

# Grantee: Phoenix, AZ

## Grant: B-09-CN-AZ-0050

### July 1, 2021 thru September 30, 2021 Performance

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<b>Grant Number:</b> B-09-CN-AZ-0050	<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> \$60,000,000.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> Tennille Burton
<b>LOCCS Authorized Amount:</b> \$60,000,000.00	<b>Estimated PI/RL Funds:</b> \$41,912,693.49	
<b>Total Budget:</b> \$101,912,693.49		

### Disasters:

#### Declaration Number

NSP

### Narratives

#### Executive Summary:

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. There is still \$8 million in program income that has been received but cannot be budgeted until a substantial amendment is approved, per our Citizens' Participation Plan. That action will be completed this fall .

New PROJECTED CLOSE DATES were reported in SF-RED-HoCos; SF-RED-PHX; SF-RED-PHX.

Surplus funds were swept and new PROJECTED CLOSE DATES were reported in MF-SantaFe-LMMI; SF-HIP-REH; and SF-MIR-MAN-LMMI.

Additional funds were budgeted and new PROJECTED CLOSE DATES were reported in: ADM; SF-MIR-PHX; SF-RED-SPV; and SF-LandBank.

\*\*\*\*\*  
\*\*\*\*\*

May 2018:

This action plan was created to allocate available program income in one ongoing activity and cover lagging expenses in two other activities. The action plan to hit the threshold requiring public notice. The LH25 activities already completed in the grant still exceed the 25 percent requirement for the grant plus program income to date.

December 2017

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: ADM; MF-WestEnd-LH25; SantaFe-LMMI; MF-SantaFe-OperatingDeficitReserve; SF-MIR-HoCos; SF-MIR-MAN-LMMI; SF-MIR-NHS-LMMI; SF-RED-SPV-PHX. Remaining funds were swept and PROJECTED CLOSE DATES were reported in: SF-MIR-ACQ-LMMI; SF-MIR-FSL-LMMI; SF-RED; SF-RED-HoCos; SF-RED-PHX. Additional funds were budgeted and PROJECTED CLOSE DATES were reported in: SF-MIR-PHX; SF-RED-SPV. Several activities will be closed in the next QPR.

September 2016

Budgets were adjusted to cover draws in the SF-ACQ for DEMO and SF-DEMO activities. Excess funds were moved to activities in the same eligible use. Budgets were adjusted to cover draws in the SF-MIR-ACQ-LMMI and SF-MIR-NHS-LMMI activities. Both are in the MIR project. A new activity, SF-RED-SPV-PHX, was created in the Redevelopment project. Excess funds swept from SF-ACQ for DEMO and new available program income was budgeted to the Redevelopment activity: they were added to SF-RED-SPV and SF-RED-SPV-PHX.

December 2015

The benefit type to the following activities was changed from Direct Benefi



**Executive Summary:**

t (Households) to Area Benefit as requested by HUD staff: SF-DEMO SF-DEMO-PHX SF-ACQ for DEMO SF-ACQ-PHX The changes did not meet the threshold requiring a substantial amendment and public comment.  
September 30, 2015

This action plan serves to mark several activities as completed; cancel several planned activities and consolidate the funds into one activity; add additional funds to a few ongoing activities; and reallocate unspent funds into a planned redevelopment activity. The following activities were completed: MF-ParkLee-LH25 MF-ParkLee-LMMI SF-ACQ for DEMO SF-DEMO SF-DEM-PHX SF-MIR-ACQ-LH25 The following activities were cancelled: SF-RED-Area4 SF-RED-Area5 SF-RED-Area6 Funds were added to following activities: MF-Cochise-LH25 SF-MIR-FSL-LMMI SF-MIR-HoCos SF-MIR-NHS-LMMI Reallocated unspent funds into a planned redevelopment activity: SF-RED-SPV  
June 18, 2015

The City of Phoenix has prepared this Action Plan to make adjustments to our NSP2 program based on program progress. Through this Action Plan we have adjusted the allocation of dollars based on program progress to date and market changes; allocated program income received to date; and made additional corrections as requested by HUD field rep to reported data. The changes did not meet the threshold requiring a substantial amendment and public comment.  
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.  
February 2, 2015

Temporary project / activity to comply with program income waiver for NSP2 grantees

**Target Geography:**

September 2020 No changes.  
\*\*\*\*\*  
May 2018 No changes. \*\*\*\*\* December 2017  
No changes. \*\*\*\*\* September 2016 No  
changes. \*\*\*\*\*  
December 2015 No changes.  
\*\*\*\*\* September 30,  
2015 No changes. \*\*\*\*\*  
June 18, 2015 No changes \*\*\*\*\* March 18, 2015 No  
changes \*\*\*\*\* October 20, 2014: No changes were  
made to target geography  
\*\*\*\*\*  
August 20, 2013: No changes were made to target geography  
\*\*\*\*\*  
June 2012: No changes were made to target geography  
\*\*\*\*\*  
January 2012: No changes were made to target geography  
\*\*\*\*\*  
December 2011: The area bounded by 7th and 10th avenues, West South Mountain Avenue and West Dobbins Road was  
added to the target geography. This area is immediately south of the original NSP2 boundary. This area received a HUD risk  
score of 18 under the NSP3 Planning Data.  
\*\*\*\*\*  
September 2011: No changes were made to target geography  
\*\*\*\*\* The  
City of Phoenix, and the consortium members, has defined the NSP2 Target Area based on HUDs foreclosure related need  
factor scores, a detailed market analysis, ongoing community investment initiatives, median housing values, and proximity  
to mass transit. More than 90% of the Target Area includes census tracts scoring 18-20 on one or both of the need factors.  
It contains median housing values below \$200,000, and is largely populated with those earning no more than 120% of Area  
Median Income (AMI). The specific census tracts, need factor scores and map are included in Appendices A and B. In  
addition to the Phoenix Target Area, the consortium will coordinate with other jurisdictions in the region to address the  
foreclosure crisis. This may include identifying some multi-family properties in eligible tracts outside Phoenix but within the  
cities of Glendale, Chandler or other areas within Maricopa County in coordination with the local jurisdiction. Market  
Factors Contributing to Target Area Selection. In the first five months of 2009, foreclosures in Maricopa County are still  
increasing, averaging 8,770 noticesof

**Target Geography:**

trustees sale per month compared to an average of 6,280 per month for 2008. More than 45,000 foreclosure actions are still  
pending or unresolved. TheNSP2 Target Area exceeds the region in many distress factors, including: · 91% foreclosure  
and pre-foreclosure sales, vs. 78% in the metropolitan area · 13.3% unemployment, vs. 9.4% in Maricopa County ·  
\$78,800 median housing value, vs. \$118,800 in the metropolitan area · 22% of all mortgages are hi

**How to Get Additional Information:**

Spencer J. Self, NSD Director  
City of Phoenix  
200 W Washington, 4th Floor  
Phoenix, AZ 85003  
Telephone: 602-534-6176  
Facsimile: 602-534-1555  
E-Mail:spencer.self@phoenix.gov

**Program Approach:**

September 2020 No changes.  
\*\*\*\*\*  
May 2018 No changes.  
December 2017 No changes.  
September 2016 No changes.  
December 2015 No changes.  
September 30, 2015 No changes.  
June 18, 2015 No changes  
March 18, 2015 No changes  
October 20, 2014 The projects and activities proposed in the NSP2 competitive application have made an impact in the  
neighborhoods targeted and resulted in stabilizing housing markets. Many of the projects of activities still have more work to

be done and others are completed. This amendment adjusts those budgets with reallocated funds and earned program income. When the projects and activities for the NSP2 grant were initially designed, we did not expect that market conditions and financing trends who allow for home ownership by households at 50 percent AMI and below. Both the Move-in Ready Program and Home Improvement Program have, in fact, attracted and served these buyers, albeit in limited numbers. We are now proposing to add new activities to those projects and allocate funds already spent on LH25 buyers to serve the 25 percent aside requirement. This amendment will reallocate funds spent on Move-In Ready homes purchased by households at 50 percent AMI or below as a part of the required 25 percent set aside as required by the NSP2 grant. The City will continue collaborating with community revitalization efforts to maximum impact in targeted areas. The single-family housing strategy will add funds to existing redevelopment / reuse of vacant lots for new infill housing construction activity in areas where improvement is slower to recover from the housing crisis. 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. Public Comment 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/nsdsite/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 t

**Program Approach:**

he 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.

**Consortium Members:**

September 2020 No changes.  
 \*\*\*\*\*  
 May 2018 No changes.  
 \*\*\*\*\*  
 December 2017  
 No changes.  
 \*\*\*\*\*  
 September 2016  
 No changes.  
 \*\*\*\*\*  
 December 2015  
 No changes.  
 \*\*\*\*\*September 30,  
 2015  
 No changes.  
 \*\*\*\*\*  
 June 18, 2015

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

No changes

\*\*\*\*\*  
 Leadership Centre  
 Neighborhood Economic Development Corporation

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$137,374,553.00
<b>Total Budget</b>	\$0.00	\$93,605,160.00
<b>Total Obligated</b>	\$0.00	\$93,078,168.28
<b>Total Funds Drawdown</b>	\$0.00	\$92,977,497.35
<b>Program Funds Drawdown</b>	\$0.00	\$60,000,000.00
<b>Program Income Drawdown</b>	\$0.00	\$32,977,497.35
<b>Program Income Received</b>	\$101,000.00	\$43,090,573.74
<b>Total Funds Expended</b>	\$0.00	\$92,977,497.35



<b>HUD Identified Most Impacted and Distressed</b>	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 43,769,393.00
Match Funds	\$ 0.00	\$ 43,769,393.00
Non-Match Funds	\$ 0.00	\$ 0.00

## Funds Expended

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
A&A Cottages, Inc	\$ 0.00	\$ 0.00
NSPAZ, LLC	\$ 0.00	\$ 351,737.72
PCCR Park Lee, LLC	\$ 0.00	\$ 4,683,447.31
PGHC Pine Crest LLC	\$ 0.00	\$ 2,552,061.12
PRIDE	\$ 0.00	\$ 7,666,120.13
ROI Properties	\$ 0.00	\$ 1,004,053.86
Trellis fka Neighborhood Housing Services of Phoenix	\$ 0.00	\$ 6,838,282.43
CHRA-Community Housing Resources of Arizona	\$ 0.00	\$ 0.00
Camelback at the Stop, LLC	\$ 0.00	\$ 6,474,844.99
City of Phoenix-HD	\$ 0.00	\$ 2,720,785.19
City of Phoenix-NSD	\$ 0.00	\$ 23,975,828.82
Cochise Garden Apartments LLC	\$ 0.00	\$ 0.00
FSL--Foundation for Senior Living	\$ 0.00	\$ 19,553,927.01
Mandalay Communities, Inc.	\$ 0.00	\$ 16,185,078.97
NFWAZ, LLC	\$ 0.00	\$ 971,329.80

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Projected</b>	<b>Actual</b>
<b>Overall Benefit Percentage</b>	99.00%	.00%	.00%
<b>Minimum Non Federal Match</b>	\$ .00	\$ .00	\$43,769,393.00
<b>Overall Benefit Amount</b>	\$94,458,566.56	\$ .00	\$ .00
<b>Limit on Public Services</b>	\$ .00	\$ .00	\$ .00
<b>Limit on Admin/Planning</b>	\$6,000,000.00	\$6,500,000.00	\$5,939,877.29
<b>Limit on Admin</b>	\$ .00	\$6,500,000.00	\$5,939,877.29
<b>Most Impacted and Distressed</b>	\$ .00	\$ .00	\$ .00
<b>Progress towards LH25 Requirement</b>	\$25,478,173.37		\$23,510,640.42

## Overall Progress Narrative:

### Overall Progress Narrative:

The Phoenix Partners have drawn and expended \$92,960,642 as of September 30, 2021, from NSP2, or \$32,960,642 million above the original funded allocation. NSP2 funds have acquired, rehabbed and resold 254 single family homes through the Move In Ready program, 11 single family homes have been purchased and rehabbed through the Home Improvement Program, 14 single family newly constructed homes have been sold through the Redevelopment Subdivision program, and 1,036 multifamily apartment units have been rehabbed 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, 0 unit rehabbed and 0 resold to NSP eligible homebuyers this quarter. Program to date, 235 units were acquired, with an additional 19 units acquired in NSP1, and 254 units have been rehabbed and 254 units have been resold to NSP eligible homebuyers. In the single family Home Improvement Program, 0 units were rehabbed this quarter. Program to date, 11 units that were purchased by NSP eligible homebuyers were rehabbed. In the multi family project, 0 units were acquired, rehabbed and leased. Program to



date, 1,036 units were acquired, rehabbed and leased.

In the single family Demolition activity, 0 units were acquired and demolished this quarter. Program to date, 14 properties (33 units total) were acquired and demolished.

In the single family Redevelopment Subdivision program, 0 units were acquired, constructed and sold to NSP eligible homebuyers this quarter. Program to date, 14 units were acquired, constructed and sold to NSP eligible homebuyers.

În the South Phoenix Village Infill Redevelopment Project, FSL Real Estate Services built 84 new construction infill homes were built and sold to NSP eligible homebuyers. The South Phoenix Village Infill Redevelopment Project generated over \$16.7M in total gross sales proceeds from NSP2 funded infill homes.

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
ADM, Administration and Planning	\$0.00	\$6,500,000.00	\$2,726,255.67
MF ACQ and REHAB Eligible Use B, Multi Family Strategies	\$0.00	\$24,122,413.75	\$21,261,491.70
NSP2 PI Waiver, NSP2 Program Income Waiver	\$0.00	\$0.00	\$0.00
SF ACQ for DEMO Eligible Use D, Acquisition for Demolition	\$0.00	\$453,480.20	\$403,309.32
SF DEMO Eligible Use D, Demolition	\$0.00	\$453,796.42	\$327,652.78
SF HIP Eligible Use B, Home Improvement Program	\$0.00	\$1,346,045.11	\$1,057,858.34
SF MIR Eligible Use B, Move In Ready Program	\$0.00	\$46,647,058.38	\$32,670,958.58
SF RED Eligible Use E, Redevelopment	\$0.00	\$13,959,648.42	\$1,546,473.61
SF-LandBank Eligible Use C, Land Bank	\$0.00	\$122,717.72	\$6,000.00

## Activities

**Project # / SF MIR Eligible Use B / Move In Ready Program**



# Grantee Activity Number: SF-MIR-FSL-LMMI

## Activity Title: Move In Ready Program

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

SF MIR Eligible Use B

**Projected Start Date:**

02/10/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

Move In Ready Program

**Projected End Date:**

03/31/2017

**Completed Activity Actual End Date:**

**Responsible Organization:**

FSL--Foundation for Senior Living

Overall	Jul 1 thru Sep 30, 2021	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$10,146,560.21
<b>Total Budget</b>	\$0.00	\$10,146,560.21
<b>Total Obligated</b>	\$0.00	\$10,146,560.21
<b>Total Funds Drawdown</b>	\$0.00	\$10,146,560.21
<b>Program Funds Drawdown</b>	\$0.00	\$7,822,917.68
<b>Program Income Drawdown</b>	\$0.00	\$2,323,642.53
<b>Program Income Received</b>	\$15,000.00	\$7,409,961.63
<b>Total Funds Expended</b>	\$0.00	\$10,146,560.21
FSL--Foundation for Senior Living	\$0.00	\$10,146,560.21
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

**Activity Description:**

The Move-In Ready Program engages the services of Consortium Members and developer partners to acquire and rehabilitate foreclosed homes and sell them to qualified buyers in move-in ready condition that complies with NSP2 housing rehabilitation standards which include:

- Housing Quality Standards/Health and Safety/City's Neighborhood Preservation Ordinance
- Lead based paint standards
- Energy efficiency improvements
- Front yard landscaping/curb appeal

In addition, the program 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 the NSP2 Target Area. This activity will reflect expenses for rehab by the developer.

Performance measures are reported in SF-MIR-DMNR, SF-MIR-FSL, SF-MIR-NFWAZ, and SF-MIR-NHS.

**Location Description:**

December 2017

Remaining funds have been swept and project marked as closed. Activity was previously marked as completed in the QPR as of March 31, 3015.

\*\*\*\*\*

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.

Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041,



85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

## Activity Progress Narrative:

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Additional Attic/Roof	0	61/1
#Clothes washers replaced	0	49/1
#Dishwashers replaced	0	14/1
#Efficient AC added/replaced	0	63/1
#Energy Star Replacement	0	397/1
#Light fixtures (outdoors)	0	166/1
#Light Fixtures (Indoors)	0	706/1
#Low flow showerheads	0	96/1
#Low flow toilets	0	115/1
# of Properties	0	65/32
# of Substantially Rehabilitated	0	0/1
#Refrigerators replaced	0	65/1
#Replaced hot water heaters	0	65/1
#Replaced thermostats	0	64/1
#Units exceeding Energy Star	0	11/1
#Units with bus/rail access	0	56/1
#Units with other green	0	12/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	65/32
# of Singlefamily Units	0	65/32

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	21/0	65/32	33.85
# Owner	0	0	0	1/0	21/0	65/32	33.85

### Activity Locations

No Activity Locations found.

#### Other Funding Sources

No Other Funding Sources Found

#### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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Activity Supporting Documents: None





# Grantee Activity Number: SF-MIR-MAN-LMMI

## Activity Title: Move In Ready Program

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

**Project Number:**  
SF MIR Eligible Use B

**Projected Start Date:**  
02/09/2010

**Benefit Type:**  
Direct ( HouseHold )

**National Objective:**  
NSP Only - LMMI

**Activity Status:**  
Under Way

**Project Title:**  
Move In Ready Program

**Projected End Date:**  
09/29/2020

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Mandalay Communities, Inc.

Overall	Jul 1 thru Sep 30, 2021	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$11,834,179.48
<b>Total Budget</b>	\$0.00	\$11,834,179.48
<b>Total Obligated</b>	\$0.00	\$11,834,179.48
<b>Total Funds Drawdown</b>	\$0.00	\$11,834,179.48
<b>Program Funds Drawdown</b>	\$0.00	\$6,952,383.15
<b>Program Income Drawdown</b>	\$0.00	\$4,881,796.33
<b>Program Income Received</b>	\$9,000.00	\$9,971,673.48
<b>Total Funds Expended</b>	\$0.00	\$11,834,179.48
Mandalay Communities, Inc.	\$0.00	\$11,834,179.48
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

### Activity Description:

September 2020  
Project has been completed and remaining funds have been swept and reallocated.  
\*\*\*\*\*

December 2017  
Funds are still being spent in this Activity. The Projected Close Date has been changed to July 1, 2018.  
\*\*\*\*\*

The Move-In Ready Program engages the services of Consortium Members and developer partners to acquire and rehabilitate foreclosed homes and sell them to qualified buyers in move-in ready condition that complies with NSP2 housing rehabilitation standards which include:

- Housing Quality Standards/Health and Safety/Citys Neighborhood Preservation Ordinance
- Lead based paint standards
- Energy efficiency improvements
- Front yard landscaping/curb appeal

In addition, the program 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 the NSP2 Target Area. This activity will reflect expenses for rehab by the developer.

### Location Description:





The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures. Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041, 85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

### Activity Progress Narrative:

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Additional Attic/Roof	0	86/1
#Clothes washers replaced	0	3/1
#Dishwashers replaced	0	86/1
#Efficient AC added/replaced	0	81/1
#Energy Star Replacement	0	181/1
#Light fixtures (outdoors)	0	238/1
#Light Fixtures (indoors)	0	716/1
#Low flow showerheads	0	147/1
#Low flow toilets	0	197/1
# of Properties	0	89/51
# of Substantially Rehabilitated	0	2/1
#Refrigerators replaced	0	86/1
#Replaced hot water heaters	0	87/1
#Replaced thermostats	0	76/1
#Units exceeding Energy Star	0	19/1
#Units with bus/rail access	0	62/1
#Units with other green	0	398/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	89/51
# of Singlefamily Units	0	89/51

### 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	39/0	89/51	43.82
# Owner	0	0	0	0/0	39/0	89/51	43.82

### Activity Locations

No Activity Locations found.

### Other Funding Sources

No Other Funding Sources Found

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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Activity Supporting Documents: None





## Grantee Activity Number: SF-MIR-NHS-LMMI

### Activity Title: Move In Ready Program

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

SF MIR Eligible Use B

**Projected Start Date:**

02/10/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

Move In Ready Program

**Projected End Date:**

12/31/2017

**Completed Activity Actual End Date:**

**Responsible Organization:**

Trellis fka Neighborhood Housing Services of

Overall	Jul 1 thru Sep 30, 2021	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$6,710,589.89
<b>Total Budget</b>	\$0.00	\$6,710,589.89
<b>Total Obligated</b>	\$0.00	\$6,710,589.89
<b>Total Funds Drawdown</b>	\$0.00	\$6,710,589.89
<b>Program Funds Drawdown</b>	\$0.00	\$3,993,493.44
<b>Program Income Drawdown</b>	\$0.00	\$2,717,096.45
<b>Program Income Received</b>	\$8,000.00	\$7,721,641.60
<b>Total Funds Expended</b>	\$0.00	\$6,710,589.89
City of Phoenix-NSD	\$0.00	\$0.00
Trellis fka Neighborhood Housing Services of Phoenix	\$0.00	\$6,710,589.89
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

**Activity Description:**

December 2017

A new projected close date of 12/31/2017 has been entered and the activity will be marked as completed in the next QPR.

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The Move-In Ready Program engages the services of Consortium Members and developer partners to acquire and rehabilitate foreclosed homes and sell them to qualified buyers in move-in ready condition that complies with NSP2 housing rehabilitation standards which include:

- Housing Quality Standards/Health and Safety/City's Neighborhood Preservation Ordinance
- Lead based paint standards
- Energy efficiency improvements
- Front yard landscaping/curb appeal

In addition, the program 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 the NSP2 Target Area. This activity will reflect expenses for rehab by the developer.

**Location Description:**

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest



percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.  
 Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041, 85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Additional Attic/Roof	0	49/1
#Clothes washers replaced	0	4/1
#Dishwashers replaced	0	67/1
#Efficient AC added/replaced	0	61/1
#Energy Star Replacement	0	2/1
#Light fixtures (outdoors)	0	196/1
#Light Fixtures (indoors)	0	911/1
#Low flow showerheads	0	149/1
#Low flow toilets	0	165/1
# of Properties	0	68/45
# of Substantially Rehabilitated	0	0/1
#Refrigerators replaced	0	67/1
#Replaced hot water heaters	0	68/1
#Replaced thermostats	0	67/1
#Units exceeding Energy Star	0	2/1
#Units with bus/rail access	0	27/1
#Units with other green	0	2/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	68/45
# of Singlefamily Units	0	68/45

**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	28/0	68/45	41.18
# Owner	0	0	0	0/0	28/0	68/45	41.18

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources**

No Other Funding Sources Found

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

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**Activity Supporting Documents:** None

**Project # / SF RED Eligible Use E / Redvelopment**



## Grantee Activity Number: SF-RED

### Activity Title: Redevelopment/Subdivisions

**Activity Type:**

Construction of new housing

**Project Number:**

SF RED Eligible Use E

**Projected Start Date:**

02/10/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

Redvelopment

**Projected End Date:**

11/01/2017

**Completed Activity Actual End Date:**

**Responsible Organization:**

Mandalay Communities, Inc.

Overall	Jul 1 thru Sep 30, 2021	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$3,458,057.64
<b>Total Budget</b>	\$0.00	\$3,458,057.64
<b>Total Obligated</b>	\$0.00	\$3,458,057.64
<b>Total Funds Drawdown</b>	\$0.00	\$3,458,057.64
<b>Program Funds Drawdown</b>	\$0.00	\$1,415,424.89
<b>Program Income Drawdown</b>	\$0.00	\$2,042,632.75
<b>Program Income Received</b>	\$24,000.00	\$2,100,430.00
<b>Total Funds Expended</b>	\$0.00	\$3,458,057.64
City of Phoenix-NSD	\$0.00	\$0.00
Mandalay Communities, Inc.	\$0.00	\$3,458,057.64
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

#### Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
City of Phoenix-NSD	Construction of new housing	SF RED Eligible Use E	SF-RED-PHX	Redevelopment	General Account

#### Activity Description:

December 2017

Remaining funds have been swept and Activity marked as closed as of November 1, 2017. Activity will be marked as completed in the next QPR.

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With NSP2, the City of Phoenix will undertake new construction of 14 homes in a failed subdivision. Mandalay Communities has experience working in all three of these circumstances and with struggling HOAs. Services from Fennemore Craig, P.C., CSG Advisors and Elliott D. Pollack and Company will assist in underwriting these projects through selection to financial assistance and will ensure that the assistance is needed to break through a redevelopment barrier and that market impacts are meaningful.

This foreclosure scenario is not unique to Phoenix and this program will result in a compelling demonstration case study of the following:

- resolving large, complex tracts of platted land;
- creating quality mixed-income communities;
- solving complex HOA and common area financing and investment problems;



- involving and supporting local school districts in planning, outreach and support of academic achievement; and,
- piloting green community initiatives.

**Location Description:**

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures. Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041, 85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow showerheads	0	28/28
#Low flow toilets	0	28/28
#Units exceeding Energy Star	0	14/14
#Units with bus/rail access	0	14/14
#Units with solar panels	0	14/6

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

**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	14/14	7.14
# Owner	0	0	0	0/0	1/0	14/14	7.14

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources**

No Other Funding Sources Found

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

**Activity Supporting Documents:** None



## Grantee Activity Number: SF-RED-SPV

### Activity Title: Redevelopment

**Activity Type:**

Construction of new housing

**Project Number:**

SF RED Eligible Use E

**Projected Start Date:**

06/30/2014

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Redvelopment

**Projected End Date:**

06/30/2023

**Completed Activity Actual End Date:**

**Responsible Organization:**

FSL--Foundation for Senior Living

Overall	Jul 1 thru Sep 30, 2021	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$9,169,457.45
<b>Total Budget</b>	\$0.00	\$9,169,457.45
<b>Total Obligated</b>	\$0.00	\$9,169,457.45
<b>Total Funds Drawdown</b>	\$0.00	\$9,169,457.45
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$9,169,457.45
<b>Program Income Received</b>	\$45,000.00	\$15,307,947.57
<b>Total Funds Expended</b>	\$0.00	\$9,169,457.45
City of Phoenix-NSD	\$0.00	\$0.00
FSL--Foundation for Senior Living	\$0.00	\$9,169,457.45
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

**Activity Description:**

September 2020  
 Funds are still being spent in this Activity.  
 The budget has been increased to cover expected draws.  
 The Projected Close Date has been changed to July 1, 2023.

December 2017  
 Responsible party has been changed. Additional program income has been budgeted. A new close date of July 1, 2020 has been entered.

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:

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 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
#Low flow showerheads	0	190/1
#Low flow toilets	0	190/1
# of Elevated Structures	0	0/1
#Sites re-used	0	0/1
#Units exceeding Energy Star	0	95/1
#Units with bus/rail access	0	95/1
#Units with other green	0	2588/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	86/1
# of Singlefamily Units	0	86/1

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	8/0	59/0	92/1	72.83
# Owner	0	0	0	8/0	59/0	92/1	72.83

### Activity Locations

No Activity Locations found.



**Other Funding Sources**

No Other Funding Sources Found

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

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**Activity Supporting Documents:** None

