

Grantee: Phoenix, AZ

Grant: B-08-MN-04-0505

October 1, 2009 thru December 31, 2009 Performance Report

Grant Number:

B-08-MN-04-0505

Obligation Date:**Grantee Name:**

Phoenix, AZ

Award Date:**Grant Amount:**

\$39,478,096.00

Contract End Date:

03/20/2013

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Chris Hallett

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

June 2011: Per direction from HUD monitoring visit, the following updates were made to reporting in DRGR via this action plan:

Edited text from earlier action plans was reinserted in reverse chronology, indicating changes made before. (DRGR v.7.2 shows the text boxes from action plans on the QPR.)

Responsible organizations were updated, primarily in the case of non-profits operating the multi-family acquisition and rehab projects.

A multi-family acquisition/demolition activity(known as "The Barracks") was pulled out of the acquisition/rehab activities in project number NSP5 and given their own activities for acquisition and rehab. Budgets were adjusted accordingly in this action plan. Obligations, expenditures and draws will also be adjusted.

January 2011: Per request of HUD monitors MAY 2011, action plan text from previous action plans has been reinserted and responsible organizations have been updated.

January 2011: Per direction at the HUD Webinar held January 20, 2011, some clean up was done to performance measures recorded in DRGR, necessitating the action plan. No dollar amounts in budgets or obligations were changed. Only performance measures where projects had been double-counted, for example between acquisition and rehab activities.

June 2010: NSP1 target area geographies will align with NSP2 target area boundaries.

Distribution and and Uses of Funds:

June 2010:

In 2008 the City of Phoenix received notice of a \$39.4 million Neighborhood Stabilization Program (NSP1) allocation from the Housing and Economic Recovery Act (HERA) to help mitigate the impact of the housing foreclosure crisis in high need areas. In October 2008 City Council established goals and approved five major program areas for the use of these funds.

Incorporating five programs provided flexibility in meeting the wide range of foreclosure needs as well as adapting to market fluctuations, buyer interest and banks willingness to participate over the four year program time period. It was anticipated that NSP resources could be adjusted between programs to match changing needs and market conditions.

Definitions and Descriptions:

June 2010: Housing Rehabilitation Standards: NSP Rehabilitation Standards as described in Section C(4) (Definitions and Descriptions) of the 2008 NSP Substantial Amendment have been amended for clarification purposes. The following standards will supersede those submitted in the NSP Substantial Amendment dated November 27, 2008.

Low Income Targeting:

June 2010: At least 25% of the NSP funds will be used for housing individuals and families whose incomes do not exceed 50% of area median income (AMI).

Of the \$ 9,869,524, the City of Phoenix will utilize an estimated \$6,500,000 to purchase and rehabilitate foreclosed apartment complexes for

inclusion in its affordable rental units portfolio. Additionally, the City will use approximately \$4 million to assist non-profit and/or for-profit developers who submit a successful application to acquire and rehabilitate a foreclosed multi-family rental consistent with the Housing Department City Council-approved underwriting guidelines, and who agree that at least 51% of the units (LMMI Units) will be occupied by families at or below 120% AMI at affordable rents. As a subset of the LMMI Units, the number of units set aside for and affordable to families at or below 50% AMI will be in proportion to the amount of NSP funds used to acquire and rehabilitate the multi-family project. The City will promote a mixed-income approach in all multi-family complexes using NSP dollars, so as to be consistent with the Housing Department's Dispersion Policy which discourages development that may concentrate poverty in any one area of the City. Finally, the City will seek opportunities to work with Continuum of Care Partners who identify foreclosed properties that can help them meet their mission.

Acquisition and Relocation:

June 2010: In conformance with the September 29, 2008 HUD regulations for the NSP program, all occupied and vacant occupiable low and moderate income dwelling units demolished or converted thorough NSP funds to a use other than low, moderate or middle income housing will be replaced by other low and moderate income units in the area or citywide.

Public Comment:

June 2010: Notice of availability of the draft NSP Substantial Amendment was advertised in the Arizona Republic on May 21, 2010. The draft was available for public review and comment for fifteen days starting May 27 to June 10, 2010 and could be accessed from the City of Phoenix web-site at <http://phoenix.gov/nsd/aaplan.html>. A copy was also available for review at Phoenix City Hall. Residents were requested to call in comments to our hotline or via e-mail at nsd@phoenix.gov. There were no public comments.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$39,478,096.00
Total CDBG Program Funds Budgeted	N/A	\$39,478,096.00
Program Funds Drawdown	\$1,450,239.00	\$1,450,239.00
Program Funds Obligated	\$25,444,033.00	\$25,444,033.00
Program Funds Expended	\$2,090,255.68	\$2,850,580.43
Match Contributed	\$2,203,111.00	\$2,642,400.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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	\$2,642,400.00
Limit on Public Services	\$5,921,714.40	\$0.00
Limit on Admin/Planning	\$3,947,809.60	\$600,049.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$9,869,524.00	\$9,944,524.00

Overall Progress Narrative:

As of the end of December 2009, more than \$25 million of the \$39 million award has been obligated across the programs. It is projected that the remainder of the award will be obligated in the first and second quarters of 2010, in advance of the deadline. In addition, as of the end of December 2009, \$1.4 million has been drawn against the award representing expenditures through November 30, 2009. Drawdowns are being done monthly, representing expenditures from the previous month. An additional drawdown was completed in January for December expenses, in the amount of \$1,184,858.

Across the three programs offering downpayment assistance, more than 1000 households have attended homebuyer education classes and counseling. This quarter, 140 were referred to the loan administrator and 97 were eligible for the program. Since the beginning of the program more than 200 have been deemed qualified to purchase. Currently 27 families have purchased homes with the assistance of the NSP program in the city, 37 families are under contract on a property and approximately 100 are searching for a foreclosed home to purchase.

Two agencies are under contract to handle the rehab of foreclosed homes. Between the two agencies, 11 properties have been purchased and are being prepared for rehab. Two properties have been purchased for demolition and preparations are being made for those activities.

The city has purchased Park Lee Apartments using NSP funds in combination with other funding sources. NSP funds will also be used to do the rehab work. A total of \$6 million in NSP funds will be used in this project, representing 43% NSP funding. Of the 523 units, 43% will be designated for families with 50% AMI or below. The city is also in the process of awarding funds to a nonprofit agency to purchase a foreclosed property with 80 units. All the units will be designated for families with 50% AMI or below.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP1, Financing Mechanisms - DPA Only	\$365,000.00	\$4,160,695.00	\$365,000.00
NSP2, Financing Mechanisms - DPA w/ Rehab	\$70,481.00	\$9,533,249.00	\$70,481.00
NSP3, Acquisition/Purchase and Rehab - SFR/HO	\$185,562.00	\$6,800,142.00	\$185,562.00
NSP4, Acquisition/Purchase and Rehab - MF Rental	\$147,021.00	\$10,659,086.00	\$147,021.00
NSP5, Demolition - Blighted Structures	\$82,126.00	\$4,377,114.00	\$82,126.00
NSP6, Administration and Planning	\$600,049.00	\$3,947,810.00	\$600,049.00

Activities

Grantee Activity Number:	NSP1D-CHRA
Activity Title:	Homebuyer Assistance Program

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

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

CHRA-Community Housing Resources of Arizona

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$368,480.00
Total CDBG Program Funds Budgeted	N/A	\$368,480.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$173,794.43
Match Contributed	\$0.00	\$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.

Performance measures reflect initial five financing assistance projects undertaken. The other activities have been moved to NSP1D-DPA (178) and NSP1-DPALMMI (5).

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:

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		5/5	
# of Singlefamily Units	0		0/5	

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	1/0	5/5	20.00
# Owner Households	0	0	0	0/0	1/0	5/5	20.00

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:	NSP1D-DPA
Activity Title:	Homebuyer Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP1

Projected Start Date:

03/11/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms - DPA Only

Projected End Date:

03/11/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Phoenix-HD

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$2,745,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,745,000.00
Program Funds Drawdown	\$365,000.00	\$365,000.00
Program Funds Obligated	\$3,168,670.00	\$3,168,670.00
Program Funds Expended	\$539,442.00	\$539,442.00
City of Phoenix-HD	\$539,442.00	\$539,442.00
Match Contributed	\$2,203,111.00	\$2,203,111.00
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) and Chicanos Por La Causa (CPLC).

Two additional Housing Counseling agencies, Desert Mission Neighborhood Renewal and Newtown Community Development Corporation, have also been contracted to provide pre-purchase counseling services for potential Program 1 homebuyers. Clients receive homebuyer education and credit worthiness review counseling services from the agencies and then are referred to CHRA for the loan administration services.

Additional homebuyer information sessions have been held with more than 265 households participating, bringing the total number of attendees to 1065 persons since program inception. Additionally, an information session was held on December 18, 2009 for realtors and lenders to familiarize these professionals with NSP and the city of Phoenix programs. ROI, the customer service agency hired to support buyers through all of the three NSP homeownership programs, is coordinating additional homebuyer information sessions for the first quarter of 2010.

During the fourth quarter of 2009, 140 households were referred to CHRA and 97 of those were eligible for the program. Twenty two (22) households have purchased a home as shown in this report, bringing the total number of closings since program inception to 27. Of the 22 closings this quarter, 12 have been in Tier 3 (hardest hit area), 8 in Tier 2 (hard hit area) and 2 in Tier 1 (moderately hit). Thirty-seven (37) purchase contracts are still pending.

Over 620 families completed the 8-hour pre-purchase homebuyer education class this quarter, bringing the total number to 973. Approximately 115 eligible buyers are searching for a home. A total of \$330,000 has been wired this quarter for Down Payment and Closing Cost Assistance funding.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/178
# of Singlefamily Units	0	0/178

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	9	20	0/0	9/35	20/178	45.00
# Owner Households	0	9	20	0/0	9/35	20/178	45.00

Activity Locations

Address	City	State	Zip
804 W St. Charles	Phoenix	NA	85041
702 E Aire Libre	Phoenix	NA	85022
5932 W Albeniz	Phoenix	NA	85043
1718 W Colter St #25	Phoenix	NA	85015
7221 W Globe Ave	Phoenix	NA	85043
8119 W Gibson Ln	Phoenix	NA	85043
9414 W Sheridan St	Phoenix	NA	85037
4610 W Beautiful Ln	Phoenix	NA	85339
7932 W Napoli St	Phoenix	NA	85043
7229 W Warner Street	Phoenix	NA	85043
14246 N 26th Ln	Phoenix	NA	85023
6828 W Carter Rd	Phoenix	NA	85339
7417 S. 39th Drive	Phoenix	NA	85041
1825 W Oraibi Dr	Phoenix	NA	85027
804 W Sunland Ave	Phoenix	NA	85041

3227 W Grovers	Phoenix	NA	85053
8424 N Central Ave #C	Phoenix	NA	85020
14808 N 37th Ave	Phoenix	NA	85053
3249 W Helena Drive	Phoenix	NA	85053
11323 W Mariposa Dr	Phoenix	NA	85037
2008 N 23rd St	Phoenix	NA	85006
6829 Maldonado Rd	Phoenix	NA	85339

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: NSP2D-DPA

Activity Title: Home Improvement Program

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP2

Projected Start Date:

03/11/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms - DPA w/ Rehab

Projected End Date:

03/11/2013

Completed Activity Actual End Date:

Responsible Organization:

CHRA-Community Housing Resources of Arizona

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$30,000.00
Total CDBG Program Funds Budgeted	N/A	\$30,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$2,894,032.00	\$2,894,032.00
Program Funds Expended	\$6,934.98	\$24,544.00
CHRA-Community Housing Resources of Arizona	\$6,934.98	\$24,544.00
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 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. Performance Measures reported in NSP2R-REH.

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 of 2008 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:

Both development partners, Foundation for Senior Living and National Farm Workers Service Center, are now under contract. These two agencies are establishing with the City the operational checkpoints that will provide for rehab quality control and assure a smoothly coordinated experience for homebuyers. Again in the interest of good customer service, City and agency staff worked with FHA and local 203(k) lenders to integrate and safeguard homebuyers' purchase money and rehab holdback funds from both their primary mortgage and their NSP DPA assistance.

Note: current quarter draw includes undrawn expenses from prior quarter and current quarter, thus current quarter draw exceeds current quarter expenses.

Accomplishments Performance Measures

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

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	0/0	0/0	0
# Owner Households	0	0	0	0/0	0/0	0/0	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: NSP2D-PHX

Activity Title: Home Improvement Program

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

NSP2

Project Title:

Financing Mechanisms - DPA w/ Rehab

Projected Start Date:

03/11/2009

Projected End Date:

03/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

COP-NSD

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$50,960.00
Total CDBG Program Funds Budgeted	N/A	\$50,960.00
Program Funds Drawdown	\$17,139.00	\$17,139.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$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 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. Performance Measures reported in NSP2R-REH.

Location Description:

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Activity Progress Narrative:

Accomplishments Performance Measures

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

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	0/0	0/0	0
# Owner Households	0	0	0	0/0	0/0	0/0	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:	NSP2R-PHX
Activity Title:	Home Improvement Program

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP2

Project Title:

Financing Mechanisms - DPA w/ Rehab

Projected Start Date:

03/11/2009

Projected End Date:

03/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

COP-NSD

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$155,677.00
Total CDBG Program Funds Budgeted	N/A	\$155,677.00
Program Funds Drawdown	\$53,342.00	\$53,342.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$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 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. Performance measures reported in NSP2R-REH.

Location Description:

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Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/0

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

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	0/0	0/0	0
# Renter Households	0	0	0	0/0	0/0	0/0	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: NSP2R-REH

Activity Title: Home Improvement Program

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2

Projected Start Date:

03/11/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms - DPA w/ Rehab

Projected End Date:

03/11/2013

Completed Activity Actual End Date:

Responsible Organization:

COP-NSD

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$85,888.00
Total CDBG Program Funds Budgeted	N/A	\$85,888.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$5,797,685.00	\$5,797,685.00
Program Funds Expended	\$20,002.20	\$75,438.00
COP-NSD	\$20,002.20	\$75,438.00
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 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 of 2008 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:

Both development partners, Foundation for Senior Living and National Farm Workers Service Center, are now under contract. These two agencies are establishing with the City the operational checkpoints that will provide for rehab quality control and assure a smoothly coordinated experience for homebuyers. Again in the interest of good customer service, City and agency staff worked with FHA and local 203(k) lenders to integrate and safeguard homebuyers' purchase money and rehab holdback funds from both their primary mortgage and their NSP DPA assistance.

Note: current quarter draw includes undrawn expenses from prior quarter and current quarter, thus current quarter draw exceeds current quarter expenses.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/2	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/2	
# of Singlefamily Units	0		0/2	

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	0/0	0/2	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:	NSP3A-ACQ
Activity Title:	Move In Ready Program

Activity Category:

Acquisition - general

Project Number:

NSP3

Projected Start Date:

03/11/2009

Benefit Type:

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Purchase and Rehab - SFR/HO

Projected End Date:

03/11/2013

Completed Activity Actual End Date:

Responsible Organization:

COP-NSD

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,072,638.00
Total CDBG Program Funds Budgeted	N/A	\$1,072,638.00
Program Funds Drawdown	\$11,914.00	\$11,914.00
Program Funds Obligated	\$973,525.00	\$973,525.00
Program Funds Expended	\$746,900.53	\$751,264.00
COP-NSD	\$746,900.53	\$751,264.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City 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 be at least 1% below current appraised value. NSP funds will also pay for allowable rehab costs. This activity will be focused on 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.

Performance measures reported in NSP3R-FSL, NSP3R-NFWS and NSP3R-NHS.

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 targeting Move-In Ready program resources to limited geographic areas. Since the Move-In Ready (MIR) program is continued in the City of Phoenix NSP2 competitive grant, the City will align the NSP1 target areas for the MIR program with the NSP2 target area boundaries.

This increased focus on targeting is intended to produce greater strategic impact from the investment of NSP1 and NSP2 funds

in the Move-In Ready Program, and will also simplify administration.

Activity Progress Narrative:

November 22, 2011:

Corrections were made to this activity to delete addresses of foreclosed properties purchased with NSP funds and reported as an acquisition activity. Performance measures are (or will be) reported in future QPRs in the relevant rehab activity.

We closed escrow on 11 single-family acquisitions to establish our initial pipeline of inventory for our two development partners. Both development partners, Foundation for Senior Living and National Farm Workers Service Center, are now under contract and will purchase the properties from the City to begin rehabbing and marketing these first properties.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
# of Parcels acquired voluntarily	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	11	11/0

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	0/0	0/0	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: NSP3A-FSL

Activity Title: Move In Ready Program

Activity Category:

Acquisition - general

Project Number:

NSP3

Projected Start Date:

03/11/2009

Benefit Type:

Activity Status:

Under Way

Project Title:

Acquisition/Purchase and Rehab - SFR/HO

Projected End Date:

03/11/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

FSL--Foundation for Senior Living

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$3,940,233.00
Total CDBG Program Funds Budgeted	N/A	\$3,940,233.00
Program Funds Drawdown	\$134,866.00	\$134,866.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$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 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 be at least 1% below current appraised value. NSP funds will also pay for allowable rehab costs. This activity will be focused on 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.

Performance measures reported in NSP3R-FSL, NSP3R-NFWS and NSP3R-NHS.

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 targeting Move-In Ready program resources to limited geographic areas. Since the Move-In Ready (MIR) program is continued in the City of Phoenix NSP2 competitive grant, the City will align the NSP1 target areas for the MIR program with the NSP2 target area boundaries.

This increased focus on targeting is intended to produce greater strategic impact from the investment of NSP1 and NSP2 funds

in the Move-In Ready Program, and will also simplify administration.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
# of Parcels acquired voluntarily	0	0/0

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

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	

Grantee Activity Number:	NSP3D-DPA
Activity Title:	Move In Ready Program

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP3

Projected Start Date:

03/11/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Purchase and Rehab - SFR/HO

Projected End Date:

03/11/2013

Completed Activity Actual End Date:

Responsible Organization:

COP-NSD

Overall	Oct 1 thru Dec 31, 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
Program Funds Obligated	\$1,597,618.00	\$1,597,618.00
Program Funds Expended	\$3,505.80	\$13,222.00
COP-NSD	\$3,505.80	\$13,222.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City 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 be at least 1% below current appraised value. NSP funds will also pay for allowable rehab costs. This activity will be focused on 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.

Performance measures reported in NSP3R-FSL, NSP3R-NFWS and NSP3R-NHS.

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 targeting Move-In Ready program resources to limited geographic areas. Since the Move-In Ready (MIR) program is continued in the City of Phoenix NSP2 competitive grant, the City will align the NSP1 target areas for the MIR program with the NSP2 target area boundaries.

This increased focus on targeting is intended to produce greater strategic impact from the investment of NSP1 and NSP2 funds

in the Move-In Ready Program, and will also simplify administration.

Activity Progress Narrative:

We closed escrow on 11 single-family acquisitions to establish our initial pipeline of inventory for our two development partners. Both development partners, Foundation for Senior Living and National Farm Workers Service Center, are now under contract and will purchase the properties from the City to begin rehabbing and marketing these first properties. Note: current quarter draw includes undrawn expenses from prior quarter and current quarter, thus current quarter draw exceeds current quarter expenses.

Accomplishments Performance Measures

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

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	0/0	0/0	0
# Owner Households	0	0	0	0/0	0/0	0/0	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:	NSP3D-PHX
Activity Title:	Move In Ready Program

Activity Category:

Homeownership Assistance to low- and moderate-income

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

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

COP-NSD

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$498,680.00
Total CDBG Program Funds Budgeted	N/A	\$498,680.00
Program Funds Drawdown	\$9,349.00	\$9,349.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$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 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 be at least 1% below current appraised value. NSP funds will also pay for allowable rehab costs. This activity will be focused on 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.

Performance measures reported in NSP3R-FSL, NSP3R-NFWS and NSP3R-NHS.

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 targeting Move-In Ready program resources to limited geographic areas. Since the Move-In Ready (MIR) program is continued in the City of Phoenix NSP2 competitive grant, the City will align the NSP1 target areas for the MIR program with the NSP2 target area boundaries.

This increased focus on targeting is intended to produce greater strategic impact from the investment of NSP1 and NSP2 funds in the Move-In Ready Program, and will also simplify administration.

Activity Progress Narrative:

Accomplishments Performance Measures

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

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	0/0	0/0	0
# Owner Households	0	0	0	0/0	0/0	0/0	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: NSP3R-PHX

Activity Title: Move In Ready Program

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3

Projected Start Date:

03/11/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Purchase and Rehab - SFR/HO

Projected End Date:

03/11/2013

Completed Activity Actual End Date:

Responsible Organization:

COP-NSD

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,524,281.00
Total CDBG Program Funds Budgeted	N/A	\$1,524,281.00
Program Funds Drawdown	\$29,433.00	\$29,433.00
Program Funds Obligated	\$3,413,350.00	\$3,413,350.00
Program Funds Expended	\$11,036.97	\$41,625.00
COP-NSD	\$11,036.97	\$41,625.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City 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 be at least 1% below current appraised value. NSP funds will also pay for allowable rehab costs. This activity will be focused on 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 targeting Move-In Ready program resources to limited geographic areas. Since the Move-In Ready (MIR) program is continued in the City of Phoenix NSP2 competitive grant, the City will align the NSP1 target areas for the MIR program with the NSP2 target area boundaries.

This increased focus on targeting is intended to produce greater strategic impact from the investment of NSP1 and NSP2 funds in the Move-In Ready Program, and will also simplify administration.

Activity Progress Narrative:

We closed escrow on 11 single-family acquisitions to establish our initial pipeline of inventory for our two development partners. Both development partners, Foundation for Senior Living and National Farm Workers Service Center, are now under contract and will purchase the properties from the City to begin rehabbing and marketing these first properties. Note: current quarter draw includes undrawn expenses from prior quarter and current quarter, thus current quarter draw exceeds current quarter expenses.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/0

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

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	0/0	0/0	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:	NSP4A-ACQParkLee
Activity Title:	Acquisition of MF Rental Housing

Activity Category:

Acquisition - general

Project Number:

NSP4

Projected Start Date:

03/11/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Purchase and Rehab - MF Rental

Projected End Date:

03/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Park Lee LLC

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$688,776.00
Total CDBG Program Funds Budgeted	N/A	\$688,776.00
Program Funds Drawdown	\$147,021.00	\$147,021.00
Program Funds Obligated	\$640,000.00	\$640,000.00
Program Funds Expended	\$202,133.00	\$202,133.00
Park Lee LLC	\$202,133.00	\$202,133.00
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. Performance measures reported in NSP4R-REHParkLee and NSP4R-REHParkLeeLMMI.

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:

November 22, 2011:

Corrections were made to this activity to delete addresses of foreclosed properties purchased with NSP funds and reported as an acquisition activity. Performance measures are (or will be) reported in future QPRs in the relevant rehab activity.

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. This project will provide permanent housing for men, women and small families that were previously homeless

On November 4, 2009, the Phoenix City Council awarded NSP funds of up to \$3,892,000 to Arizona Housing Inc. for this project. Arizona Housing Inc. is currently finalizing a purchase agreement with the REO seller for the proposed site at 10421 N. 33rd Ave, where the seller has agreed to sell the property for 1 percent below appraised value. AHI is also working to complete all due diligence items in advance of contract execution, including the Phase I environmental review and property due diligence items such as relocation plan, budget and a rehabilitation scope of work.

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. The Park Lee Apartments, located at 1600 W Highland Ave, was purchased and conveyed to the PCCR Park Lee LLC at the end of December.

Property management and security are in place, and crews are currently inspecting every unit to determine the extent of work needed to make units ready for occupancy. The complex consists of 220 one bedroom units, 284 two bedroom units, 18 two bedroom cottages and 1 three bedroom cottage. A complete inspection of the property is also underway to determine the extent of work needed on exterior items, such as roofing, lighting, landscaping, painting, etc. This project will utilize \$6 million in NSP funds for both acquisition and rehabilitation activities.

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.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
# of Parcels acquired voluntarily	0	0/0

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

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	0/0	0/0	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: NSP4R-REHParkLee-LH25

Activity Title: Rehab of MF Rental Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP4

Projected Start Date:

03/11/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Purchase and Rehab - MF Rental

Projected End Date:

03/11/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Phoenix-HD

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$2,578,310.00
Total CDBG Program Funds Budgeted	N/A	\$2,578,310.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$5,360,000.00	\$5,360,000.00
Program Funds Expended	\$41,625.00	\$41,625.00
City of Phoenix-HD	\$41,625.00	\$41,625.00
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. This project will provide permanent housing for men, women and small families that were previously homeless

On November 4, 2009, the Phoenix City Council awarded NSP funds of up to \$3,892,000 to Arizona Housing Inc. for this project. Arizona Housing Inc. is currently finalizing a purchase agreement with the REO seller for the proposed site at 10421 N. 33rd Ave, where the seller has agreed to sell the property for 1 percent below appraised value. AHI is also working to complete all due diligence items in advance of contract execution, including the Phase I environmental review and property due diligence items such as relocation plan, budget and a rehabilitation scope of work.

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. The Park Lee Apartments, located at 1600 W Highland Ave, was purchased and conveyed to the PCCR Park Lee LLC at the end of December.

Property management and security are in place, and crews are currently inspecting every unit to determine the extent of work needed to make units ready for occupancy. The complex consists of 220 one bedroom units, 284 two bedroom units, 18 two bedroom cottages and 1 three bedroom cottage. A complete inspection of the property is also underway to determine the extent of work needed on exterior items, such as roofing, lighting, landscaping, painting, etc. This project will utilize \$6 million in NSP funds for both acquisition and rehabilitation activities.

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.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/311
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/311
# of Multifamily Units	0	0/311

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/311	0/0	0/311	0
# Renter Households	0	0	0	0/311	0/0	0/311	0

Activity Locations

Address	City	State	Zip
1600 W Highland Ave	Phoenix	NA	85015

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:	NSP5A-ACQ
Activity Title:	Acquisition for Demolition

Activity Category:

Acquisition - general

Project Number:

NSP5

Projected Start Date:

03/11/2009

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition - Blighted Structures

Projected End Date:

03/11/2013

Completed Activity Actual End Date:

Responsible Organization:

COP-NSD

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$532,391.00
Total CDBG Program Funds Budgeted	N/A	\$532,391.00
Program Funds Drawdown	\$837.00	\$837.00
Program Funds Obligated	\$91,084.00	\$91,084.00
Program Funds Expended	\$92,182.20	\$104,006.00
COP-NSD	\$92,182.20	\$104,006.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City or designee will purchase foreclosed or abandoned properties to address the most critical properties within specific, defined LMMI 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. 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. Performance measures reported in NSP5D-DEM.

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 targeting NSP1 program resources to limited geographic areas. The City will align the NSP1 target areas with the NSP2 target area boundaries.

This increased focus on targeting is intended to produce greater strategic impact from the investment of NSP1 and NSP2 funds, and will also simplify administration.

Activity Progress Narrative:

November 22, 2011:

Corrections were made to this activity to delete addresses of foreclosed properties purchased with NSP funds and reported as an acquisition activity. Performance measures are (or will be) reported in future QPRs in the relevant rehab activity. The first two blighted properties closed escrow and secured preparatory for demolition. Prospecting is ongoing for additional blighted, foreclosed properties.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
# of Parcels acquired voluntarily	0	0/0

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

Beneficiaries Performance Measures

	Beneficiaries - Area Benefit Census Method		
	Low	Mod	Total Low/Mod%
# of Households	0	0	0 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:	NSP5A-PHX
Activity Title:	Acquisition for Demolition

Activity Category:

Acquisition - general

Project Number:

NSP5

Projected Start Date:

03/11/2009

Benefit Type:

Activity Status:

Under Way

Project Title:

Demolition - Blighted Structures

Projected End Date:

03/11/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

COP-NSD

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$263,246.00
Total CDBG Program Funds Budgeted	N/A	\$263,246.00
Program Funds Drawdown	\$25,736.00	\$25,736.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$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 or designee will purchase foreclosed or abandoned properties to address the most critical properties within specific, defined LMMI 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. 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. Performance measures reported in NSP5D-DEM.

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 targeting NSP1 program resources to limited geographic areas. The City will align the NSP1 target areas with the NSP2 target area boundaries.

This increased focus on targeting is intended to produce greater strategic impact from the investment of NSP1 and NSP2 funds, and will also simplify administration.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
# of Parcels acquired voluntarily	0	0/0

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

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	

Grantee Activity Number: NSP5D-DEM

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Project Number:

NSP5

Projected Start Date:

03/11/2009

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition - Blighted Structures

Projected End Date:

03/11/2013

Completed Activity Actual End Date:

Responsible Organization:

COP-NSD

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$323,431.00
Total CDBG Program Funds Budgeted	N/A	\$323,431.00
Program Funds Drawdown	\$55,553.00	\$55,553.00
Program Funds Obligated	\$3,792.00	\$3,792.00
Program Funds Expended	\$1,421.73	\$5,363.00
COP-NSD	\$1,421.73	\$5,363.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City or designee will purchase foreclosed or abandoned properties to address the most critical properties within specific, defined LMMI 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. 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 targeting NSP1 program resources to limited geographic areas. The City will align the NSP1 target areas with the NSP2 target area boundaries.

This increased focus on targeting is intended to produce greater strategic impact from the investment of NSP1 and NSP2 funds, and will also simplify administration.

Activity Progress Narrative:

The first two blighted properties closed escrow and secured preparatory for demolition. Prospecting is ongoing for additional blighted, foreclosed properties.

Note: current quarter draw includes undrawn expenses from prior quarter and current quarter, thus current quarter draw exceeds current quarter expenses.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/11

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/11

Beneficiaries Performance Measures

	Beneficiaries - Area Benefit Census Method		
	Low	Mod	Total Low/Mod%
# of Households	0	0	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: NSP5P-PS

Activity Title: Public Services

Activity Category:

Public services

Activity Status:

Under Way

Project Number:

NSP5

Project Title:

Demolition - Blighted Structures

Projected Start Date:

03/11/2009

Projected End Date:

03/11/2013

Benefit Type:

Direct Benefit (Persons)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

COP-NSD

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,354,164.00
Total CDBG Program Funds Budgeted	N/A	\$1,354,164.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$689,852.00	\$689,852.00
Program Funds Expended	\$202,274.00	\$202,274.00
COP-NSD	\$202,274.00	\$202,274.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City or designee will purchase foreclosed or abandoned properties to address the most critical properties within specific, defined LMMI 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. 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 targeting NSP1 program resources to limited geographic areas. The City will align the NSP1 target areas with the NSP2 target area boundaries.

This increased focus on targeting is intended to produce greater strategic impact from the investment of NSP1 and NSP2 funds, and will also simplify administration.

Activity Progress Narrative:

Contracts are in place with five HUD-approved nonprofit housing counseling agencies to provide counseling services and one HUD-approved nonprofit housing counseling agency to provide loan administration services for the three programs that offer

downpayment and closing cost assistance, NSP1, NSP2 and NSP3. Counselors are using approved curriculum and materials to educate homebuyers about the NSP program, the responsibilities of homeownership, the financial requirements of homeownership and reviewing income and credit to determine readiness for homeownership. To date nearly 1000 households have completed the eight-hour education session and the counseling. More than 300 potential homebuyers have been referred to the loan administration agency and of those, 200 have been deemed qualified to begin the search for a home to purchase with the City assistance through the NSP program.

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 Persons	0	0	0	0/200	0/400	0/800	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:	NSP6-PHXADM
Activity Title:	NSP6-Administration

Activity Category:

Administration

Project Number:

NSP6

Projected Start Date:

03/11/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration and Planning

Projected End Date:

03/11/2013

Completed Activity Actual End Date:

Responsible Organization:

COP-NSD

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$3,389,399.00
Total CDBG Program Funds Budgeted	N/A	\$3,389,399.00
Program Funds Drawdown	\$600,049.00	\$600,049.00
Program Funds Obligated	\$814,425.00	\$814,425.00
Program Funds Expended	\$222,797.27	\$675,850.00
COP-NSD	\$222,797.27	\$675,850.00
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:

Note: current quarter draw includes undrawn expenses from prior quarter and current quarter, thus current quarter draw exceeds current quarter expenses.

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
