

Grantee: Maricopa County, AZ

Grant: B-11-UN-04-0501

July 1, 2020 thru June 30, 2021 Performance Report

Grant Number: B-11-UN-04-0501	Obligation Date:	Award Date:
Grantee Name: Maricopa County, AZ	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$4,257,346.00	Grant Status: Active	QPR Contact: Rachel Milne
LOCCS Authorized Amount: \$4,257,346.00	Estimated PI/RL Funds: \$0.00	
Total Budget: \$4,257,346.00		

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Maricopa County was allocated \$4,257,346 from the third round of the Neighborhood Stabilization Program (NSP3) by the U.S. Department of HUD. These funds are available through the Wall Street Reform and Consumer Protection Act of 2010 (The Dodd-Frank Act). The implementing regulations require that the County prepare and submit a Substantial Amendment to the 2010-2014 Consolidated Plan and the 2010-2011 Annual Action Plan. This proposed amendment was made available for public comment from February 1, 2011 through February 16, 2011 at the offices of Maricopa County Human Services Department and the Housing Authority of Maricopa County, and posted electronically on the County website at:

<http://www.hsd.maricopa.gov/cd/Documents/NSP3%20Application.pdf>.

The original amendment assessed the needs of neighborhoods based on foreclosures, number of subprime loans and likelihood of further rise in foreclosures. It established a reasonable goal based on the available funding and the capacity of the County to impact neighborhood decline, while providing housing opportunities for persons of low and moderate income. The amendment proposed to achieve this through selection of a single multifamily property that, after rehabilitation, will provide safe, attractive and energy efficient housing for renters in need of supportive services in transportation, employment and consumer resources. The neighborhoods selected for NSP3 funding met all of the criteria listed above. Some areas where there is greatest need as well as an opportunity for impact for the target population are not located in the Maricopa County Urban County service area. The County made the determination that due to the county-wide need of residents for supportive housing and the lack of available multifamily units within the Urban County service area, reasonable benefits will accrue to urban county residents, whether the targeted property is located in or near the urban county service area. After the original action plan was submitted and a developer was competitively selected it became quickly evident that the market was fluid enough that a viable property was not available in the originally selected neighborhoods. After extensive search, a property was identified that met the NSP requirements for foreclosure status, neighborhood metrics, accessibility to the urban county service area and likelihood of positive impact on the market in the neighborhood. A property was located at 5104 East Thomas Road in Phoenix in a neighborhood that met the NSP3 criteria and the County amended the action plan to include the new property. The NSP3 Neighborhood ID is 3829254.

From the beginning, it was planned that this single project would address two eligible activities with the intention that to the greatest extent feasible, without displacing tenants in place at the time of acquisition, the target population would be persons with incomes below 50% of AMI (LH25). Although all new tenants would be LH25 eligible, it was not possible to identify exactly how many would be below 50% AMI at the beginning. After all of the tenants had completed intake, it was determined that all but two of the 36 units would be LH25 units. This distribution is carried out in the reporting of the two activities identified as 0111 and 0112 in this plan.

How Fund Use Addresses Market Conditions:

The requirement to address market conditions was met by selecting neighborhoods with a combined average score greater than 17 in the HUD NSP3 Planning Data web site by plotting prospective neighborhoods into the website and averaging the results. The NSP3 Planning Data sheets on the proposed neighborhoods were attached to the adopted amendment to the Action Plan and the narrative assessments in those sheets are incorporated here by reference. Factors influencing the decision on the selection of the area of greatest need include: the amount of funding available; the benchmark requirements for commitment and expenditure of funds; the needs of the target populations; the availability of eligible properties in locations that will have the highest cumulative impact on neighborhood; and population and proximity to other community resources including transportation and employment services. Current market conditions indicate a higher ratio of renters to owners, a limited number of eligible buyers and areas within the service area that may not be able to recover in the foreseeable future. This activity will address local market conditions by removing one multifamily property from the foreclosed properties inventory; rehabilitating it, thereby contributing to improvement of the neighborhood; and housing tenants who will not likely be competing with other lower income tenants in other privately held rental housing in the area.



Ensuring Continued Affordability:

Maricopa County will adopt the continued affordability standards and enforcement mechanisms within the guidelines of HOME Program Standards located at 24 CFR 92.254. Homeownership activities will have secured lien documents in place for soft seconds, down payment assistance, closing cost assistance, lease purchase and shared equity loans through the affordability period as identified in the table below. Recaptured funds will be reinvested in the program. Maricopa County will defer specific recapture provisions to non-profit partners once the affordability period is met.

Assistance Amounts	Affordability Period
<\$15,000	5 Years
>\$15,000 to \$40,000	10 Years
>\$40,000	15 Years
New Construction	20 Years

A minimum of 25% of funds received by Maricopa County will be used to assist households earning less than 50% of the Area Median Income. These units must remain affordable to households whose incomes do not exceed 50% of area median income during the affordability period. Maricopa County will monitor projects to ensure income guidelines, long term affordability and all other program compliance terms are being met.

Maricopa County will require subrecipients and/or developers of multi-family projects to ensure properties will be affordable for households whose incomes do not exceed 50% percent of Area Median Income. Rental projects will be secured through lien documents or a Land Use Restriction Agreement (LURA) to ensure the period of affordability. Recaptured funds, if any, will be reinvested in the program.

If NSP funds assist a property that was previously assisted with HOME funds, but on which the affordability restrictions were terminated through foreclosure or transfer in lieu of foreclosure, Maricopa County Human Services Department will require HOME affordability restrictions for the greater of the remaining period of HOME affordability or the continuing affordability requirements of Neighborhood Stabilization Program.

Definition of Blighted Structure:

A blighted structure or dilapidated building is any real property structure that is in such disrepair or is damaged to the extent that its strength or stability is substantially less than a new building or it is likely to burn or collapse and its condition endangers the life, health, safety, or property of the public. Dilapidated buildings shall include, but not be limited to, those buildings that meet any or all of the following criteria:

- a) The building or structure’s interior walls or other vertical structural members, list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle third of its base.
- b) The building or structure, exclusive of the foundation, has thirty-three percent or more damage or deterioration to the supporting member or members structural assembly, or fifty-percent damage or deterioration to the non-supporting enclosing or outside walls or covering.
- c) The building or structure is infested by rodents, insects or other noxious pests, rendering it uninhabitable.
- d) The building or structure exhibits conditions that present actual hazards or dangers.
- e) The building or structure has been vacant and unsecured for more than forty-eight (48) hours, on more than one (1) occasion, during a previous twelve (12) month period.
- f) The building or structure or their contents represents an imminent health or fire hazard.

*Maricopa County Abatement Ordinance No. 11

Definition of Affordable Rents:

Maricopa County will comply with HOME rent limits as described in 24CFR 92.252. (a), (c), (e) and (f) in accordance with the Neighborhood Stabilization Program requirements as outlined below:

- 1. The fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR 888.111; or
- 2. A rent at initial occupancy for new tenants that does not exceed 30 percent of the adjusted income of a family whose annual income equals 50 percent of the median income for the area as determined by HUD, with adjustments for number of bedrooms in the unit. The HOME rent limits provided by HUD will include average occupancy per unit and adjusted income assumptions.

Housing Rehabilitation/New Construction Standards:

Foreclosed and abandoned homes or residential properties will be rehabilitated to the extent necessary to comply with applicable laws, codes, and other requirements relating to housing safety, quality, and habitability, in order to sell, rent, or redevelop such homes and properties.

Maricopa County and its subrecipients and/or developers will use the Minimum Basic Housing Rehabilitation Standards adopted by the Maricopa County HOME Consortium as the minimum standard for any rehabilitation activities.

In addition, Maricopa County and any subrecipient or developer will include improvements whenever feasible to increase the energy efficiency of properties and to provide renewable energy source(s). Maricopa County will establish green building guidelines that can be strategically incorporated as cost effective, energy efficient improvements that ensure long term affordability, increased homeowner sustainability and improve the attractiveness of housing and neighborhoods.

Vicinity Hiring:

The activity will involve rehabilitation work and Section 3 requirements, including posting the availability of employment opportunities for people in the activity vicinity will be enforced.

Grantee Contact Information:

Responsible Organization
 Maricopa County Human Services Department, Community Development Division
 Location
 234 North Central Avenue, Third Floor, Phoenix, AZ 85004
 Administrator Contact Info
 Amy Jacobson, 602.372.1528, jacobsona@mail.maricopa.gov

Procedures for Preferences for Affordable Rental Dev.:

A minimum of 25% of the funding must benefit persons with incomes at or below 50% of AMI. For the County’s allocation of \$4,257,346, the minimum target is \$1,064,337. The proposed activity will develop supportive housing rental units through acquisition and rehabilitation. The nature and type of supportive services will ensure that the substantial majority of the expenditures will benefit persons with incomes at or below 50% of AMI.

Maricopa County will provide rental opportunities for households at or below 50% of AMI in partnership with subrecipients and/or developers. To the greatest extent feasible, the entire funded activity will assist special needs populations including the formerly homeless, physically disabled, developmentally disabled, veterans and other special needs households by providing housing with supportive services. Tenants with incomes above 50% of AMI are anticipated to be few in number and incidental to the primary beneficiaries of the activity.



Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$4,257,346.00
Total Budget	\$0.00	\$4,257,346.00
Total Obligated	\$0.00	\$4,257,346.00
Total Funds Drawdown	\$0.00	\$4,257,346.00
Program Funds Drawdown	\$0.00	\$4,257,346.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$4,257,346.00
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
Catholic Charities Community Services, Inc1	\$ 0.00	\$ 2,767,274.00
Catholic Charities Community Services, Inc2	\$ 0.00	\$ 1,378,118.00
Maricopa County Human Services, Community	\$ 0.00	\$ 111,954.00

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$425,692,026.54	\$.00	\$.00
Limit on Public Services	\$638,601.90	\$.00	\$.00
Limit on Admin/Planning	\$425,734.60	\$111,954.00	\$.00
Limit on Admin	\$.00	\$111,954.00	\$.00
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$1,064,336.50		\$1,378,118.00

Overall Progress Narrative:

Grant # B-11-UN-04-0501 is closed out. The closeout agreement was accepted by HUD on March 10, 2016 and the closeout agreement and HUD acceptance are attached to this QPR. Maricopa County committed its NSP3 grant to a single project to acquire and rehabilitate a multi-family rental development with supportive services for income eligible residents. Maricopa County has verified that the property is still in ownership of the assisted developer and is still providing housing with supportive services to income eligible tenants. The county has notified the owner that it will provide an assessment of ongoing financial viability as soon as the owner has closed out the books for the most recent fiscal year.

Project Summary

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



0111, NSP3 Supportive Rental Acquisition Rehab L25	\$0.00	\$1,378,118.00	\$1,378,118.00
0112, NSP3 Supportive Rental Acquisiton Rehab balance	\$0.00	\$2,767,274.00	\$2,767,274.00
0113, NSP3 Administration	\$0.00	\$111,954.00	\$111,954.00

