

Grantee: Maricopa County, AZ

Grant: B-08-UN-04-0501

October 1, 2009 thru December 31, 2009 Performance Report



Grant Number:

B-08-UN-04-0501

Obligation Date:**Award Date:****Grantee Name:**

Maricopa County, AZ

Contract End Date:

03/25/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$9,974,267.00

Grant Status:

Active

QPR Contact:

Ursula Strephans

Estimated PI/RL Funds:

\$2,386,128.05

Total Budget:

\$12,360,395.05

Disasters:**Declaration Number**

No Disasters Found

Narratives**Areas of Greatest Need:**

A. AREAS OF GREATEST NEED The Maricopa Urban County has been hit hard by the foreclosure crisis, as have many Arizona cities, towns and communities. While Maricopa County recognizes this situation, HUD regulations require the County to target the Neighborhood Stabilization Program funds to the areas of greatest need. Using the data available at the time of document preparation, including HUD's foreclosure and abandonment risk scores, Maricopa County has identified the Urban County's areas of greatest need as being within the cities/towns of El Mirage, Buckeye and Goodyear. An analysis of home prices within Maricopa County's areas of greatest need supports home prices are currently affordable. Given this, and that there appears to be reasonable access to transit, employers and services, there is a strong probability for success in stimulating these local economies through the Neighborhood Stabilization Program. The data below reflects statistics collected from HUD data sets to determine the areas of greatest need. Specific strategies and steps taken by Maricopa County to determine the greatest need areas are explained under Section B of this document. Communities with a HUD Foreclosure Risk Score of 8 or above include Buckeye, El Mirage, Goodyear, Laveen, Sun City, Tolleson, Wickenburg and Youngtown. Areas with an unemployment rate of 5 percent or greater include Buckeye and El Mirage. The ratio of high cost loans exceeded 30 percent in Buckeye, El Mirage Gila Bend, Goodyear, Guadalupe, Laveen, Tolleson and Youngtown. The communities with a likelihood to see a continued problem over the next 18 months included Buckeye and El Mirage Gila Bend, Goodyear, Guadalupe, Laveen, Queen Creek, Sun City, Tolleson Wickenburg and Youngtown. USPS Vacancy Rates of 5 percent or more were reported in Goodyear, Sun City, and Youngtown. The communities with foreclosure rates that equaled or exceed 5 percent include Buckeye, El Mirage, Gila Bend, Goodyear, Guadalupe, Queen Creek, Tolleson Wickenburg and Youngtown. 500 or more foreclosures were reported in the communities of Anthem, Buckeye, El Mirage, Goodyear, Laveen, New River and Queen Creek. To the extent possible, Maricopa County intends to also target funds to the populations of greatest need. Populations of greatest need include: Households at or below 120% of Area Median Income; Households at or below 50% of Area Median Income; and formerly homeless households, disabled persons, and/or other special needs populations. The proposed activities to be undertaken with Neighborhood Stabilization Program funds include: homebuyer assistance (financial mechanisms including soft seconds, down payment and closing cost assistance and shared equity loans); single-family housing acquisition and rehabilitation; and acquisition and rehabilitation of rental housing and/or construction of new rental housing (to possibly include demolition of blighted properties). Maricopa County will adopt HERA counseling requirements that program beneficiaries must attend a minimum 8 hours of housing counseling from a HUD-approved counseling agency and provided by a certified housing counselor. Each of the above proposed activities is consistent with the Maricopa HOME Consortium Five Year Consolidated Plan for 2005 through 2009 and the Urban County Five-Year Consolidated Plan for 2005 through 2009. Copies of these plans are available upon request.

Distribution and and Uses of Funds:

B. DISTRIBUTION AND USES OF FUNDS Response: Neighborhood Stabilization Program funds will meet the requirements of Section 2301(c)(2) of HERA to: Provide and/or improve permanent residential structures that will be occupied by households whose income is at or below 120% of area median income (LMMH). As required in section 2301(f)(3)(A)(ii), Maricopa County will use 25% of our allocation to meet the HERA requirement to provide benefit to low-income households (earning 50 percent or less of Area Median Income). Maricopa County conducted its needs assessment by analyzing statistics from the HUD Data Sets that were created for Arizona; broken down by Census Tract and Block Group. These data sets reflect foreclosure and abandonment risk scores for the Neighborhood Stabilization Program, designated by HUD through analysis from four sources¹. Criteria included 1) Unemployment rates; 2) High cost loans; 3) Significant foreclosure increases likely over the next 18 months; and 4) USPS vacancy rates. Maricopa County also took into consideration the percentage of foreclosures by census tract and the actual number of foreclosures in each census tract². Using this data, Maricopa County created a needs assessment matrix (located on page 2) and delineated service areas with risk scores of 8 or above; unemployment rates of 5% or above; high cost loans greater than 30%; an 18 month underlying problem of 5% or above; USPS vacancy rates of 5% or above; foreclosure rates of 5% or above; and number of foreclosures over 500 households. Areas that met the designated criteria in six or more categories were deemed to meet the



definition of areas of greatest need for the purpose of the Neighborhood Stabilization Program. Maricopa County's areas of greatest needs analysis is supported in The Arizona Republic (October 6, 2008) that reports 9 of the 10 communities hit hardest by falling home prices were in the west Phoenix Metropolitan Area, and the only ZIP codes in which values decreased more than 30 percent were west of Interstate 17. El Mirage topped the list with an overall median home price decline of 32.5 percent, followed by Litchfield Park (28.2 percent), Youngtown (25.9 percent), Buckeye (24.5 percent) and Goodyear (23.7). Additionally, Maricopa County Community Development sought input on needs from government entities, advisory boards and nonprofits including:

- Maricopa County Community Development Advisory Committee
- Maricopa County Board of Supervisors
- Urban County Cities and Towns
- Housing Authority of Maricopa County
- Maricopa County Industrial Development Authority
- The Arizona Department of Housing
- Maricopa County Real Estate Department
- Pima County
- City of Phoenix
- City of Tucson
- Rural Community Assistance Corporation
- Central Arizona Shelter Services
- Local Initiatives Support Coalition
- Habitat for Humanity
- Maricopa County HOME Consortium
- U.S Interagency Council on Homelessness Tele-Summit
- Neighborhood Housing Services of Phoenix
- Neighborhood Housing Services of Southwestern Maricopa County
- HUD, Phoenix Office
- Maricopa County Assessor and Treasurer
- Maricopa County Materials Management

C. DEFINITIONS AND DESCRIPTIONS Response: For purposes of this grant a "blighted structure" will be defined as real property which has been determined to have detrimental effects on the public health, safety,

Distribution and and Uses of Funds:

I welfare 3. A blighted structure or dilapidated building is any rerty structure that is in such disrepair or is damaged to the extent that its strength or stability is substantially less than a new building or it is likely to burn or collapse and its condition endangers the life, health, safety, or property of the public. Dilapidated buildings shall include, but not be limited to, those buildings that meet any or all of the following criteria:

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

2) Definition of "affordable rents." Response: Maricopa County will comply with HOME rent limits as described in 24CFR 92.252. (a), (c), (e) and (f) in accordance with the Neighborhood Stabilization Program requirements as outlined below.

1. The fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR 888.111; or
2. A rent that does not exceed 30 percent of the adjusted income of a family whose annual income equals 65 percent of the median income for the area as determined by HUD, with adjustments for number of bedrooms in the unit.

3) Describe how the grantee will ensure continued affordability for NSP assisted housing. Response: Maricopa County will adopt the continued affordability standards and enforcement mechanisms within the guidelines of HOME Program Standards located at 24 CFR 92.254. Homeownership activities will have secured lien documents in place for soft seconds, down payment assistance, closing cost assistance, lease purchase and shared equity loans through the affordability period as identified in the table located below. Recaptured funds will be reinvested in the program. Maricopa County will defer specific recapture provisions to non-profit partners once the affordability period has been met. A minimum 25% of funds received by Maricopa County will be used to assist households earning less than 50% of the Area Median Income. These units must remain affordable to households whose incomes do not exceed 50% of area median income during the affordability period. Maricopa County will monitor projects to ensure income guidelines, long term affordability and all other program compliance terms are being met. Maricopa County will require subrecipients and/or developers of multi-family projects to ensure properties will be affordable for households whose incomes do not exceed 50% percent of Area Median Income. Rental projects will be secured through lien documents or a Land Use Restriction Agreement (LURA) to ensure the period of affordability. Recaptured funds will be used to ensure the period of affordability.

Distribution and and Uses of Funds:

ed in the program. If NSP fund sitapoerty that was previously assisted with HOME funds, but on which the affordability restrictions were terminated through foreclosure or transfer in lieu of foreclosure, Maricopa County Community Development will require HOME affordability restrictions for the greater of the remaining period of HOME affordability or the continuing affordability requirements of Neighborhood Stabilization Program.

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

D. LOW INCOME TARGETING Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income: Response: Maricopa County will apply no less than \$2,493,567 for households with incomes at or below 50% of Area Median Income. To the extent feasible, assistance will be offered in the form of affordable homeownership opportunities through soft second liens, lease-purchase options, and/or down payment and closing cost assistance. Scattered site single-family rental projects and/or multi-family rental projects will be developed for households at or below 50% of Area Median Income who cannot qualify for homeownership. HERA funds may also be used for rental housing projects for formerly homeless households or other special needs populations as a possible way to achieve this objective.

E. ACQUISITIONS & RELOCATION Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., &le 80% of area median income). If so, include:

- The number of low- and moderate-income dwelling units&mdashi.e., &le 80% of area median income&mdashreasonably expected to be demolished or converted as a direct result of NSP-assisted activities.
- The number of NSP affordable housing units made available to low-, moderate-, and middle-income households&mdashi.e., &le 120% of area median income&mdashreasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).
- The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.

Response: Part of Maricopa County's strategy to address

Distribution and and Uses of Funds:

Neighborhood Stabilization Program requirement that 25% of allocated funds assist households with incomes not exceeding 50% of Area Median Income may include the demolition of up to 20 blighted residential structures. If such an activity is undertaken, Maricopa County anticipates that it will construct a minimum of 15 new rental units, affordable to households whose income does not exceed 50% of Area Median Income. Such a project will commence and be completed within the Neighborhood Stabilization Program obligation and expenditure deadlines. F. PUBLIC COMMENT Provide a summary of public comments received to the proposed NSP Substantial Amendment. Response: Maricopa County's Community Development Advisory Committee (CDAC) held a public hearing on November 12, 2008 for the purpose of obtaining public input on the Neighborhood Stabilization Program Annual Action Plan Amendment. Additionally, CDAC meetings were held on October 8, 2008 and November 12, 2008 to discuss the proposed uses of the Neighborhood Stabilization Program funds. Meetings were also held with the Maricopa County Board of Supervisors on October 15, 2008, November 17, 2008 and December 1, 2008 to solicit public input and obtain Board of Supervisors authorization to submit the Annual Action Plan Amendment to HUD. The Annual Action Plan Amendment was made available for public comment from November 12, 2008 to November 28, 2008 on Maricopa County's website at www.maricopa.gov/comm_dev. Hard copies were also made available at Maricopa County Community Development's office located at 222 North Central, Suite 5200, Phoenix, AZ and at Maricopa County Public Housing Authority, 2024 N. 7th Street, Suite 101, Phoenix, AZ. A public notice on the Neighborhood Stabilization Program funding was published in the following publications: • The Arizona Business Gazette on 11/06/08 • The East Valley Tribune on 11/07/08 • The Gila Bend Sun on 11/06/08 • The West Valley View on 11/07/08 • The Surprise Independent on 11/05/08 • The Wickenburg Sun on 11/05/08 • The Buckeye Valley News on 11/06/08 Affidavits of Publication are included as an Attachment for your review. Public Comments Maricopa County received the following comments from citizens, agencies and communities: On November 12, 2008 the Community Development Advisory Committee (CDAC) held a public hearing for the purpose of obtaining citizen input and comment regarding the draft annual action plan amendment and proposed uses for the Neighborhood Stabilization program funding. CDAC members requested further explanation regarding some aspects of the NSP program such as targeting the areas and populations of greatest needs, green building practices and regarding differing regulations in correlation to HOME and CDBG. No public comments were received. The CDAC recommended the Amendment be forwarded to the Board of Supervisors for approval. On November 17, 2008, the Board of Supervisors reviewed the draft Substantial Amendment to the Annual Action Plan addressing recommendations for the use of the Neighborhood Stabilization Program (NSP) funds. The Board expressed some concern regarding the potential impact the funds could have on the market. The Board also had some concerns regarding whether the investment of Neighborhood Stabilization Program funding will impact foreclosures going forward. Overall the Board was supportive of the plan including support for providing permanent supportive housing for special

Distribution and and Uses of Funds:

low income populations. On November 20, 2008, the United States Veterans Initiative (USVI) submitted written comments requesting the housing needs of veterans be made a priority special needs population. USVI cited a growing number of veterans are returning from Iraq and Afghanistan. The USVI expressed concern regarding information provided to them by service organizations reporting the number of requests for help from military personnel and new veterans has jumped sharply, especially for those who were wounded, mentally or physically. USVI mentioned a specific need for workforce and clean and sober permanent housing. USVI also held that many veterans have low or very-low incomes, frequently struggling to keep their homes and pay their bills. USVI requested that Maricopa County target the growing housing needs of veterans by providing affordable rental housing options for low-income veterans. Maricopa County appreciates the comments and recognizes the needs of the veterans and will strive to serve them along with other special needs populations. USVI was invited to attend a Maricopa County organized meeting, scheduled for December 10, 2008 on using Neighborhood Stabilization Program funds for permanent supportive housing. Comments were generally helpful to the planning process and worked to inform and sometimes modify staff assessments of need and planned activities particularly in the support of permanent supportive housing for special needs populations.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$12,283,636.72
Total Budget	\$0.00	\$12,283,636.72
Total Obligated	\$1,695,120.97	\$4,717,606.74
Total Funds Drawdown	\$1,695,120.97	\$1,974,039.74
Program Funds Drawdown	\$1,695,120.97	\$1,974,039.74



Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$2,034,739.90	\$2,083,226.62
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,496,140.05	\$0.00
Limit on Admin/Planning	\$997,426.70	\$123,890.27
Limit on State Admin	\$0.00	\$123,890.27

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,493,566.75	\$4,454,619.27

Overall Progress Narrative:

Maricopa County Human Services Department works diligently on executing the Neighborhood Stabilization Program. Overall, more than \$2 million of the approximate \$9.9 million dollars is expended on project delivery and administration.

As one of the most affected Counties in the country due to the foreclosure crisis, the value of the services provided under this program cannot be measured by dollars spent, but rather on the rippling effect that cleaning up one vacant property has on neighboring properties and within a neighborhood and the restoration of the sense of pride in ownership that has rapidly diminished in the wake of the crisis.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Financing Mechanisms	\$0.00	\$250,000.00	\$0.00
0002, Acquisition/Purchase & Rehabilitation Single-Family	\$1,674,240.69	\$6,233,274.00	\$1,850,149.47
0003, Acquisition/Purchase and Rehabilitation Rental	\$0.00	\$2,493,567.00	\$0.00
0004, ADMINISTRATION AND PLANNING	\$20,880.28	\$997,426.00	\$123,890.27



Activities

Grantee Activity Number:	0001A
Activity Title:	Financing Mechanisms - Homeownership

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

0001

Projected Start Date:

05/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms

Projected End Date:

06/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Neighborhood Housing Services of Southwest Maricopa

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2009

N/A

To Date

\$250,000.00

Total Budget

\$0.00

\$250,000.00

Total Obligated

\$0.00

\$250,000.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

Maricopa County Human Services, Community Development \$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Eligible homebuyers at or below 120% Area Median Income will receive financial assistance of up to \$25,000 for down payment and closing costs. Assistance amounts will be determined on a sliding scale based on need. Criteria determining need will include but not be limited to household size, house price, etc. Recaptured funds will be reinvested into the program. This activity will serve the areas of greatest needs identified below under location description. This activity will not be used to meet the low income housing requirement to assist households at or below 50% of Area Median Income. Maricopa County will adopt HERA counseling requirements that program beneficiaries must attend a minimum 8 hours of housing counseling from a HUD-approved counseling agency and provided by a certified housing counselor. The affordability period is determined by the amount of assistance provided. This is a homeownership activity designed to provide homebuyer assistance in the form of soft seconds, down payment and closing cost assistance. Loan security documents will be used to ensure long term HOME Program affordability provisions are met.

Location Description:

This activity will primarily target Urban County cities and towns with a HUD Risk Score of 8 or higher in the Urban County. Funding may be made available for the purchase of foreclosed properties throughout Urban Maricopa County.

Activity Progress Narrative:

Maricopa County worked to develop a financing mechanism program in conjunction with a nonprofit partner. Program details were developed and the contracting process started.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/15	0/15	0
# Owner Households	0	0	0	0/0	0/15	0/15	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	0002A
Activity Title:	Acq/Rehab/Resale - Homeownership

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

0002

Project Title:

Acquisition/Purchase & Rehabilitation Single-Family

Projected Start Date:

05/01/2009

Projected End Date:

05/30/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

Housing Authority of Maricopa County

Overall**Oct 1 thru Dec 31, 2009****To Date****Total Projected Budget from All Sources**

N/A

\$7,079,388.63

Total Budget

\$0.00

\$7,079,388.63

Total Obligated

\$1,674,240.69

\$1,850,149.47

Total Funds Drawdown

\$1,380,836.64

\$1,556,745.42

Program Funds Drawdown

\$1,380,836.64

\$1,556,745.42

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$2,012,875.36

\$2,012,875.36

Housing Authority of Maricopa County

\$2,012,875.36

\$2,012,875.36

Match Contributed

\$0.00

\$0.00

Activity Description:

Homes will be acquired, rehabilitated and offered for sale to eligible homebuyers for an amount equal to or less than the cost to acquire and redevelop or rehabilitate the property. The maximum sales price for a property will be determined by aggregating all costs of acquisition, rehabilitation and redevelopment (including project delivery costs, which include but are not limited to costs related to the sale of the property). Eligible homebuyers at or below 120% Area Median Income will receive assistance under this activity. This activity will be used to meet the low income housing requirement to assist households at or below 50% of Area Median Income to the extent households are able to qualify to purchase a home. Recaptured funds will be reinvested into the program. This activity will serve the areas of greatest need identified below under location description. Maricopa County will adopt HERA counseling requirements that program beneficiaries must attend a minimum 8 hours of housing counseling from a HUD-approved counseling agency and provided by a certified housing counselor. The affordability period will be determined by the amount of assistance provided. This is a homeownership activity designed to provide homebuyer assistance in the form of soft seconds. Homes will be acquired, rehabilitated and then offered for sale to eligible homebuyers for an amount equal to or less than the cost to acquire and redevelop or rehabilitate the property. The maximum sales price for a property will be determined by aggregating all costs of acquisition, rehabilitation and redevelopment (including project delivery costs, which includes but is not limited to costs related to the sale of the property). Loan security documents will be used to ensure long term HOME Program affordability provisions are met. Maricopa County and any subrecipient or developer will include improvements whenever feasible to increase the energy efficiency of properties and to provide a renewable energy source(s). Maricopa County will establish green building guidelines that can be strategically incorporated as cost effective, energy efficient improvements that ensure long term affordability, increased homeowner sustainability and improved attractiveness of housing and neighborhoods.

Location Description:

Funds will be targeted to the areas of greatest need including primarily census tract areas in the cities/towns of Buckeye, El Mirage and Goodyear.

Activity Progress Narrative:

Maricopa County's subrecipient, The Housing Authority of Maricopa County (HAMC) developed their NSP program with a sharp focus on energy efficiency, sustainability, and accessibility. Each home is guaranteed to meet current Home Performance with Energy Star standards: All homes will be 30% more energy and water efficient than before rehabilitation and many, as much as 50%. Each home will be monitored long term for energy savings thus, providing valuable data to both HUD and DOE.

HAMC approached the procurement process with the intention of employing as many people and contractors as possible to maximize NSP's impact on the economy. Currently, over 120 people are directly involved in the program; 5 general contractors, 2 realtor teams, multiple lenders, and more! One particular heartwarming story directly involved the Home Inspector. When notified of being awarded the contract, he stated that his home was just foreclosed upon and he was packing his belongings to find another place to live. While this job did not allow him to keep his home, he could now look forward to rebuilding his future.

In order to develop qualified buyers, outreach efforts are targeted to local businesses, area renters, city agencies, and faith based organizations, among others. Maricopa County Human Services Department and the HAMC reached out to the City of Glendale, Phoenix, and the State of Arizona in order to begin joint outreach efforts. Over 1,000 people have inquired about the program, 150 people requested applications, and 45 families applied and are in various stages of eligibility verification.

During this reporting quarter, the two realtor teams experienced a 15% offer/acceptance ratio, compared to a 10% success rate in September. Of the 20 homes acquired, over two hundred offers had to be made. Two of Maricopa County's service areas see especially high investor activity, prohibiting the purchase of a home at the required discount in the cities of Tolleson and Goodyear. For four cities in which these NSP funds are targeted, over 70% of foreclosed properties are purchased with cash, i.e. INVESTORS.

The City of El Mirage and the designated counseling agency, Neighborhood Housing Services of Southwest Maricopa County, Inc. are partnering their HOME funds with NSP eligible clients in order to better serve families under 50% AMI. USDA has become a valuable partner in Buckeye with their loan products.

As this activity is acquisition, rehabilitation, and resell, performance measures reflect activity to date. Only acquisition has taken place as of the end of the quarter, therefore it is impossible to determine the number of low or moderate households benefitting.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	20	20/45

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	5	2	7	5/0	2/45	7/45	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
13022 West Pershing Street	El Mirage		Arizona	85335-	Not Validated / N
13301 North 123rd Lane	El Mirage		Arizona	85335-	Not Validated / N
12813 West Myer	El Mirage		Arizona	85335-	Not Validated / N
13117 North El Frio Street	El Mirage		Arizona	85335-	Not Validated / N
12729 West Soledad	El Mirage		Arizona	85335-	Not Validated / N
12811 West Ash Street	El Mirage		Arizona	85335-	Not Validated / N
13039 West Mandalay Lane	El Mirage		Arizona	85335-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found
Total Other Funding Sources



Grantee Activity Number:	0002B
Activity Title:	Acq/Rehab/Resle - HO LH25

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

0002

Project Title:

Acquisition/Purchase & Rehabilitation Single-Family

Projected Start Date:

05/01/2009

Projected End Date:

05/30/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Housing Authority of Maricopa County

Overall**Oct 1 thru Dec 31, 2009****To Date****Total Projected Budget from All Sources**

N/A

\$598,805.89

Total Budget

\$0.00

\$598,805.89

Total Obligated

\$0.00

\$0.00

Total Funds Drawdown

\$293,404.05

\$293,404.05

Program Funds Drawdown

\$293,404.05

\$293,404.05

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

Housing Authority of Maricopa County

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Homes will be acquired, rehabilitated and offered for sale to eligible homebuyers for an amount equal to or less than the cost to acquire and redevelop or rehabilitate the property. The maximum sales price for a property will be determined by aggregating all costs of acquisition, rehabilitation and redevelopment (including project delivery costs, which include but are not limited to costs related to the sale of the property). Eligible homebuyers at or below 50% Area Median Income will receive assistance under this activity. This activity will be used to meet the low income housing requirement to assist households at or below 50% of Area Median Income to the extent households are able to qualify to purchase a home. Recaptured funds will be reinvested into the program. This activity will serve the areas of greatest need identified below under location description. Maricopa County will adopt HERA counseling requirements that program beneficiaries must attend a minimum 8 hours of housing counseling from a HUD-approved counseling agency and provided by a certified housing counselor. The affordability period will be determined by the amount of assistance provided. This is a homeownership activity designed to provide homebuyer assistance in the form of soft seconds. Homes will be acquired, rehabilitated and then offered for sale to eligible homebuyers for an amount equal to or less than the cost to acquire and redevelop or rehabilitate the property. The maximum sales price for a property will be determined by aggregating all costs of acquisition, rehabilitation and redevelopment (including project delivery costs, which includes but is not limited to costs related to the sale of the property). Loan security documents will be used to ensure long term HOME Program affordability provisions are met. Maricopa County and any subrecipient or developer will include improvements whenever feasible to increase the energy efficiency of properties and to provide a renewable energy source(s). Maricopa County will establish green building guidelines that can be strategically incorporated as cost effective, energy efficient improvements that ensure long term affordability, increased homeowner sustainability and improved attractiveness of housing and neighborhoods.

Location Description:

Funds will be targeted to the areas of greatest need including primarily census tract areas in the cities/towns of Buckeye, El Mirage, and Goodyear.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	1/5	0/0	1/5	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
22833 West Cantilever Street	Buckeye		Arizona	85326-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	0003A
Activity Title:	Acquisition/Purchase Rehabilitation Rental

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

0003

Project Title:

Acquisition/Purchase and Rehabilitation Rental

Projected Start Date:

05/01/2009

Projected End Date:

06/30/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Exito, Inc.

Overall**Oct 1 thru Dec 31, 2009****To Date****Total Projected Budget from All Sources**

N/A

\$1,730,000.00

Total Budget

\$0.00

\$1,730,000.00

Total Obligated

\$0.00

\$2,493,567.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$984.26

\$984.26

Maricopa County Human Services, Community Development \$984.26

\$984.26

Match Contributed

\$0.00

\$0.00

Activity Description:

Maricopa County will provide rental opportunities for households at or below 50% of the Area Median Income. Special needs populations including the formerly homeless; physically disabled; developmentally disabled; veterans; and/or other special needs households will be targeted to the extent feasible. Rental units may be scattered site or multi-family depending on the availability of units. This activity may include acquisition and rehabilitation of rental units, and/or demolition of blighted structures and construction of new rental units. Recaptured funds, if any, will be reinvested into the program. This activity will serve the areas of greatest needs identified below under location description. The affordability period will be determined by the amount and type of assistance provided and is listed in the table on the following page. Maricopa County will provide rental opportunities for households at or below 50% of the Area Median Income. Special needs populations including the formerly homeless; physically disabled; developmentally disabled; and/or other special needs households will be targeted. Rental projects will be secured through lien documents or a Land Use Restriction Agreement (LURA) to ensure the period of affordability. Maricopa County will comply with HOME rent limits as described in 24CFR 92.252. (a), (c), (e) and (f) in accordance with the Neighborhood Stabilization Program requirements as outlined below. 1. The fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR 888.111; or 2. A rent that does not exceed 30 percent of the adjusted income of a family whose annual income equals 65 percent of the median income for the area as determined by HUD, with adjustments for number of bedrooms in the unit.

Location Description:

Maricopa County Community Development will target funds as follows: • Areas of greatest need including primarily census tract areas in the cities/towns of Buckeye, El Mirage and Goodyear. • Populations of greatest need including but not limited to: formerly homeless households; physically disabled; developmentally disabled; veterans and/or other special needs populations

Activity Progress Narrative:

This was the first quarter in which Maricopa County's subrecipient, Exito, Inc., could actively pursue activities following contract execution. As a result, there were many administrative functions completed at Exito, related to program implementation: an LLC was established under Exito, Inc. as the corporate entity that will hold title to the rental properties; a realtor, home inspector, appraiser, and a construction manager were selected. Twenty two offers to purchase were submitted, of those, three accepted. The target area for this specific activity is the City of Goodyear. Due to current market conditions, entering the Goodyear market has proven difficult. In addition to the required purchase price of a 1% discount from the current market value, investors waiving inspections and appraisal requirements are fierce competitors in this market. Though the acquisition of single family homes in Goodyear is a challenge, Exito remains committed to purchasing ten homes for permanent supportive housing of seniors.

Maricopa County worked with, the Housing Authority of Maricopa County (HAMC), as a potential sub-recipient of \$775,000 for the acquisition/rehabilitation of a Fannie Mae owned multi-family complex in Goodyear. The proposed project was to acquire the foreclosed upon 69-unit complex and rehabilitate the units to meet ADA requirements in order to provide affordable housing to accommodate disabled and/or veteran households at or below 50% of the Area Median Income. In addition to pursuing additional financial support for the project, the HAMC was successful in garnering political support at the City level. Significant time and resources were spent putting together the proposal for NSP funding and for the option to purchase. In mid-December, it was discovered that Fannie Mae and Ocwen Loan Servicing, LLC (the REO) transferred ownership of the property to Blue Valley Apartments, Inc., deeming the property ineligible under NSP regulations.

Work continues with potential partners for the purchase of a small multi-family unit for permanent supportive housing within the Maricopa County targeted area.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/10	0/0	0/10	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	0004A
Activity Title:	Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

0004

Project Title:

ADMINISTRATION AND PLANNING

Projected Start Date:

09/01/2008

Projected End Date:

09/30/2013

Benefit Type:

()

Completed Activity Actual End Date:**National Objective:**

N/A

Responsible Organization:

Maricopa County Human Services, Community

Overall**Oct 1 thru Dec 31, 2009****To Date****Total Projected Budget from All Sources**

N/A

\$480,890.91

Total Budget

\$0.00

\$480,890.91

Total Obligated

\$20,880.28

\$123,890.27

Total Funds Drawdown

\$20,880.28

\$123,890.27

Program Funds Drawdown

\$20,880.28

\$123,890.27

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$20,880.28

\$69,367.00

Maricopa County Human Services, Community Development	\$20,880.28	\$69,367.00
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Match Contributed

\$0.00

\$0.00

Activity Description:

Administrative funds will be used for program coordination, staff salaries and employee related costs, developing systems for compliance, outreach to potential partners and the public, producing requests for proposals, proposal review, preparing agreements/contracts with subrecipients and developers, preparing reports, coordination and resolution of audit and monitoring findings, program evaluation, legal, accounting, audit, travel costs, fair housing outreach, and program supervision. Maricopa County may also grant a portion of administrative funds to partner agencies for the purposes identified above.

Location Description:

222 N. Central, Suite 5200, Phoenix, AZ 85004

Activity Progress Narrative:

Maricopa County Human Services Department (MCHSD) staff continually monitors subrecipients for grant compliance, meeting regularly with subrecipient staff. Staff completed more than 60 Appendix As to the ERR for the acquisition related activities, processed reimbursement requests, and provided technical assistance as needed to subrecipients.

In addition to several NSP related subrecipient meetings, MCHSD staff attended a NSP roundtable supported by The Federal Reserve Bank of San Francisco, HUD-Phoenix, and the Arizona Department of Housing, as well as a HUD Environmental Training.

In early September, as an added measure to reduce the burden on low/middle income homebuyers and significantly lower utility usage, one of Maricopa County's subrecipient, the Housing Authority of Maricopa County (HAMC), submitted a regulation waiver request to HUD so as to allow the purchase of High Efficiency Washer and Dryer sets (58% electrical savings and over 50% water savings per set) using NSP funds in homes rehabilitated under the program. For added savings, to compete in the market, and due to lender requirements, an additional waiver request to allow dishwashers was submitted. Currently, we have not received written consent for either item and frustrations continue to mount as HUD response time is lagging behind the work flow of the rehabilitation process.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
