

**Grantee: Phoenix, AZ**

**Grant: B-08-MN-04-0505**

## April 1, 2020 thru June 30, 2020 Performance Report

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<b>Grant Number:</b> B-08-MN-04-0505	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Phoenix, AZ	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$39,478,096.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$39,478,096.00	<b>Estimated PI/RL Funds:</b> \$11,985,459.00	
<b>Total Budget:</b> \$51,463,555.00		

### Disasters:

#### Declaration Number

NSP

### Narratives

#### Areas of Greatest Need:

December 2017 No changes.

June 2016 No changes.

October 2015 No changes.

March 18, 2015 The City of Phoenix has prepared this Action Plan to make adjustments to our NSP1 program based on program progress. Through this Action Plan we made the following changes: Adjusted the allocation of dollars based on program progress to date and market changes; Allocated program income received to date; Made corrections as requested by HUD field rep to reported data; Closed activities where work has been completed and all funds were spent or moved.

October 2, 2014 The city of Phoenix has prepared a Substantial Amendment to our NSP1 Action Plan to make adjustments to our NSP1 program based on program progress. The City will also amend the HUD 2014-2015 Action Plan to reflect the proposed changes. The Substantial Amendment was posted for Public Comment as required by our Citizen Participation Plan and approved by the Phoenix City Council on October 1, 2014. Through this Substantial Amendment we made the following changes: 1. increase budgets where projections indicate expenses will exceed the current budget and decrease budgets in activities that have been completed and had surplus funds 2. create single family housing activities that serve households at 50 percent AMI or below 3. plan and budget for future infill activities in NSP target areas In regards to areas of greatest need, reuse and redevelopment of properties purchased will be carried out pursuant to the alternative requirements for land banking and with a re-use that is consistent with community development strategies and plans. Redevelopment activities will be undertaken in support of neighborhood stabilization efforts.

June 19, 2014: The City of Phoenix has prepared this Action Plan to make adjustments to our NSP1 program based on program progress. Through this Action Plan we made the following changes: Adjusted the allocation of dollars and beneficiary goals between eligible uses based on program progress to date and market changes; Allocated program income received to date; Made corrections as requested by HUD field rep to location and activity descriptions and other data.

March 20, 2014: Project and activity budgets were revised to reflect the addition of program income. Corrections were made to punctuation, expected property and unit counts and activity end dates as requested by HUD field office staff.

December 30, 2013: Project and activity budgets were revised to reflect the addition of program income. Corrections were made to punctuation, expected property and unit counts and activity end dates as requested by HUD field office staff.

September 25, 2013: Project and activity budgets were revised to reflect the aion of program income.

April 23, 2013: Project and activity budgets were revised to reflect the addition of program income.

March 4, 2013: Project and activity budgets were revised to reflect the addition of program income or the reallocation of activity funds where there was an unused balance of funds and a need in anothercy within the same project.

#### Distribution and and Uses of Funds:

December 2017 - In response to FLAGS in DRGR many activities were updated. Additionally, program income receipted since the last action plan was added to available funds and budgeted.

New PROJECTED CLOSE DATES were reported in: NSP6-PHXADM AND NSP7-Landbank.

Additional funds were budgeted and new PROJECTED CLOSE DATES were reported in: NSP5RED-SPV.

June 2016 This action plan served to mark several activities as completed; add additional funds to a few ongoing to complete draws for final expenses; and reallocate unspent funds and recent program income into a planned redevelopment activity.

October 2015 This action plan served to mark several activities as completed; cancel a planned activity and consolidate the funds into another activity; add additional funds to a few ongoing activities; and reallocated unspent funds into a planned redevelopment activity. The following activities were completed: NSP3D-PHX NSP3R-FSL-LMMI NSP4A-ACQParkLee-LH25 NSP4R-REHParkLee-LH25 NSP4R-REHSantaFeSprings-LH25 The budgets of the following activities were reduced: NSP6-PHXADM The following activities were cancelled: NSP5RED-Area2 Funds were added to following activities and then closed again: NSP2R-PHX NSP3R-PHX NSP4A-ACQCollinsCourt-LH25 Reallocated unspent funds into a planned redevelopment



activity: NSP5RED-SPV

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**Distribution and and Uses of Funds:**

Made corrections requested by HUD field rep to location and activity descriptions and other data.

March 20, 2014: Project and activity budgets were revised to reflect the addition of program income. Corrections were made to punctuation, expected property and unit counts and activity end dates as requested by HUD field office staff.

December 30, 2013: Project and activity b

**Definitions and Descriptions:**

December 2017

No changes.

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June 2016

No changes

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October 2015

No changes.

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March 18, 2015

No changes

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October 2, 2014:

No changes

\*\*\*\*\*

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.

**AFFORDABLE RENTS**

The City of Phoenix Neighborhood Stabilization Program will comply with the HOME Investment Partnership Program Final Rule at 24 CFR 92.252 for the purpose of establishing the rents for 50% and 60% of area median income households.

HUD provides the HOME rent limits which include average occupancy per unit and adjusted income assumptions. The City of Phoenix has established HOME rents for the Phoenix jurisdiction which are 17 percent lower than the HUD limits. The City of Phoenix Neighborhood Stabilization Program will include both rent schedules and has the administrative authority to make a decision as to which rent schedule it will utilize on a project-by-project basis.

Bedroom Size 1 BR / 2 BR / 3 BR / 4 BR

HUD Low HOME Rents \$601 / \$722 / \$834 / \$931

HUD High HOME Rents \$715 / \$862 / \$1052 / \$1154

Phoenix Low HOME Rents \$552 / \$646 / \$687 / \$751

Phoenix High HOME Rents \$588 / \$696 / \$762 / \$855

Income Limits:

Household Size 1 / 2 / 3 / 4 / 5 / 6 / 7 / 8

50%AMI \$22,450 / \$25,700 / \$28,900 / \$32,100 / \$34,650 / \$37,250 / \$39,800 / \$42,350

60%AMI \$26,940 / \$30,840 / \$34,680 / \$38,520 / \$41,580 / \$44,700 / \$47,760 / \$50,820

The City of Phoenix Neighborhood Stabilization Program will also establish a tier of rents based upon 100% of area median income households. This will provide for greater flexibility in meeting the rental housing needs of Phoenix households.

Maximum allowable rents (including utilities) will be established at the most current market rents for the Phoenix area but will not exceed 30% of the annual income of a family whose income equals 100% of the area median income, based upon 2 persons per bedroom.



Bedroom Size 1 BR / 2 BR / 3 BR / 4 BR  
Maximum Rents \$1,290 / \$1,610 / \$1,860 / \$2,120  
Maximum Rents \$1,290 / \$1,610 / \$1,860 / \$2,120

Income Limits:  
Household Size 1 / 2 / 3 / 4 / 5 / 6 / 7 / 8  
100%AMI \$44,900 / \$51,400 / \$57,800 / \$64,200 / \$69,300 / \$74,500 / \$79,600 / \$84,700

**Low Income Targeting:**

December 2017  
No changes.  
\*\*\*\*\* June 2016

No changes  
\*\*\*\*\*  
October 2015

No changes.  
\*\*\*\*\*  
March 18, 2015

No changes  
\*\*\*\*\*

October 2, 2014  
No changes  
\*\*\*\*\*

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:**

December 2017  
No changes.  
\*\*\*\*\* June 2016

No changes  
\*\*\*\*\*  
October 2015

No changes.  
\*\*\*\*\*  
March 18, 2015

No changes  
\*\*\*\*\*

October 2, 2014:  
No changes  
\*\*\*\*\*

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 through 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:**

December 2017

Changes made did not meet the threshold of a public comment process.

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June 2016

Changes made did not meet the threshold of a public comment process.

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October 2015

No changes.

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March 18, 2015

No changes

\*\*\*\*\*

October 2, 2014:

The purpose of the NSP grants is to address abandoned foreclosed properties through acquisition, rehabilitation, demolition, and redevelopment activities. The proposed substantial amendments will enhance continuity and consistency in the NSP program and facilitate program implementation and reporting.

Copies of the draft Substantial Amendments were available for review Friday, August 22, 2014 to Monday, September 22, 2014 at the Neighborhood Services Department, 200 W. Washington St., fourth floor, Phoenix, and on the City website at <https://www.phoenix.gov/nsd/site/Pages/Funding-Reporting.aspx>.

In response to the request for public comment, one comment was received regarding this Substantial Amendment and Substantial Amendments post concurrently for NSP2 and NSP3. The comment noted that there were no references in the documents for the creation of housing for people with disabilities.

Staff responded with information regarding the use of Universal Design and the allocation of dedication of units in multi-family projects. In addition, on a case-by-case basis, where more accommodations are needed, the program has provided wheelchair ramps, wider doorways, ADA Height toilets and altered floor plans to accommodate a Hoyer lift and other equipment/ accessible accommodations at the sale of the property at buyer's request with funding approval.

Further, City staff has addressed the concerns of accessibility in housing in several ways since the beginning of the programs. These amendments have reallocated funding from completed projects to other projects and or eligible uses. We assured this member of the public that the City will continue to consider accessibility in design and at sale of properties going forward.

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November 2012:

Project and activity budgets were revised to reflect the addition of program income or the reallocation of activity funds where there was an unused balance of funds and a need in another activity. The City Consolidated Plan Public Participation Plan requires that a Substantial Amendment be prepared, including seeking public comment, when any single or collective change in the planned or actual use of NSP1 or NSP2 funds exceeds 20 percent of the grant award.

This action plan reflects changes of \$1.2 million which is three percent of the grant and reflects the allocation of program income.

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June 2010:

Notice

**Public Comment:**

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 website 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](mailto:nsd@phoenix.gov). There were no public comments.

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$51,463,555.00
<b>Total Budget</b>	\$0.00	\$51,463,555.00

<b>Total Obligated</b>	\$0.00	\$51,463,555.00
<b>Total Funds Drawdown</b>	\$2,024.70	\$50,457,819.04
<b>Program Funds Drawdown</b>	\$0.00	\$36,897,953.78
<b>Program Income Drawdown</b>	\$2,024.70	\$13,559,865.26
<b>Program Income Received</b>	\$21,000.00	\$15,800,192.04
<b>Total Funds Expended</b>	\$3,286.98	\$47,901,677.47
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$47,743,735.00

## Progress Toward Required Numeric Targets

Requirement	Target	Actual
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$47,743,735.00
<b>Limit on Public Services</b>	\$5,921,714.40	\$1,300,538.80
<b>Limit on Admin/Planning</b>	\$3,947,809.60	\$3,614,297.79
<b>Limit on Admin</b>	\$0.00	\$3,614,297.79
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$12,865,888.75	\$13,369,964.27

## Overall Progress Narrative:

NSP1 has successfully met and exceeded program goals, is working towards closing out contracts with partners, and continues preparing program file documentation for audit readiness and closeout. Phoenix has drawn \$50,455,794.00, 28 percent over the original allocation of \$39,478,096, including program income generated by the sale of Move in Ready homes and South Phoenix Village Single-Family Infill Redevelopment homes. NSP1 funds have rehabbed and resold 104 homes through the Move In Ready program, 2 single family homes were rehabbed through the Home Improvement program, and 507 multifamily apartment units to date, turning previously vacant or foreclosed houses and rental units back into homes.

In the single family Move In Ready program, 0 units were acquired, rehabbed and resold to NSP eligible homebuyers this quarter. Program to date, 134 units have been acquired, 104 units have been rehabbed and resold to eligible buyers in NSP1, 28 were rehabbed and resold to eligible buyers in NSP2 and 2 were rehabbed and resold to eligible buyers in NSP3.

In the single-family Home Improvement program, 0 units were rehabbed this quarter. Program to date, 2 units have been rehabbed that were purchased by NSP eligible homebuyers.

In the multifamily project, 0 units were acquired, rehabbed or leased this quarter. Program to date, 507 units have been acquired, rehabbed and leased to eligible tenants.

In the single-family Demolition activity, 0 units were acquired and demolished this quarter. Program to date, 17 properties were acquired (68 units total) and demolished.

Phase III of the South Phoenix Village Infill Redevelopment project has completed construction on 42 percent of the 24 new homes to be redeveloped. This last phase consists of 26 properties, two of which are the model homes redeveloped in Phase I.

Of the 26 eligible properties, FSL Real Estate Services has sold five new infill homes to eligible buyers with another 20 under contract and scheduled to close over the next sixty days. Phase III has generated over \$1.1M in gross sales proceeds and the remaining 20 will add another \$4.8M to this total. This third and final phase of the SPV infill redevelopment project is projected to be completed by the end of the calendar year.

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown



NSP1, Financing Mechanisms - DPA Only	\$0.00	\$4,010,394.95	\$3,935,626.15
NSP2, Financing Mechanisms - DPA w/ Rehab	\$0.00	\$342,194.87	\$291,295.25
NSP3, Acquisition/Purchase and Rehab - SFR/HO	\$0.00	\$23,718,596.79	\$17,276,707.82
NSP4, Acquisition/Purchase and Rehab - MF Rental	\$0.00	\$13,144,061.45	\$9,579,400.57
NSP5, Demolition - Blighted Structures	\$0.00	\$5,532,284.94	\$2,590,154.36
NSP6, Administration and Planning	\$0.00	\$4,592,602.00	\$3,208,335.99
NSP7, Land Bank	\$0.00	\$123,420.00	\$16,433.64



# Activities

**Project # / NSP3 / Acquisition/Purchase and Rehab - SFR/HO**

**Grantee Activity Number: NSP3R-FSL-LMMI**  
**Activity Title: Move In Ready Program**

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Completed

**Project Number:**  
 NSP3

**Project Title:**  
 Acquisition/Purchase and Rehab - SFR/HO

**Projected Start Date:**  
 03/11/2009

**Projected End Date:**  
 03/11/2015

**Benefit Type:**  
 Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 FSL--Foundation for Senior Living

Overall	Apr 1 thru Jun 30, 2020	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$5,909,991.74
<b>Total Budget</b>	\$0.00	\$5,909,991.74
<b>Total Obligated</b>	\$0.00	\$5,909,991.74
<b>Total Funds Drawdown</b>	\$0.00	\$5,909,991.74
<b>Program Funds Drawdown</b>	\$0.00	\$2,779,026.18
<b>Program Income Drawdown</b>	\$0.00	\$3,130,965.56
<b>Program Income Received</b>	\$14,000.00	\$6,416,268.27
<b>Total Funds Expended</b>	\$0.00	\$5,909,991.74
FSL--Foundation for Senior Living	\$0.00	\$5,909,991.74
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$6,728,917.00

## Activity Description:

The City or contracted intermediaries (for profits and or nonprofits 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 area 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. Direct homeownership assistance will be in the form of subordinate mortgages, or soft second loan, to assist homebuyers to purchase and occupy newly rehabilitated, foreclosed or abandoned single family homes in the above Tier 2 and Tier 3 areas of greatest need. This soft second loan will be a 15



year, no interest, deferred loan, with 1/15 of the loan forgiven each year (\$15,000 assistance, \$1,000 forgiven each year for 15 years). Should the homebuyer sell their home, refinance or cash out, or are found to be no longer occupying the home as their primary residence prior to the 15 year period, the balance of the loan shall be recaptured by the City at that time. The 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-NFWSC 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 percentages 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.

These areas have been broken down using a three tiered approach associated with three distinct goals or objectives. These goals are related to tiers, which contain specific activities to be performed within the NSP1 Target Areas as follows: Tier 1, citywide; Tier 2, zip codes 85015, 85023, 85024, 85053, 85339, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center; and Tier 3, zip codes 85006, 85008, 85009, 85017, 85019, 85021, 85027, 85029, 85031, 85032, 85033, 85034, 85035, 85037, 85040, 85041, 85042, 85043, 85051, 85307, 85353, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

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 this three tiered approach that is consistent with the Community Development goals of the Consolidated Plan.

The Move In Ready Program (or Homeownership Assistance with Rehabilitation) will be targeted in Tier 2 and Tier 3 areas of greatest need.

### Activity Progress Narrative:

No activity this quarter other than the receipt of program income (recaptured DPA).

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	64/50
#Energy Star Replacement	0	405/1
#Additional Attic/Roof	0	63/1
#Efficient AC added/replaced	0	53/1
#Replaced thermostats	0	55/1
#Replaced hot water heaters	0	60/1
#Light Fixtures (indoors)	0	543/1
#Light fixtures (outdoors)	0	174/1
#Refrigerators replaced	0	64/1
#Dishwashers replaced	0	62/1
#Low flow toilets	0	109/1
#Low flow showerheads	0	125/1
#Units with bus/rail access	0	58/1
#Units & other green	0	542/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	64/50
# of Singlefamily Units	0	64/50

### 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	31/0	64/50	48.44



# Owner Households	0	0	0	0/0	31/0	64/50	48.44
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### 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	

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**Grantee Activity Number:** NSP3R-NFWSC-LMMI  
**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 ( HouseHold )  
**National Objective:**  
 NSP Only - LMMI

**Activity Status:**  
 Completed  
**Project Title:**  
 Acquisition/Purchase and Rehab - SFR/HO  
**Projected End Date:**  
 03/11/2015  
**Completed Activity Actual End Date:**  
  
**Responsible Organization:**  
 NFWAZ, LLC

Overall	Apr 1 thru Jun 30, 2020	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,557,418.34
<b>Total Budget</b>	\$0.00	\$1,557,418.34
<b>Total Obligated</b>	\$0.00	\$1,557,418.34
<b>Total Funds Drawdown</b>	\$0.00	\$1,557,418.34
<b>Program Funds Drawdown</b>	\$0.00	\$570,993.28
<b>Program Income Drawdown</b>	\$0.00	\$986,425.06
<b>Program Income Received</b>	\$7,000.00	\$1,345,026.67
<b>Total Funds Expended</b>	\$0.00	\$1,557,418.34
NFWAZ, LLC	\$0.00	\$1,557,418.34
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$9,180,535.00

**Activity Description:**

The City or contracted intermediaries (for profits and or nonprofits 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 area 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. Direct homeownership assistance will be in the form of subordinate mortgages, or soft second loan, to assist homebuyers to purchase and occupy newly rehabilitated, foreclosed or abandoned single family homes in the above Tier 2 and Tier 3 areas of greatest need. This soft second loan will be a 15 year, no interest, deferred loan, with 1/15 of the loan forgiven each year (\$15,000 assistance, \$1,000 forgiven each year for 15 years). Should the homebuyer sell their home, refinance or cash out, or are found to be no longer occupying the home as their primary residence prior to the 15 year period, the balance of the loan shall be recaptured by the City at that time. The 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 percentages 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.

These areas have been broken down using a three tiered approach associated with three distinct goals or objectives. These goals are related to tiers, which contain specific activities to be performed within the NSP1 Target Areas as follows: Tier 1, citywide; Tier 2, zip codes 85015, 85023, 85024, 85053, 85339, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center; and Tier 3, zip codes 85006, 85008, 85009, 85017, 85019, 85021, 85027, 85029, 85031, 85032, 85033, 85034, 85035, 85037, 85040, 85041, 85042, 85043, 85051, 85307, 85353, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

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 this three tiered approach that is consistent with the Community Development goals of the Consolidated Plan.

The Move In Ready Program (or Homeownership Assistance with Rehabilitation) will be targeted in Tier 2 and Tier 3 areas of greatest need.

### Activity Progress Narrative:

No activity this quarter other than the receipt of program income (recaptured DPA).

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	27/50
#Additional Attic/Roof	0	15/1
#Efficient AC added/replaced	0	11/1
#Replaced thermostats	0	14/1
#Replaced hot water heaters	0	9/1
#Light Fixtures (indoors)	0	142/1
#Light fixtures (outdoors)	0	39/1
#Refrigerators replaced	0	17/1
#Dishwashers replaced	0	16/1
#Low flow toilets	0	20/1
#Low flow showerheads	0	12/1
#Units with bus/rail access	0	8/1
#Units & other green	0	252/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	27/50
# of Singlefamily Units	0	27/50

### 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	13/0	27/50	48.15
# Owner Households	0	0	0	0/0	13/0	27/50	48.15

### 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

## Project # / NSP5 / Redevelopment - Demolition - Blighted Structures

**Grantee Activity Number:** NSP5RED-SPV

**Activity Title:** Redevelopment

**Activity Category:**

Construction of new housing

**Project Number:**

NSP5

**Projected Start Date:**

10/01/2014

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Redevelopment - Demolition - Blighted Structures

**Projected End Date:**

07/01/2020

**Completed Activity Actual End Date:**

**Responsible Organization:**

FSL--Foundation for Senior Living

Overall	Apr 1 thru Jun 30, 2020	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,531,441.84
<b>Total Budget</b>	\$0.00	\$2,531,441.84
<b>Total Obligated</b>	\$0.00	\$2,531,441.84
<b>Total Funds Drawdown</b>	\$0.00	\$2,531,441.84
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$2,531,441.84
<b>Program Income Received</b>	\$0.00	\$3,306,339.77
<b>Total Funds Expended</b>	\$0.00	\$0.00
City of Phoenix-NSD	\$0.00	\$0.00
FSL--Foundation for Senior Living	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

December 2017

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



\*\*\*\*\*

September 30, 2015

When this activity was set up, a redevelopment activity was planned and the City anticipated several developers participating. Only one developer will be undertaking this project, so extra activities have been cancelled and all funds have been moved to this activity. Activity has also been renamed to SPV indicating the project South Phoenix Village Infill Redevelopment Project.

\*\*\*\*\*

The City of Phoenix will solicit proposals for the redevelopment of our vacant lots, as part of comprehensive neighborhood revitalization plans in the designated Neighborhood Investment Areas of Garfield, Isaac, South Phoenix Village and Village Center. The key objective in the redevelopment of single family detached homes is to develop diverse, energy efficient (green) homes for maximum community impact. The City will seek developers that can deliver economies of scale for reasonable pricing and has the capacity to build out the available lots for home ownership. A component of the redevelopment activity is the execution of a marketing approach that maximizes exposure and can support improved confidence in the area with an emphasis in community engagement.

Infill housing is a key strategy in the comprehensive revitalization strategies of neighborhood that have suffered long term blight conditions, sub-standard quality of housing, criminal and nuisance activities. These are the same communities that were hardest hit with foreclosures and vacancies during the housing crisis. Redevelopment of residential properties will continue the long term efforts by the community and the City of Phoenix to revitalize, redevelop and rebuild our target area neighborhoods. The residents and the City have been active in creating a vision for new infill homes and other projects that will enhance the area and achieve their goals.

The goals for the redevelopment of residential properties in our target areas is to increase owner occupancy within each targeted area; achieve quality housing by building new, energy efficient, single-family homes within the target areas at an attainable price; improve area market conditions overall and to specifically support goals unique to that target area (for example in South Phoenix Village, redevelopment with new infill homes will help support the Four Corners Conceptual Plan for the mixed use and commercial redevelopment at the intersection of 24th Street and Broadway Road); promote successful homeownership by offering pre-purchase housing counseling and other strategies that are complementary to those of the City and residents; provide a range of home sizes and price points that will encourage first time buyers; and to create a positive and healthy community.

**Location Description:**

The redevelopment of residential properties will occur in four City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Garfield, Isaac, South Phoenix Village and Village Center. There are an additional eight scattered sites properties that were strategically acquired to eliminate a blighted nuisance located in neighborhoods that historically had its share of challenges. The redevelopment of these sites will bring vacant lots back to productive use and in a few of these neighborhoods, will complete its revitalization activities through single family housing opportunities.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	14/1
# of Singlefamily Units	0	14/1

**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	12/0	18/1	66.67
# Owner Households	0	0	0	0/0	12/0	18/1	66.67

**Activity Locations**

Address	City	County	State	Zip	Status / Accept
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**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**



**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

**Project # / NSP6 / Administration and Planning**

**Grantee Activity Number: NSP6-PHXADM**  
**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:**

07/01/2020

**Benefit Type:**

( )

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

City of Phoenix-NSD

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2020</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$4,551,174.00
<b>Total Budget</b>	\$0.00	\$4,551,174.00
<b>Total Obligated</b>	\$0.00	\$4,551,174.00
<b>Total Funds Drawdown</b>	\$1,039.70	\$3,572,869.79
<b>Program Funds Drawdown</b>	\$0.00	\$3,167,046.99
<b>Program Income Drawdown</b>	\$1,039.70	\$405,822.80
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$1,039.70	\$3,564,603.70
City of Phoenix-NSD	\$1,039.70	\$3,564,603.70
COP-NSD	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

December 2017

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

\*\*\*\*\*

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



### Location Description:

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

### Activity Progress Narrative:

NSP funds were 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 contracts, and reporting to HUD and to city and department management.

### Accomplishments Performance Measures

No Accomplishments Performance Measures

### 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

## Project # / NSP7 / Land Bank

**Grantee Activity Number:** NSP7-Landbank

**Activity Title:** Landbank

**Activity Category:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

NSP7

**Projected Start Date:**

11/01/2012

**Benefit Type:**

Area ( )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Land Bank

**Projected End Date:**

07/01/2020

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Phoenix-NSD

**Overall**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2020**

N/A

**To Date**

\$123,420.00

**Total Budget**

\$0.00

\$123,420.00

**Total Obligated**

\$0.00

\$123,420.00



<b>Total Funds Drawdown</b>	\$985.00	\$95,988.25
<b>Program Funds Drawdown</b>	\$0.00	\$16,433.64
<b>Program Income Drawdown</b>	\$985.00	\$79,554.61
<b>Program Income Received</b>	\$0.00	\$1,130.00
<b>Total Funds Expended</b>	\$2,247.28	\$79,554.61
City of Phoenix-NSD	\$2,247.28	\$79,554.61
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

December 2017

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

\*\*\*\*\*

The City of Phoenix has purchased foreclosed or abandoned properties for the purpose of demolition and land banking within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center. Properties have been acquired, demolished, and the vacant land or property land banked, addressing the most critical blighting properties within these Neighborhood Investment Areas (NIA) where the city has a long term commitment to neighborhood revitalization. The NIAs are city adopted areas targeted for concentrated and comprehensive focus of resources to address social, economic and physical needs and revitalize targeted neighborhoods. The primary end use will be to reuse and redevelop these vacant properties into single family residential housing for a LMMI beneficiary. Reuse and redevelopment activities of these vacant properties will be carried out pursuant to the alternative requirements for land banking and with the reuse that consistent with community development strategies and plans and will be undertaken in support of neighborhood stabilization efforts.

**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 percentages 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.

These areas have been broken down using a three tiered approach associated with three distinct goals or objectives. These goals are related to tiers, which contain specific activities to be performed within the NSP1 Target Areas as follows: Tier 1, citywide; Tier 2, zip codes 85015, 85023, 85024, 85053, 85339, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center; and Tier 3, zip codes 85006, 85008, 85009, 85017, 85019, 85021, 85027, 85029, 85031, 85032, 85033, 85034, 85035, 85037, 85040, 85041, 85042, 85043, 85051, 85307, 85353, and or within City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

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 this three tiered approach that is consistent with the Community Development goals of the Consolidated Plan.

Land banking of vacant properties (acquired and demolished with NSP funds) will be limited to the City approved, strategic revitalization areas. This increased focus on targeting is intended to produce greater strategic impact for the use of NSP funds in these areas of greatest need.

**Activity Progress Narrative:**

The expenses incurred this quarter are for the ongoing activities on our landbanked lots to keep them in compliance with city preservation codes.

**Accomplishments Performance Measures**

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



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

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