

Grantee: Phoenix, AZ

Grant: B-08-MN-04-0505

July 1, 2009 thru September 30, 2009 Performance Report

Grant Number:

B-08-MN-04-0505

Grantee Name:

Phoenix, AZ

Grant Amount:

\$39,478,096.00

Grant Status:

Active

Submitted By:

No Submitter Found

Obligation Date:**Award Date:****Contract End Date:****Review by HUD:**

Reviewed and Approved

Disasters:**Declaration Number**

NSP

Plan Description:

Foreclosures

Recovery Needs:**Overall****Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****Obligated CDBG DR Funds****Expended CDBG DR Funds****Match Contributed****Program Income Received****Program Income Drawdown****This Report Period**

N/A

N/A

\$0.00

\$0.00

\$760,324.75

\$439,289.00

\$0.00

\$0.00

To Date

\$39,478,096.00

\$39,478,096.00

\$0.00

\$0.00

\$760,324.75

\$439,289.00

\$0.00

\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$10.00
Minimum Non-Federal Match	\$0.00	\$439,289.00
Limit on Public Services	\$5,921,714.40	\$0.00
Limit on Admin/Planning	\$3,947,809.60	\$453,052.73
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

The second quarter has focused on contracting with the implementation of the home ownership programs: NSP 1 Homebuyer Assistance, NSP 2 Home Improvement Program and NSP 3 Move In Ready as well as NSP 4 Multi-family Rental activities. The following has been accomplished:

NSP 1 Homebuyer Assistance, NSP 2 Home Improvement Program, NSP 3 Move In Ready Program

Obligation of \$2.9m in funds via contracts with two homeownership partners to return 112 foreclosed single family properties to the market and support 407 buyers through the Phoenix NSP. (note, this obligation was not entered into DRGR in advance of 9/30 but will be reflected in the Quarterly Performance Report for 12/31/09. This occurred due to our "learning curve" with the system.) A third partner contract will be executed by mid November to obligate an additional \$2.4m and addressing the remaining 112 single family properties in our Action Plan.

Homebuyer Assistance closings were completed for the first 5 participants and we increased our buyer pipeline for this activity with 94 eligible buyers shopping for foreclosed homes.

The first two property offers for the Move In Ready program were made in September but did not compete successfully against investor bidders.

Two Home Improvement Program participants had accepted offers and are in progress of securing 203K loans to accompany the NSP rehab funds.

NSP 4 Multi-Family Rental

Acquisition of a 523 unit apartment complex is pending with the U.S. Dept of Housing and Urban Development that will utilize \$6m of NSP funds. A Request for Proposals resulted in a proposal for an 80 unit project that will service permanent housing needs for formerly homeless men, women and small families. This project will obligate up to \$3.892m in NSP funds in November. We anticipate that these two projects will satisfy the requirement to benefit households with incomes at or below 50% of median income.

NSP 5 Acquisition/Disposition/Demolition

The first two property offers for acquisition and demolition were made but did not compete successfully against investor bidders.

General Progress

Additional homebuyer orientation sessions have been held, including two Spanish language sessions with over 800 households participating. Over 350 families have completed 8 hour pre-purchase counseling classes.

Buyer interest is clearly strong but was initially a challenge. The current challenge is investor competition with investors beating out homebuyers and our partner cash buyers. Homebuyer Assistance participants have told us they have had to make anywhere from 5 to 20 offers before they are successful. The Phoenix NSP partners have made over 24 offers in Sept/Oct, with 14 accepted. Of those, 10 offers were made to MLS listed properties and 2 were accepted and 14 offers were made through First Look REO sellers and 12 were accepted. To counter the rise in investor activity we have expanded our REO relations beyond the National Community Stabilization Trust,

streamlined the evaluation and offer time and are exploring means of linking consumer driven Homebuyer Assistance participants with First Look options.
9 of the 13 staff positions have been filled.

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
NSP1, Financing Mechanisms - DPA Only	\$0.00	\$0.00	\$3,200,000.00	\$0.00
NSP2, Financing Mechanisms - DPA w/ Rehab	\$0.00	\$0.00	\$9,340,800.00	\$0.00
NSP3, Acquisition/Purchase and Rehab - SFR/HO	\$0.00	\$0.00	\$6,330,400.00	\$0.00
NSP4, Acquisition/Purchase and Rehab - MF Rental	\$0.00	\$0.00	\$10,659,086.00	\$0.00
NSP5, Demolition - Blighted Structures	\$0.00	\$0.00	\$6,000,000.00	\$0.00
NSP6, Administration and Planning	\$0.00	\$0.00	\$3,947,810.00	\$0.00

Activities

Grantee Activity Number:	NSP1-CHRA
Activity Title:	Homebuyer Assistance Program

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP1

Projected Start Date:

03/11/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms - DPA Only

Projected End Date:

03/11/2013

Responsible Organization:

CHRA-Community Housing Resources of Arizona

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$173,794.43	\$173,794.43
Match Contributed	\$439,289.00	\$439,289.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City will provide homeownership assistance (an NSP Financing Mechanism) in the form of subordinate mortgages to assist homebuyers purchase and occupy foreclosed or abandoned single-family homes in Tier 1, Tier 2 and Tier 3 areas that require no rehabilitation to meet lender requirements and/or City's housing standards. The target population would be FHA creditworthy borrowers with incomes at or below 120% AMI. Given current area home prices, it is expected that some buyers below 80% of median income could also be served. The City will ensure continued affordability of assisted units by adopting, at a minimum, the HOME program standard: Per-unit NSP Assistance Minimum Affordability Period = \$15,000 5 years \$15,001 - \$40,000 10 years > \$40,000 15 years

Location Description:

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentage of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage -related loan; and, 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures. As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing a three-tiered approach that is consistent with the Community Development goals of the Consolidated Plan. Drawing from the information contained within this section, Map 1-4 in the City of Phoenix NSP Substantial Amendment highlights those Zip Codes that have been determined to constitute areas of greatest need, distinguished by the three tiers of targeting that the City will adopt to address such a widespread problem.

Activity Progress Narrative:

Community Housing Resources of Arizona (CHRA), a long time CDBG and HOME program subrecipient, was selected to administer NSP Program 1, the Homeownership Assistance Program. Housing Counseling agencies with current contracts to provide services for CDBG-eligible clients were contracted to provide the pre-purchase counseling services for potential NSP Program 1 homebuyers. Those agencies are Neighborhood Housing Services of Phoenix (NHSP), Greater Phoenix Urban League (GPUL), Chicanos Por La Causa (CPLC) and CHRA. Clients receive homebuyer education and credit worthiness review counseling services from the agencies and then are referred to CHRA for the loan administration services. As of September 30, 2009, 177 households have been referred to CHRA and 159 of those have received services from CHRA. Of those that have been seen by CHRA, 51 have been cancelled for various reasons and 94 have received their eligibility letters, five of which have purchased a home as shown in this report. New contracts are being drafted with six housing counseling agencies to provide these homebuyer education and credit worthiness review counseling services beginning December 1, 2009. These new contracts will increase the capacity for serving

clients and will enable the city to obligate the contracted funds.

A customer service agency, ROI, has been hired to support buyers through all of the three NSP homeownership programs by responding to and directing inquires, linking buyers to our housing counseling partners, CHRA and our development partners and by providing technical assistance to the buyers real estate professionals and lenders. This entity will increase program outcomes by mitigating buyer "fall out", assisting buyers to more sucessfully identify eligible REO properties and to compete with investors. Additionally three more housing counseling agencies have been procured with contracts expected within the next 30-60 days.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	5	0/0	0/0	5/188
# of Households benefitting	0	1	5	0/50	1/138	5/188

Activity Locations

Address	City	State	Zip
3859 W. Charlotte Dr	Glendale	NA	85310
22003 N. 29th Dr	Phoenix	NA	85027
4201 N. 20th St. #209	Phoenix	NA	85016
2229 E. Kelton Ln.	Phoenix	NA	85022
3026 E. Pontiac Dr	Phoenix	NA	85050

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:	NSP1-PHX
Activity Title:	Homebuyer Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

NSP1

Project Title:

Financing Mechanisms - DPA Only

Projected Start Date:

03/11/2009

Projected End Date:

03/11/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

COP-NSD

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$4,160,695.00
Total CDBG Program Funds Budgeted	N/A	\$4,160,695.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City will provide homeownership assistance (an NSP Financing Mechanism) in the form of subordinate mortgages to assist homebuyers purchase and occupy foreclosed or abandoned single-family homes in Tier 1, Tier 2 and Tier 3 areas that require no rehabilitation to meet lender requirements and/or City's housing standards. The target population would be FHA creditworthy borrowers with incomes at or below 120% AMI. Given current area home prices, it is expected that some buyers below 80% of median income could also be served. The City will ensure continued affordability of assisted units by adopting, at a minimum, the HOME program standard: Per-unit NSP Assistance Minimum Affordability Period = \$15,000 5 years \$15,001 - \$40,000 10 years > \$40,000 15 years

Location Description:

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentage of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage -related loan; and, 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures. As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing a three-tiered approach that is consistent with the Community Development goals of the Consolidated Plan. Drawing from the information contained within this section, Map 1-4 in the City of Phoenix NSP Substantial Amendment highlights those Zip Codes that have been determined to constitute areas of greatest need, distinguished by the three tiers of targeting that the City will adopt to address such a widespread problem.

Activity Progress Narrative:
Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	0/138	0/50	0/188

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: NSP2-DPA

Activity Title: NSP2-DPA

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP2

Projected Start Date:

03/11/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms - DPA w/ Rehab

Projected End Date:

03/11/2013

Responsible Organization:

CHRA-Community Housing Resources of Arizona

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$3,118,116.00
Total CDBG Program Funds Budgeted	N/A	\$3,118,116.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$17,609.02	\$17,609.02
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City will provide homeownership assistance (an NSP Financing Mechanism) in the form of subordinate mortgages to assist homebuyers purchase and occupy foreclosed or abandoned single-family homes in Tier 2 and Tier 3 areas of greatest need which require rehabilitation to meet lender requirements and the City's Rehab Standards, described elsewhere in the Action Plan. Assistance will be provided as a loan that includes homebuyer assistance and pays the cost of rehabilitation, much like the FHA 203(k) loan program. Target population will be FHA creditworthy borrowers with incomes at or below 120% AMI. Given current area home prices, it is expected that some buyers below 80% of median income could also be served. The City will ensure continued affordability of assisted units by adopting, at a minimum, the HOME program standard: Per-unit NSP Assistance Minimum Affordability Period = \$15,000 5 years \$15,001 - \$40,000 10 years > \$40,000 15 years

Location Description:

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentage of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage -related loan; and, 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures. As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing a three-tiered approach that is consistent with the Community Development goals of the Consolidated Plan. Drawing from the information contained within this section, Map 1-4 in the City of Phoenix NSP Substantial Amendment highlights those Zip Codes that have been determined to constitute areas of greatest need, distinguished by the three tiers of targeting that the City will adopt to address such a widespread problem. Homeownership Assistance with Rehabilitation will be primarily targeted in Tier 2 and Tier 3 areas of greatest need.

Activity Progress Narrative:

One development partner has been contracted (Foundation for Senior Living) and another will have a contract in November (National Farm Workers). These two agencies will be responsible for separate geographic areas of Tier 2 and Tier 3 neighborhoods. As in Program 1, Community Housing Resources and ROI have been selected to provide buyer support and loan administration services.

As of 9/30/09, two participants have offers accepted and are securing 203K loans to supplement NSP rehab funds. The environmental reviews are underway.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/139
# of Households benefitting	0	0	0	0/20	0/119	0/139

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:	NSP2-REH
Activity Title:	NSP2-Rehabilitation w/ DPA

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2

Projected Start Date:

03/11/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms - DPA w/ Rehab

Projected End Date:

03/11/2013

Responsible Organization:

COP-NSD

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$6,415,133.00
Total CDBG Program Funds Budgeted	N/A	\$6,415,133.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$55,435.80	\$55,435.80
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City will provide homeownership assistance (an NSP Financing Mechanism) in the form of subordinate mortgages to assist qualified LMMI homebuyers occupy and rehabilitate foreclosed or abandoned single-family homes in Tier 2 and Tier 3 areas of greatest need which require rehabilitation to meet lender requirements and the City's Rehab Standards, described elsewhere in the Action Plan. Assistance will be provided as a loan that includes the cost of rehabilitation, much like the FHA 203(k) loan program. Target population will be FHA creditworthy borrowers with incomes at or below 120% AMI. Given current area home prices, it is expected that some buyers below 80% of median income could also be served. The City will ensure continued affordability of assisted units by adopting, at a minimum, the HOME program standard: Per-unit NSP Assistance Minimum Affordability Period = \$15,000 5 years \$15,001 - \$40,000 10 years > \$40,000 15 years

Location Description:

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentage of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage -related loan; and, 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures. As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing a three-tiered approach that is consistent with the Community Development goals of the Consolidated Plan. Drawing from the information contained within this section, Map 1-4 in the City of Phoenix NSP Substantial Amendment highlights those Zip Codes that have been determined to constitute areas of greatest need, distinguished by the three tiers of targeting that the City will adopt to address such a widespread problem. Homeownership Assistance with Rehabilitation will be primarily targeted in Tier 2 and Tier 3 areas of greatest need.

Activity Progress Narrative:

One development partner has been contracted (Foundation for Senior Living) and another will have a contract in November (National Farm Workers). These two agencies will be responsible for separate geographic areas of Tier 2 and Tier 3 neighborhoods. As in Program 1, Community Housing Resources and ROI have been selected to provide buyer support and loan administration services.

As of 9/30/09, two participants have offers accepted and are securing 203K loans to supplement NSP rehab funds. The environmental reviews are underway.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/139
# of housing units	0	0	0	0/0	0/0	0/139
# of Households benefitting	0	0	0	0/20	0/119	0/139

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:	NSP3-ACQ
Activity Title:	NSP3 - Acquisition

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP3

Project Title:

Acquisition/Purchase and Rehab - SFR/HO

Projected Start Date:

03/11/2009

Projected End Date:

03/11/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

COP-NSD

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,069,316.00
Total CDBG Program Funds Budgeted	N/A	\$1,069,316.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$4,363.47	\$4,363.47
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City or contracted intermediaries (for-profits and/or non-profits procured as contractors or performing under subrecipient agreements) will purchase foreclosed or abandoned homes and rehabilitate them in keeping with City standards described elsewhere in the NSP Action Plan. Homes may be purchased individually or at bulk sale. Purchase prices will average at least 15% below current appraised value, unless an acceptable methodology is developed to justify an average discount as low as 10%. NSP funds will also pay for allowable rehab costs. This activity will be focused on Tier 2 and Tier 3 areas of greatest need so as to produce tangible evidence of neighborhood improvement and to entice homebuyers to purchase newly-rehabbed homes. Upon the completion of rehabilitation, homes will be sold to FHA creditworthy borrowers with incomes at or below 120% AMI. Given current area home prices, it is expected that some buyers below 80% of median income could also be served. Sales to homebuyer will be at a price equal to or less than the cost to acquire and rehabilitate or redevelop the property, including related activity delivery costs and a reasonable developer fee unless the intermediary is a subrecipient, in which case they may recover their direct costs. LMMI purchasers who agree to occupy the property as their primary residence may qualify for Direct Homeownership Assistance. The City will ensure continued affordability of assisted units by adopting, at a minimum, the HOME program standard: Per-unit NSP Assistance Minimum Affordability Period = \$15,000 5 years \$15,001 - \$40,000 10 years > \$40,000 15 years

Location Description:

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentage of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage -related loan; and, 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures. As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing a three-tiered approach that is consistent with the Community Development goals of the Consolidated Plan. Drawing from the information contained within this section, Map 1-4 in the City of Phoenix NSP Substantial Amendment highlights those Zip Codes that have been determined to constitute areas of greatest need, distinguished by the three tiers of targeting that the City will adopt to address such a widespread problem. Acquisition and Rehabilitation of Foreclosed Single Family Homes will be primarily targeted in Tier 2 and Tier 3 areas of greatest need, defined elsewhere in the NSP Action Plan, with limited targeting in Tier 1 areas of greatest need on an exception basis.

Activity Progress Narrative:

One development partner has been contracted (Foundation for Senior Living) and another will have a contract in November

(National Farm Workers). These two agencies will be responsible for separate geographic areas of Tier 2 and Tier 3 neighborhoods. As in Program 1, Community Housing Resources and ROI have been selected to provide buyer support and loan administration services. As of 9/30/09, four offers had been made and all were unsuccessful in competing against investors. We expect that more recent successful offers will result in approximately 10 closings in the next 30-60 days.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/85
# of housing units	0	0	0	0/0	0/0	0/85
# of Households benefitting	0	0	0	0/35	0/50	0/85
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/85

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:	NSP3-DPA
Activity Title:	NSP3-Down Payment Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP3

Projected Start Date:

03/11/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Purchase and Rehab - SFR/HO

Projected End Date:

03/11/2013

Responsible Organization:

COP-NSD

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,801,782.00
Total CDBG Program Funds Budgeted	N/A	\$1,801,782.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$9,716.20	\$9,716.20
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City or contracted intermediaries (for-profits and/or non-profits procured as contractors or performing under subrecipient agreements) will purchase foreclosed or abandoned homes and rehabilitate them in keeping with City standards described elsewhere in the NSP Action Plan. Homes may be purchased individually or at bulk sale. Purchase prices will average at least 15% below current appraised value, unless an acceptable methodology is developed to justify an average discount as low as 10%. NSP funds will also pay for allowable rehab costs. This activity will be focused on Tier 2 and Tier 3 areas of greatest need so as to produce tangible evidence of neighborhood improvement and to entice homebuyers to purchase newly-rehabbed homes. Upon the completion of rehabilitation, homes will be sold to FHA creditworthy borrowers with incomes at or below 120% AMI. Given current area home prices, it is expected that some buyers below 80% of median income could also be served. Sales to homebuyer will be at a price equal to or less than the cost to acquire and rehabilitate or redevelop the property, including related activity delivery costs and a reasonable developer fee unless the intermediary is a subrecipient, in which case they may recover their direct costs. LMMI purchasers who agree to occupy the property as their primary residence may qualify for Direct Homeownership Assistance. The City will ensure continued affordability of assisted units by adopting, at a minimum, the HOME program standard: Per-unit NSP Assistance Minimum Affordability Period = \$15,000 5 years \$15,001 - \$40,000 10 years > \$40,000 15 years

Location Description:

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentage of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage -related loan; and, 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures. As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing a three-tiered approach that is consistent with the Community Development goals of the Consolidated Plan. Drawing from the information contained within this section, Map 1-4 in the City of Phoenix NSP Substantial Amendment highlights those Zip Codes that have been determined to constitute areas of greatest need, distinguished by the three tiers of targeting that the City will adopt to address such a widespread problem. Acquisition and Rehabilitation of Foreclosed Single Family Homes will be primarily targeted in Tier 2 and Tier 3 areas of greatest need, defined elsewhere in the NSP Action Plan, with limited targeting in Tier 1 areas of greatest need on an exception basis.

Activity Progress Narrative:

One development partner has been contracted (Foundation for Senior Living) and another will have a contract in November

(National Farm Workers). These two agencies will be responsible for separate geographic areas of Tier 2 and Tier 3 neighborhoods. As in Program 1, Community Housing Resources and ROI have been selected to provide buyer support and loan administration services. As of 9/30/09, four offers had been made and all were unsuccessful in competing against investors. We expect that more recent successful offers will result in approximately 10 closings in the next 30-60 days.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/85
# of Households benefitting	0	0	0	0/35	0/50	0/85

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:	NSP3-REH
Activity Title:	NSP3-Rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP3

Project Title:

Acquisition/Purchase and Rehab - SFR/HO

Projected Start Date:

03/11/2009

Projected End Date:

03/11/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

COP-NSD

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$3,929,044.00
Total CDBG Program Funds Budgeted	N/A	\$3,929,044.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$30,588.03	\$30,588.03
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City or contracted intermediaries (for-profits and/or non-profits procured as contractors or performing under subrecipient agreements) will purchase foreclosed or abandoned homes and rehabilitate them in keeping with City standards described elsewhere in the NSP Action Plan. Homes may be purchased individually or at bulk sale. Purchase prices will average at least 15% below current appraised value, unless an acceptable methodology is developed to justify an average discount as low as 10%. NSP funds will also pay for allowable rehab costs. This activity will be focused on Tier 2 and Tier 3 areas of greatest need so as to produce tangible evidence of neighborhood improvement and to entice homebuyers to purchase newly-rehabbed homes. Upon the completion of rehabilitation, homes will be sold to FHA creditworthy borrowers with incomes at or below 120% AMI. Given current area home prices, it is expected that some buyers below 80% of median income could also be served. Sales to homebuyer will be at a price equal to or less than the cost to acquire and rehabilitate or redevelop the property, including related activity delivery costs and a reasonable developer fee unless the intermediary is a subrecipient, in which case they may recover their direct costs. LMMI purchasers who agree to occupy the property as their primary residence may qualify for Direct Homeownership Assistance. The City will ensure continued affordability of assisted units by adopting, at a minimum, the HOME program standard: Per-unit NSP Assistance Minimum Affordability Period = \$15,000 5 years \$15,001 - \$40,000 10 years > \$40,000 15 years

Location Description:

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentage of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage -related loan; and, 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures. As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing a three-tiered approach that is consistent with the Community Development goals of the Consolidated Plan. Drawing from the information contained within this section, Map 1-4 in the City of Phoenix NSP Substantial Amendment highlights those Zip Codes that have been determined to constitute areas of greatest need, distinguished by the three tiers of targeting that the City will adopt to address such a widespread problem. Acquisition and Rehabilitation of Foreclosed Single Family Homes will be primarily targeted in Tier 2 and Tier 3 areas of greatest need, defined elsewhere in the NSP Action Plan, with limited targeting in Tier 1 areas of greatest need on an exception basis.

Activity Progress Narrative:

One development partner has been contracted (Foundation for Senior Living) and another will have a contract in November

(National Farm Workers). These two agencies will be responsible for separate geographic areas of Tier 2 and Tier 3 neighborhoods. As in Program 1, Community Housing Resources and ROI have been selected to provide buyer support and loan administration services. As of 9/30/09, four offers had been made and all were unsuccessful in competing against investors. We expect that more recent successful offers will result in approximately 10 closings in the next 30-60 days.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/85
# of housing units	0	0	0	0/0	0/0	0/85
# of Households benefitting	0	0	0	0/35	0/50	0/85

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:	NSP4-ACQ
Activity Title:	NSP4-Acquisition of MF Rental

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP4

Project Title:

Acquisition/Purchase and Rehab - MF Rental

Projected Start Date:

03/11/2009

Projected End Date:

03/11/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

COP-Housing Dept

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$5,195,784.00
Total CDBG Program Funds Budgeted	N/A	\$5,195,784.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City will use NSP funds to assist with the purchase and rehabilitation of foreclosed or abandoned rental properties, primarily multi-family. Foreclosed or abandoned multi-family rentals introduce significant distress in any area. Identification of prospect properties will involve strategic targeting to Tier 2 and Tier 3 areas of greatest need, with secondary emphasis on identifying distressed properties that offer opportunities for affordable housing for households at or below 50% AMI in Tier 1. This will be the City's primary NSP program for benefiting households at or below 50% of median income. Properties could be purchased for the City's own portfolio or the City could assist non-profit or for-profit partners in acquisition and rehabilitation. The form of the City's assistance will be subordinated mortgages. The City will make every effort to leverage these loans with FHA or other first mortgages, tax credit proceeds (where possible) and other subordinate financing such as AHP, state funds and its own subordinate mortgage financing. Rental and occupancy agreements will be enforced through deeds of trust, covenants running with the property, deed restrictions or other mechanisms approved by HUD, in order to ensure continued affordability that will, at a minimum, meet the HOME standard: Per-unit NSP Assistance Minimum Affordability Period = \$15,000 5 years \$15,001 - \$40,000 10 years > \$40,000 15 years

Location Description:

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentage of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage -related loan; and, 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures. As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing a three-tiered approach that is consistent with the Community Development goals of the Consolidated Plan. Drawing from the information contained within this section, Map 1-4 in the City of Phoenix NSP Substantial Amendment highlights those Zip Codes that have been determined to constitute areas of greatest need, distinguished by the three tiers of targeting that the City will adopt to address such a widespread problem. Identification of prospect properties will involve strategic targeting to Tier 2 and Tier 3 areas of greatest need defined elsewhere in the Action Plan, with secondary emphasis on identifying distressed properties that offer opportunities for affordable housing for households at or below 50% AMI in Tier 1.

Activity Progress Narrative:

The city of Phoenix Housing Department issued a call for proposals to the Neighborhood Stabilization Program (NSP) Multifamily Affordable Rental Funding, with first review of applications on September 10, 2009. One proposal was submitted for the acquisition and rehabilitation of the Royal Suites Apartments, an 80-unit apartment complex located in Phoenix, Arizona. On November 4, 2009, the Phoenix City Council is expected to award NSP funds of up to \$3,892,000 to Arizona

Housing Inc. for this project.

The Royal Suites Apartments will serve a special needs population, homeless men, women and small families below 50% of area median income with 15 studios at 475 square feet, 25 studios at 525 square feet, and 13 1-bedroom units at 605 square feet. Ten percent of the units, at least eight (8) apartments, will be accessible for persons with disabilities. Arizona Housing Inc. is proposing substantial rehabilitation of the Royal Suites Apartments incorporating numerous green strategies including insulation of exterior walls, double paned windows, Energy star rated appliances, and water conserving landscaping.

The city of Phoenix Housing Department is also moving forward with the acquisition and rehabilitation of the Park Lee Apartments, a 523 unit apartment complex situated on approximately 31 acres. A LLC instrumentality of the City will purchase and rehabilitate the property using \$6,000,000 of NSP funds, with additional funding coming from GO Bond funds loaned by the City. The U.S. Department of Housing and Urban Development is in concurrence with the procurement and loan process as outlined by the City. The City is currently attempting to acquire the note from the U.S. Department of Housing and Urban Development. At least 50% of the units at the Park Lee Apartments are planned to be below 50% of area median income, with the remaining units planned below 120% of area median income.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/10
# of housing units	0	0	0	0/0	0/0	0/479
# of Households benefitting	0	0	0	0/125	0/234	0/479
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/10

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:	NSP4-REH
Activity Title:	NSP4-Rehab of MF Rental

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

NSP4

Project Title:

Acquisition/Purchase and Rehab - MF Rental

Projected Start Date:

03/11/2009

Projected End Date:

03/11/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

COP-Housing Dept

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$5,463,302.00
Total CDBG Program Funds Budgeted	N/A	\$5,463,302.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City will use NSP funds to assist with the purchase and rehabilitation of foreclosed or abandoned rental properties, primarily multi-family. Foreclosed or abandoned multi-family rentals introduce significant distress in any area. Identification of prospect properties will involve strategic targeting to Tier 2 and Tier 3 areas of greatest need, with secondary emphasis on identifying distressed properties that offer opportunities for affordable housing for households at or below 50% AMI in Tier 1. This will be the City's primary NSP program for benefiting households at or below 50% of median income. Properties could be purchased for the City's own portfolio or the City could assist non-profit or for-profit partners in acquisition and rehabilitation. The form of the City's assistance will be subordinated mortgages. The City will make every effort to leverage these loans with FHA or other first mortgages, tax credit proceeds (where possible) and other subordinate financing such as AHP, state funds and its own subordinate mortgage financing. Rental and occupancy agreements will be enforced through deeds of trust, covenants running with the property, deed restrictions or other mechanisms approved by HUD, in order to ensure continued affordability that will, at a minimum, meet the HOME standard: Per-unit NSP Assistance Minimum Affordability Period = \$15,000 5 years \$15,001 - \$40,000 10 years > \$40,000 15 years

Location Description:

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentage of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage -related loan; and, 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures. As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing a three-tiered approach that is consistent with the Community Development goals of the Consolidated Plan. Drawing from the information contained within this section, Map 1-4 in the City of Phoenix NSP Substantial Amendment highlights those Zip Codes that have been determined to constitute areas of greatest need, distinguished by the three tiers of targeting that the City will adopt to address such a widespread problem. Identification of prospect properties will involve strategic targeting to Tier 2 and Tier 3 areas of greatest need defined elsewhere in the Action Plan, with secondary emphasis on identifying distressed properties that offer opportunities for affordable housing for households at or below 50% AMI in Tier 1.

Activity Progress Narrative:

The city of Phoenix Housing Department issued a call for proposals to the Neighborhood Stabilization Program (NSP) Multifamily Affordable Rental Funding, with first review of applications on September 10, 2009. One proposal was submitted for the acquisition and rehabilitation of the Royal Suites Apartments, an 80-unit apartment complex located in Phoenix, Arizona. On November 4, 2009, the Phoenix City Council is expected to award NSP funds of up to \$3,892,000 to Arizona

Housing Inc. for this project.

The Royal Suites Apartments will serve a special needs population, homeless men, women and small families below 50% of area median income with 15 studios at 475 square feet, 25 studios at 525 square feet, and 13 1-bedroom units at 605 square feet. Ten percent of the units, at least eight (8) apartments, will be accessible for persons with disabilities. Arizona Housing Inc. is proposing substantial rehabilitation of the Royal Suites Apartments incorporating numerous green strategies including insulation of exterior walls, double paned windows, Energy star rated appliances, and water conserving landscaping.

The city of Phoenix Housing Department is also moving forward with the acquisition and rehabilitation of the Park Lee Apartments, a 523 unit apartment complex situated on approximately 31 acres. A LLC instrumentality of the City will purchase and rehabilitate the property using \$6,000,000 of NSP funds, with additional funding coming from GO Bond funds loaned by the City. The U.S. Department of Housing and Urban Development is in concurrence with the procurement and loan process as outlined by the City. The City is currently attempting to acquire the note from the U.S. Department of Housing and Urban Development. At least 50% of the units at the Park Lee Apartments are planned to be below 50% of area median income, with the remaining units planned below 120% of area median income.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/10
# of housing units	0	0	0	0/0	0/0	0/479
# of Households benefitting	0	0	0	0/125	0/234	0/479

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:	NSP5-ACQ
Activity Title:	NSP5-Acquisition for demolition

Activity Category:

Acquisition - general

Project Number:

NSP5

Projected Start Date:

03/11/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition - Blighted Structures

Projected End Date:

03/11/2013

Responsible Organization:

COP-NSD

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,539,390.00
Total CDBG Program Funds Budgeted	N/A	\$1,539,390.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$11,823.80	\$11,823.80
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City or designee will purchase foreclosed or abandoned properties to address the most critical properties within specific, defined LMMI areas in Tier 3 areas of greatest need, where rehabilitation of existing structures is not economic and/or the market will not absorb residential units in the near term. The City will implement this activity also on a more limited basis within specific, defined LMMI areas in Tier 2 areas, in order to reverse decline and inject confidence back into an otherwise stable neighborhood, and may consider implementing this activity in specific, defined LMMI areas in Tier 1 areas of greatest need on an exception basis, considering blighting conditions of the property and associated destabilizing influences such as crime activity. Disposition goals will be to demolish blighted structures where necessary, but to the extent practicable to return foreclosed residential properties to productive occupancy as soon as possible, while supporting stability in the real estate market. Rental and ownership properties would be rehabilitated and/or redeveloped in keeping with their physical condition, neighborhood strengths and expectations as well as market readiness. 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. Demolition and redevelopment activities will be undertaken in support of neighborhood stabilization efforts, with re-use in keeping with community development strategies and plans.

Location Description:

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentage of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage -related loan; and, 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures. As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing a three-tiered approach that is consistent with the Community Development goals of the Consolidated Plan. Drawing from the information contained within this section, Map 1-4 in the City of Phoenix NSP Substantial Amendment highlights those Zip Codes that have been determined to constitute areas of greatest need, distinguished by the three tiers of targeting that the City will adopt to address such a widespread problem. Acquisition/Disposition/Demolition of Foreclosed Homes will be primarily targeted in Tier 3 areas of greatest need, defined elsewhere in the NSP Action Plan, with limited targeting in Tier 2, and spot usage in Tier 1 areas of greatest need on an exception basis.

Activity Progress Narrative:

City staff has been prospecting for properties, reviewing potential acquisitions, defining demolition standards, and creating policies and procedures for this program.

The first two property offers for acquisition and demolition were made but did not compete successfully against investor

bidders.

The city anticipates having clearance to purchase and demolish several early in the next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/30
# of housing units	0	0	0	0/0	0/0	0/30
# of Households benefitting	0	0	0	0/15	0/15	0/30
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/30

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:	NSP5-DEM
Activity Title:	NSP5-Demolition

Activity Category:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

NSP5

Project Title:

Demolition - Blighted Structures

Projected Start Date:

03/11/2009

Projected End Date:

03/11/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

COP-NSD

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$833,387.00
Total CDBG Program Funds Budgeted	N/A	\$833,387.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$3,941.27	\$3,941.27
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City or designee will purchase foreclosed or abandoned properties to address the most critical properties within specific, defined LMMI areas in Tier 3 areas of greatest need, where rehabilitation of existing structures is not economic and/or the market will not absorb residential units in the near term. The City will implement this activity also on a more limited basis within specific, defined LMMI areas in Tier 2 areas, in order to reverse decline and inject confidence back into an otherwise stable neighborhood, and may consider implementing this activity in specific, defined LMMI areas in Tier 1 areas of greatest need on an exception basis, considering blighting conditions of the property and associated destabilizing influences such as crime activity. Disposition goals will be to demolish blighted structures where necessary, but to the extent practicable to return foreclosed residential properties to productive occupancy as soon as possible, while supporting stability in the real estate market. Rental and ownership properties would be rehabilitated and/or redeveloped in keeping with their physical condition, neighborhood strengths and expectations as well as market readiness. 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. Demolition and redevelopment activities will be undertaken in support of neighborhood stabilization efforts, with re-use in keeping with community development strategies and plans.

Location Description:

The City of Phoenix has established areas of greatest need pursuant to Section 2301 (b)(4)(2) of the Housing and Economic Recovery Act (HERA) of 2008, with priority emphasis given to the factors described in this report: 1) Areas in Phoenix having the greatest percentage of home foreclosures; 2) Areas in Phoenix with the highest percentage of homes financed by a subprime mortgage -related loan; and, 3) Areas in Phoenix likely to face a significant rise in the rate of home foreclosures. As discussed further in the City of Phoenix NSP Substantial Amendment, the NSP strategy to use and distribute funds to areas of greatest need will respond to large areas of the city with significant foreclosure rates and widespread foreclosure risk factors by developing a three-tiered approach that is consistent with the Community Development goals of the Consolidated Plan. Drawing from the information contained within this section, Map 1-4 in the City of Phoenix NSP Substantial Amendment highlights those Zip Codes that have been determined to constitute areas of greatest need, distinguished by the three tiers of targeting that the City will adopt to address such a widespread problem. Acquisition/Disposition/Demolition of Foreclosed Homes will be primarily targeted in Tier 3 areas of greatest need, defined elsewhere in the NSP Action Plan, with limited targeting in Tier 2, and spot usage in Tier 1 areas of greatest need on an exception basis.

Activity Progress Narrative:

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/30
# of housing units	0	0	0	0/0	0/0	0/30
# of Households benefitting	0	0	0	0/15	0/15	0/30

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:	NSP6-ADM
Activity Title:	NSP6-Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP6

Project Title:

Administration and Planning

Projected Start Date:

03/11/2009

Projected End Date:

03/11/2013

National Objective:

N/A

Responsible Organization:

COP-NSD

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$3,947,810.00
Total CDBG Program Funds Budgeted	N/A	\$3,947,810.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$453,052.73	\$453,052.73
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Admin funds shown as expended this period represent life-to-date staff costs for six of the 7.5 approved admin staff. Admin expenditures also include some program staff time dedicated to the program development stage, but subsequently have been transitioned to program implementation. The remaining 1.5 approved admin staff are expected to be filled during the next reporting period.

Performance Measures

No 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
