

Grantee: Phoenix, AZ

Grant: B-08-MN-04-0505

October 1, 2021 thru December 31, 2021

Grant Number:

B-08-MN-04-0505

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

Phoenix, AZ

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

Reviewed and Approved

Grant Award Amount:

\$39,478,096.00

Grant Status:

Active

QPR Contact:

Sandra Mendez

LOCCS Authorized Amount:

\$39,478,096.00

Estimated PI/RL Funds:

\$20,668,885.47

Total Budget:

\$60,146,981.47

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

October 27, 2021

The city of Phoenix prepared an Action Plan Amendment. The Amendment will create a new future residential project benefiting households at or below 50% of the Area Medium Income (LH25 project), adjust NSP1 program allocation of funds between eligible uses based on program progress and program income received to date. Funds have been increased in the following areas: Single-Family Strategies - Landbank and Redevelopment; and Multi-Family Strategies - Acquisition/ Rehabilitation.

September 2020

In response to FLAGS in DRGR many activities were updated. Additionally, program income received 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:

NSP3R-NFWSC-LMMI; NSP3R-PHX; AND NSP5RED-SPV.

A new activity in the NSP4 Multi Family project was set up as "NSP4-Unnamed" and funded to meet the LH25 set aside requirement. The activity has not yet been defined.

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 appro

Areas of Greatest Need:

ved 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 anoothercy within the same project.

Distribution and and Uses of Funds:

October 27, 2021

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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:

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.

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December 30, 2013: Project and activity b

Public Comment:

June 2010:

Noticeof 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. There were no public comments.



Definitions and Descriptions:

September 2020 No changes.

December 2017

No changes.

June 2016

No changes

October 2015

No changes.

March 18, 2015

No changes

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:

September 2020 No changes.

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:

September 2020 No changes.

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 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:

September 2020
Changes made did not meet the threshold of a public comment process.

December 2017
Changes made did not meet the threshold of a public comment process.

June 2016

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

October 2015

No changes.

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,



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.

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.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$2,184,497.00	\$109,629,663.56
Total Budget	\$2,184,497.00	\$59,713,413.56
Total Obligated	\$0.00	\$56,448,224.56
Total Funds Drawdown	\$7,230.75	\$55,476,270.61
Program Funds Drawdown	\$0.00	\$37,401,282.44
Program Income Drawdown	\$7,230.75	\$18,074,988.17
Program Income Received	\$434,676.06	\$20,406,765.83
Total Funds Expended	\$0.00	\$55,469,039.86
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 49,916,250.00
Match Funds	\$ 0.00	\$ 49,916,250.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
Arizona Housing, Inc	\$ 0.00	\$ 3,848,167.89
PCCR Park Lee, LLC	\$ 0.00	\$ 3,960,242.56
PRIDE	\$ 0.00	\$ 2,598,597.16
PSMHTC Summit LLC	\$ 0.00	\$ 2,737,053.84
ROI Properties	\$ 0.00	\$ 622,270.26
Trellis fka Neighborhood Housing Services of Phoenix	\$ 0.00	\$ 1,566,663.05
CHRA-Community Housing Resources of Arizona	\$ 0.00	\$ 610,160.00
COP-NSD	\$ 0.00	\$ 4,820,332.87
City of Phoenix-HD	\$ 0.00	\$ 2,762,373.35
City of Phoenix-NSD	\$ 0.00	\$ 5,162,168.72
FSL--Foundation for Senior Living	\$ 0.00	\$ 20,994,912.69



Housing Counseling Agencies	\$ 0.00	\$ 190,617.00
NFWAZ, LLC	\$ 0.00	\$ 5,595,480.47
NSPAZ, LLC	\$ 0.00	\$ 0.00

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$49,916,250.00
Overall Benefit Amount	\$55,548,824.03	\$.00	\$.00
Limit on Public Services	\$5,921,714.40	\$1,300,538.80	\$1,300,538.80
Limit on Admin/Planning	\$3,947,809.60	\$4,592,602.00	\$3,621,159.91
Limit on Admin	\$.00	\$4,592,602.00	\$3,621,159.91
Most Impacted and Distressed	\$.00	\$1,080,692.00	\$.00
Progress towards LH25 Requirement	\$15,036,745.37		\$13,369,964.27

Overall Progress Narrative:

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. As of December 31, 2021, Phoenix has drawn \$55,476,271 or 40.52 percent over the original allocation of \$39,478,096, including program income generated by the resale of Move In Ready homes and sale of the 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 multi family 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.

In the South Phoenix Village Infill Redevelopment Project, FSL Real Estate Services built 42 new construction infill homes and sold them to NSP eligible homebuyers. The South Phoenix Village Infill Redevelopment Project generated over \$9.04M in total gross sales proceeds from NSP1 funded infill homes.

SF-Landbank

There are 17 parcels that remain in the NSP1 Land Bank. Currently, disposition strategies are being worked on in order to dispose and redevelop these parcels into affordable homeownership opportunities. The expenses incurred this quarter are for the ongoing activities on our NSP lots to keep them in compliance with city preservation codes.

Project Summary

Project #, Project Title	This Report	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	\$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	\$23,719,108.65	\$17,276,707.82
NSP4, Acquisition/Purchase and Rehab - MF Rental	\$0.00	\$14,390,141.45	\$9,579,400.57
NSP5, Redevelopment - Demolition - Blighted Structures	\$0.00	\$12,496,901.64	\$3,091,683.02
NSP6, Administration and Planning	\$0.00	\$4,592,602.00	\$3,208,335.99
NSP7, Land Bank	\$0.00	\$162,070.00	\$18,233.64



