01/17/2014
B-11-MN-04-0505 AP#6	04/28/2014
B-11-MN-04-0505 AP#7	06/30/2014
B-11-MN-04-0505 AP#8	10/27/2014
B-11-MN-04-0505 AP#9	01/23/2015
B-11-MN-04-0505 AP#10	03/24/2015
B-11-MN-04-0505 AP#11	10/13/2015
B-11-MN-04-0505 AP#12	10/05/2016
B-11-MN-04-0505 AP#13	01/25/2018
B-11-MN-04-0505 AP#14	10/08/2020



