

Community Central

NSP Tracking & Reporting System

Partnership between
Mercy Portfolio Services and Integratec Services, LLC
with PolicyMap

with support from

Living Cities
The John D. and Catherine T. MacArthur Foundation

Community Central Clients

NSP Grantee	Partnership	Locations	NSP Funds
Atlanta Neighborhood Dev. Partnership (ANDP)	ANDP is NSP developer for several jurisdictions	Atlanta metropolitan region	\$15M
City of Chicago	Single sub-grantee model	17 neighborhoods	\$153M
City of Evanston	Single developer model	Evanston, IL	\$18.1M
City of Los Angeles	Single sub-grantee model	Los Angeles region	\$132M
City of Phoenix	Three developers & 2 home counseling agencies	Greater Phoenix region	\$99.5M
Habitat for Humanity International	HFHI lead agency with 7 HFH affiliates	AL, CA, FL, NY, WI, TX	\$137M
Mercy Housing California	Sub-grantee for 9 grantees	Greater Sacramento region	\$12M
NHS of Los Angeles	NHSLA lead agency with 6 consortia members	Los Angeles metropolitan region	\$60M
NHS of Orange County	NHSOC lead agency with 7 consortia members	Orange County	\$7.2M
NHS of South Florida	NHSSF lead agency with 7 consortia members.	Miami-Dade metropolitan region	\$87M
New Orleans Redevelopment Authority	NORA lead agency with 13 consortia members ²	New Orleans region	\$29.7M

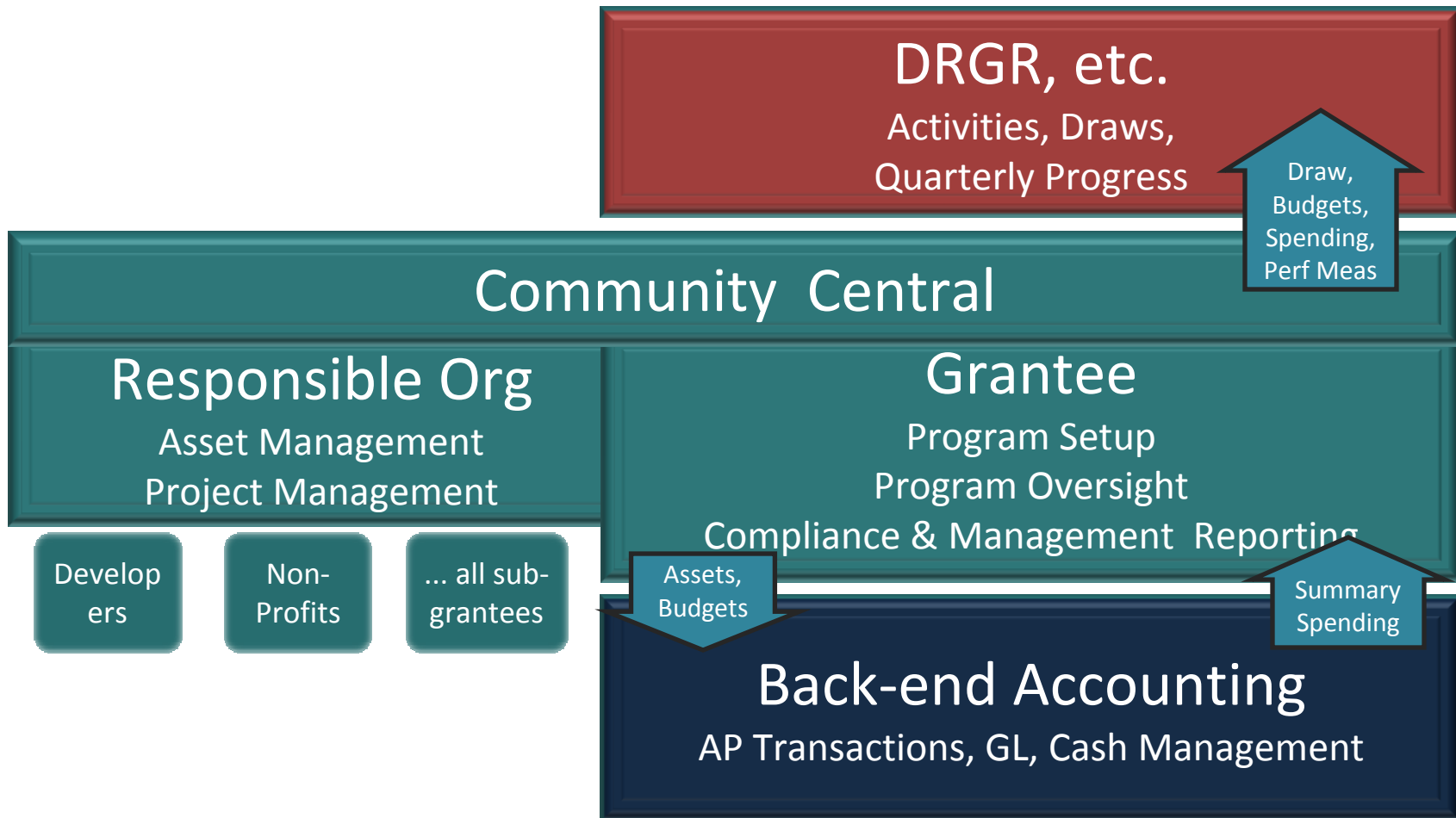
Rationale for Migrating

- **Fund Management Interface:** Community Central provide a real estate based user-friendly frontend data and document collection platform that can electronically feed seamlessly into backend accounting and compliance reporting systems.
- **Real Estate Capacity Building:** Standardizing data and document collection requirements builds capacity of sub-grantees across all stages of the real estate development process.
- **Geospatial mapping** tools including PolicyMap and YahooMaps, gives users powerful neighborhood stabilization analytical tools usually reserve for large regional planning agencies.
- **Broader application** of Community Central platform is being discovered by users who are managing CDBG, HOME, SHOP, LIHTC and other government funded real estate applications.
- Community Central tracks all forms of real estate **transactions** including single-family and multi-family purchase rehab and new construction.
- Community Central is a paperless web-based application that requires no software to be installed. Secure access to the Internet provides executive users with total **access** to all data points, documents, reports and geospatial mapping **anywhere** and **anytime**.

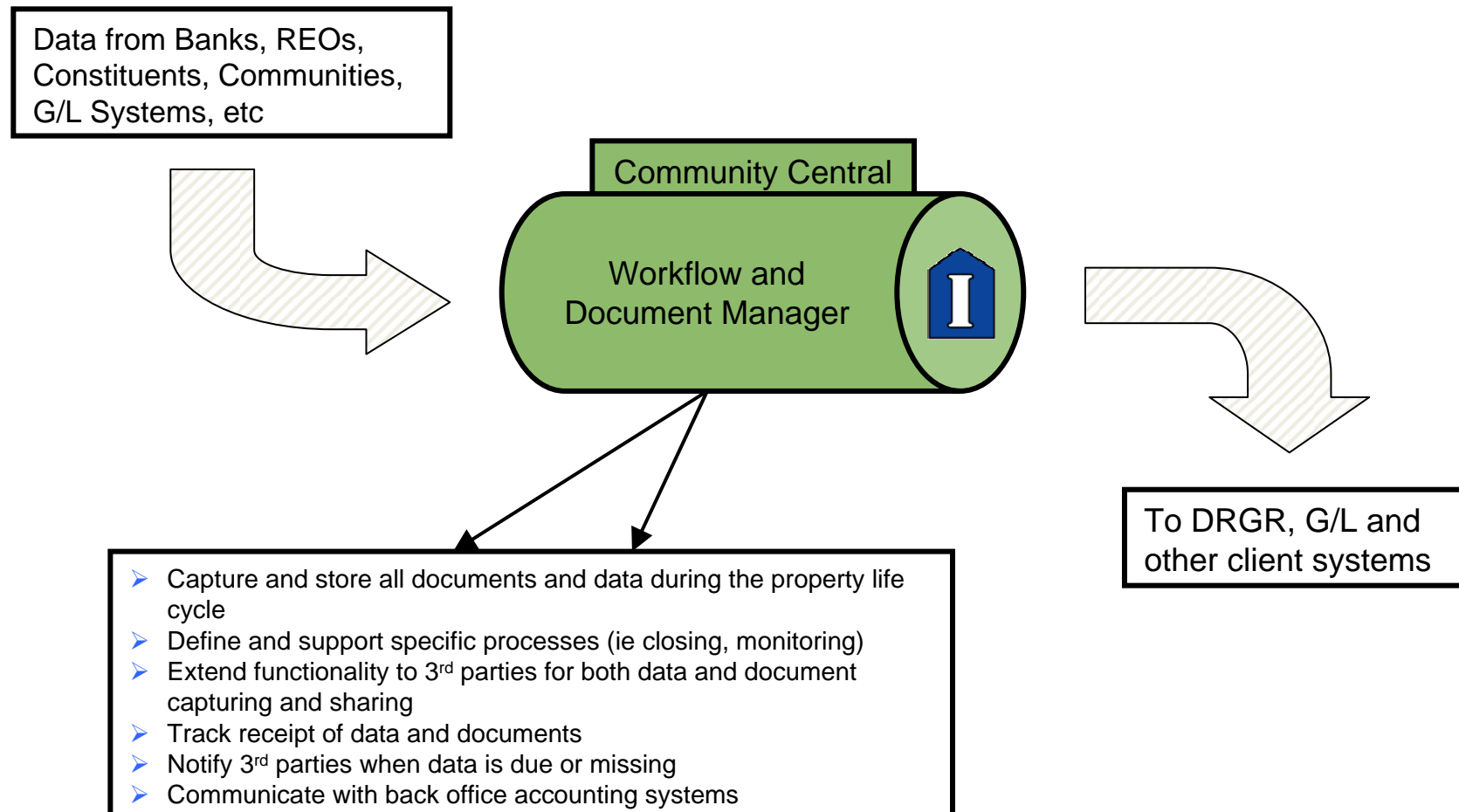
Rationale for Migrating

- Specific Lead Agency Responsibilities:
 - Community Central automatically defines the data points and documents that lead agencies need to collect from consortia members to meet their DRGR and I/G reporting obligations.
 - Community Central greatly reduces the administration cost of being a lead agency by allowing consortia members and vendors to directly input their data and attach all the project documents.
 - Community Central's robust crystal reports technology automatically generates the DRGR reports and other reports necessary for a lead agency using the data entered by the consortia members.
 - Community Central provides real time tracking and monitoring of all real estate property and NSP funds. Lead Agencies have confidence in knowing the status of every project and every dollar in real time.

Where Community Central Fits



Community Central – Data Flow



Community Central Features

- Geospatial mapping
- Policy map
- Document management
- Vendors, buyers/renters
- Information capture forms
 - Description
 - Evaluate
 - Acquire
 - Rehab
 - Disposition
 - Financials
- Dashboards – user defined
- Reporting
 - Throughout property life cycle
 - Internal/external stakeholders
 - DRGR
- Role-based Security and Access
- Web based
- Industry standard technology
- MS SQL database
- Crystal reports



Community Central Screenshots

Asset Description

SNAPSHOT | **ASSETS** | ENTITIES | REPORTS | DOCUMENTS | ADMIN | SECURITY |

Assets |

Asset Filter

Address:

Status:

Comm. Coord:

Target Area:

Resp. Org:

Owner:

Lender:

PIN #:

Code:

Limit:

Asset Data

Address	Asset	Status	Manager	Area	Owner
1636 N Spaulding Avenue, Chicago, IL	chi00808	Contract to Buy		humbpark	bofa
3518 W Le Moyné Street, Chicago, IL 60651	chi00826	Contract to Buy		humbpark	bony
6456 S Maryland Avenue, Chicago, IL 60637	chi00835	Contract to Buy	Eva Garrett	woodlawn	LinPkSv
6323 S Ingleside Avenue, Chicago, IL 60637	chi00838	Contract to Buy		woodlawn	hud
1214 W 52nd Street, Chicago, IL 60609	chi00849	Contract to Buy	Jonah Hess	newcity	chase

Description Evaluate Acquire Dev. Sale Rehab Dispose Financials

Address: Address2:

City: State: Zip: County: C. Tract:

Community: Source: Realtor: Owner:

NSP Type: List Price: PIN: Ward:

Description:

Unit Count:

Bedrooms:


Baths:

Floors:

Sq. Foot:

Exterior Type:

Building Topo:



Asset Data tabs move through project flow defining the data points and documents necessary to track and monitor project activity and to report up to DRGR while maintaining an audit trail.

Asset Evaluation, Appraisals

Asset Data

Address	Asset	Status	Manager	Area	Owner
7611 S Sangamon Street, CHICAGO, IL 60628	chi00003	In Rehab	Jonah Hess	aubgresh	citi
6350 S Sangamon STREET, CHICAGO, IL 60621	chi00171	Listed			fannie
11817 S SANGAMON STREET, CHICAGO, IL 60643	chi00422	Listed			wells
11709 S SANGAMON STREET, CHICAGO, IL 60643	chi00423	Listed			wells
7611 S Sangamon, CHICAGO, IL 60621	chi00509	Qualified	Barnes	rvrdale	7001

Evaluate | Acquire | Dev. Sale | Rehab | Dispose | Financials

Asset Code: chi00003 | Address: 7611 S Sangamon Street | Status: In Rehab
 Target Area: aubgresh | Grant: 7001 | Responsible Org.: acechic
 Manager: 1 | Activity Type: Rehab and Sell | AMI Objective: LMIMI
 Manager Coord.: Jonah Hess | Int Rehab Estimate: \$125,000 | Developer: triwest

Appraisals | Due Diligence | Offers

Add

Date Sched	Date Compl	As Is Value	To Be Value	Mkt. Rent	Appraisal Type	Doc	Vendor	Action
04/10/2009	04/12/2009	\$82,500.00	\$175,000.00	\$.00	BPO	...	primetim	X
09/23/2009	09/02/2009	\$56,000.00	\$220,000.00		As-Is/Post	...	pusateri	X

New | Save

The Evaluation Tab collects critical data points and supporting documents to ensure a thorough due diligence process and regulatory compliance. Documents are easily uploaded and stored for future reference.



Asset Acquire, Documents

Description	Evaluate	Acquire	Dev. Sale	Rehab	Dispose	Financials
Asset Code: chi00003	Address: 7611 S Sangamon Street	Status: In Rehab				
Outside Counsel: zach	Acquisition Cost Est: 810,100	Closing Date: 10/15/2009				
Title Company: natmtg	Closing Cost Est: 2,500	RDA Amount: 100,000				
Special Counsel: pvaughn	Holding Cost Est: 1,000	NSP Portion: 80,000				
Notes						
Events		Documents				
Add		Acquire Checklist Report				
Document	Scheduled	Actual	Notes	Doc	Vendor	Action
PSA		08/03/2009			Assign	X
Addendum		09/09/2009			Assign	X
Fully Exec PSA		09/08/2009			Assign	X
Title Commitment		08/28/2009			Assign	X
Survey		08/17/2009			Assign	X
Water Cert		09/03/2009			Assign	X
Zoning Cert		09/01/2009			Assign	X
MF: Building Registration				Load	Assign	X
Environmental				Load	Assign	X
Certificate of Insurance	09/25/2009	09/25/2009			Assign	X
Special Warranty Deed				Load	Assign	X
Bill of Sale				Load	Assign	X

The Acquisition Tab is an online closing checklist with a robust document management system. Counsel can log on each day to update the checklist and upload documents which creates an automatic closing binder.



Asset Rehab, Estimate/Budget

Description	Evaluate	Acquire	Dev. Sale	Rehab	Dispose	Financials
Asset Code:	chi00003	Address:	7611 S Sangamon Street	Status:	In Rehab	
Estimated Start:	05/25/2009	Estimated End:	07/05/2009	Owner:	citi	
Actual Start:	05/29/2009	Actual End:		Lender:	citi	
Notes:	<div style="border: 1px solid #ccc; height: 40px;"></div>					

Events	Budget					
Change Order Red Denotes Change Orders Tracking Type: Budget Sworn Statement Rpt						
Code / Category - Task - Sub Task	Est. Amt	NSP Portion	Retainage	Notes	Doc	Vendor
A050.0000 Maintenance - Lump Sum	\$100.00				Load	Assign
A057.0000 Maintenance - Other	\$100.00				Load	Assign
B010.0000 01:GENERAL Lump Sum - General	\$30,800.00				Load	Assign
B017.4000 01:GENERAL Lump Sum - Cleaning	\$5,559.27				Load	Assign
B024.1000 02: EXISTING CONDITIONS Demolition	\$13,871.34				Load	Assign
B030.0000 03: CONCRETE Lump Sum - Concrete	\$4,305.60				Load	Assign
B040.0000 04: MASONRY Lump Sum - Masonry	\$8,253.60				Load	Assign
B061.0001 06: WOOD & PLASTICS Rough Carpentry - Labor	\$19,806.92				Load	Assign
B062.0000 06: WOOD & PLASTICS Lump Sum - Finish Carpentry	\$509.30				Load	Assign
B062.0002 06: WOOD & PLASTICS Finish Carpentry - Materials	\$5,560.68				Load	Assign
B073.1130 07: THERMAL & MOISTURE PROT Asphalt Shingles	\$7,669.12				Load	Assign
B081.4000 08: DOORS & WINDOWS Wood Doors	\$7,822.24				Load	Assign

Last Update Date: 06/12/2009 Last Updated User: tester

The Rehab Tab can be customized to track project budgets at a detailed trades level or at a project payout level.

Documents such as sworn owners statements and lien waivers can be easily uploaded.



Asset Dispose, Events

Asset Data

Address	Asset	Status	Manager	Area	Owner
10232 S HOXIE AVENUE, Chicago, IL 60624	10232shx	Rented			PBI
10634 S PRARIE AVENUE, CHICAGO, IL 60628	10634spr	Developer Owned			fannie
10704 S AVENUE, CHICAGO, IL 60617	10704sav	In Rehab			fannie
10725 S LA SALLE STREET, CHICAGO, IL 60628	10725sla	In Rehab		roseland	fannie

Description	Evaluate	Acquire	Dev. Sale	Rehab	Dispose	Financials
Asset Code: 10232shx	Address: 10232 S HOXIE AVENUE		Status: Rented			
Buyer: ****00004	Closing Date (Sched): 08/30/2009	Closing Date (Actual): 08/31/2009				
List Price: 90,001	Latest Bid: 87,501	Final Sales Price: 89,501				
Notes: updated notessss						

Event	Scheduled	Actual	Notes	Doc	Vendor	Action
Listing Date	07/08/2009	07/09/2009		Load	homonecr	X
Document Request	08/01/2009	08/02/2009	doc req	Load	Assign	X
Closing Doc	09/01/2009	09/02/2009	Closing	Load	Assign	X

Between the Dispose Tab and Buyer information tracked in the Entities menu, you can track the sale of the property, the income of the buyer/renter, and attached documents such as income certifications.

Asset Financials

Description
Evaluate
Acquire
Dev. Sale
Rehab
Dispose
Financials

Asset Code: 10232shx Address: Status:

Budget
Obligated
Compliance
Actual

Add
Grant:
Statement Report

Account	Category	Amount	Type	Notes	Last Upd
B071.8130	07: THERMAL & MOISTURE PROT Pedestrian Traffic Co	\$10,000.00	Rehab		07/21/09
B007.3161	00:PROCUREMENT & CONTRACTING Insurance	\$500.00	Rehab		07/21/09
B007.3163	00:PROCUREMENT & CONTRACTING Workers' Compensati	\$499.00	Change Order		07/21/09
Z100.0000	Construction Contingencies	\$1,000.00	Non-Rehab		07/21/09
A023.0000	Acquisition - Closing Costs and Fees	\$3.00	Non-Rehab		07/21/09
1120.0104	Cash - Income	\$200.00	Non-Rehab		07/21/09
A021.5000	Acquisition - Purchase Grant	\$100.00	Non-Rehab		07/21/09
B085.3000	08: DOORS & WINDOWS Vinyl Windows	\$300.00	Non-Rehab		07/21/09
B015.4000	01:GENERAL Construction Aids (Tool Rental/Purcha	\$200,034.00	Change Order		07/21/09
A599.5000	Income - Asset Sale Profit	\$75,000.00	Non-Rehab	Devsale_Detail	09/26/09
2324.0000	IT Debt	\$5,750.00	Non-Rehab	Devsale_Detail	09/26/09

New
Save
Delete

The Financials tab will track the NSP and leveraged funds throughout the acquisition, rehab and disposition process. It can then be captured for DRGR and linked to your AP/AR system.

Standard Reports

SNAPSHOT | ASSETS | ENTITIES | **REPORTS** | DOCUMENTS | SECURITY

Reports | Adhoc |

My Reports

Category	Report Name	Report Description	Last Updated
Evaluate	Due Diligence Report	Due Diligence Report of Asset	7/14/2009
DRGR	QPR Activity Details	Quarterly Performance Detailed Activity Report	3/22/2009
DRGR	Obligation Report	Obligation Summary Report	6/17/2009

All Reports

Category	Report Name	Report Description	Last Updated	Fav
Asset	Area Analysis Report	Area Analysis	1/16/2009	<input type="checkbox"/>
Asset	Area Equity Analysis Report	Area REO Listed Analysis	1/23/2009	<input type="checkbox"/>
Asset	Asset Investment List	List of Asset Investments	1/16/2009	<input type="checkbox"/>
Asset	Asset List Report	List of Assets	12/24/2008	<input type="checkbox"/>
Asset	Asset Process Aging Report	Asset Process Aging Information	4/20/2009	<input type="checkbox"/>
Asset	Asset Status Report	History of Asset Status	1/18/2009	<input type="checkbox"/>
Asset	Bid Analysis Report	Bid Analysis Report	2/1/2009	<input type="checkbox"/>
DRGR	Budget Analysis Report	Budget Analysis Report	6/18/2009	<input type="checkbox"/>
Asset	Community Area Demographics and Assets	Basic Community Area Demographic and Asset Data	1/21/2009	<input type="checkbox"/>
Acquire	Current Production	Property Count by Month and Status	8/10/2009	<input type="checkbox"/>
Evaluate	Due Diligence Report	Due Diligence Report of Asset	7/14/2009	<input checked="" type="checkbox"/>
DRGR	Grant Activity Report	Grant Activity Report	3/10/2009	<input type="checkbox"/>
Asset	Milestone Detail Report	Milestone Detail Report	5/5/2009	<input type="checkbox"/>
Evaluate	NSP Portfolio Report	NSP Portfolio Information	7/14/2009	<input type="checkbox"/>
DRGR	Obligation Report	Obligation Summary Report	6/17/2009	<input checked="" type="checkbox"/>
Acquire	Offer Authorization Report	Offer Authorization Form	7/16/2009	<input type="checkbox"/>
Acquire	Property Supply Chain	Property Count by Sources and Tiers	8/7/2009	<input type="checkbox"/>
DRGR	QPR Activity Details	Quarterly Performance Detailed Activity Report	3/22/2009	<input checked="" type="checkbox"/>
DRGR	QPR Activity Summary	Quarterly Performance Report on Activities	3/16/2009	<input type="checkbox"/>
Asset	Request For Proposal	Request For Proposal Letter/List	1/6/2009	<input type="checkbox"/>
Acquire	Target Area Distribution	Property count by Target Area and Tiers	8/7/2009	<input type="checkbox"/>
Asset	Third Party Report	List of Third Party Vendors/Owner Details	1/16/2009	<input type="checkbox"/>

Save

Using the powerful Crystal Reports platform, any combination of data points can be pulled and arranged in a custom report format. Project tracking and DRGR reporting can be done automatically – without a separate FTE driven process saving time and money.



Example DRGR Reports

Grant: 7001 City of Chicago NSP1						
Responsible Organization: mps Mercy Portfolio Services						
Assets with changes to Obligation Amount for the report period						
Asset Code	Asset Address	Status	Current Obligation	New Obligation	Actual Amount	DRGR Submission
chi0003	7811 S Sangamon Street	3rd Party Offer	\$0.00	\$450.00	\$450.00	\$450.00
chi00261	7753 S Green Street	3rd Party Offer	\$0.00	\$400.00	\$400.00	\$400.00
chi00817	6422 S Maplewood Avenue		\$0.00	\$0.00	\$1,000.00	\$1,000.00
chi00818	6487 S Talman Avenue	3rd Party Offer	\$0.00	\$0.00	\$1,000.00	\$1,000.00
chi00819	439 E 46th Place	3rd Party Offer	\$0.00	\$0.00	\$2,000.00	\$2,000.00
chi00826	3518 W Le Moynes Street	Contract to Buy	\$0.00	\$0.00	\$2,000.00	\$2,000.00
chi00828	5224 S Morgan Street	Unfeasible	\$0.00	\$0.00	\$1,000.00	\$1,000.00
chi00829	5343 S May Street	Unfeasible	\$0.00	\$0.00	\$1,000.00	\$1,000.00
chi00830	5331 S May Street	Unfeasible	\$0.00	\$0.00	\$2,000.00	\$2,000.00
chi00831	950 W 53rd Street	Unfeasible	\$0.00	\$0.00	\$1,000.00	\$1,000.00
chi00832	4180 S Lake Park Avenue	Unfeasible	\$0.00	\$0.00	\$2,000.00	\$2,000.00
chi00835	6486 S Maryland Avenue	Contract to Buy	\$0.00	\$0.00	\$2,000.00	\$2,000.00
chi00836	6446 S Greenwood Avenue	Target	\$0.00	\$0.00	\$1,000.00	\$1,000.00
chi00837	6446 S Drexel Avenue	Listed	\$0.00	\$0.00	\$2,000.00	\$2,000.00
chi00838	6323 S Ingleside Avenue	Contract to Buy	\$0.00	\$0.00	\$2,000.00	\$2,000.00
chi00839	511 W 81st Place	Unfeasible	\$0.00	\$0.00	\$1,000.00	\$1,000.00
chi00846	4532 S Vincennes Avenue	Unfeasible	\$0.00	\$0.00	\$4,000.00	\$4,000.00
chi00421	6511 S Maplewood Avenue	Contract to Buy	\$0.00	\$550.00	\$1,550.00	\$1,550.00
chi00425	6339 S Artesian Avenue	3rd Party Offer	\$0.00	\$0.00	\$1,000.00	\$1,000.00
chi00430	6555 S Talman Avenue	Target	\$0.00	\$0.00	\$2,000.00	\$2,000.00
chi00543	7646 S Morgan Street	Contract to Buy	\$0.00	\$550.00	\$1,550.00	\$1,550.00
chi00698	7608 S Sangamon Street	Target	\$0.00	\$500.00	\$1,500.00	\$1,500.00
chi00699	7836 S Peoria Street	Target	\$0.00	\$500.00	\$500.00	\$500.00
chi00711	7751 S Peoria Street	3rd Party Offer	\$0.00	\$600.00	\$1,600.00	\$1,600.00

QPR Activity Details For the Period: 1/1/09 to 3/31/09						
Grant: 7001	City of Chicago NSP1					
Asset Address: 10232 S HOXIE AVENUE, Chicago, IL 60624	Asset Code: 10232shx					
Grantee Activity Number: 10232shx	Projected Start Date: 07/02/2009					
Activity Type: Rehabilitation/Reconstruction of Residential Structures	Projected End Date: 03/15/2010					
Activity Status: Completed 7/15/09	National Objective: NSP Only - LMMI					
Responsible Organization: Mercy Portfolio Services						
Financial Metrics	This Report Period	To Date				
Total Projected Budget from All Sources	\$122,108	\$122,108				
Total CDBG Disaster Recovery Grant Funds Budgeted	\$122,108	\$122,108				
Expended CDBG DR Funds	\$300	\$300				
Match Contributed	\$-	\$-				
Program Income Received	(\$54)	(\$54)				
Performance Measures	This Report Period	Cumulative Actual Total				
	Low	Mod	Total	Low	Mod	Total
# of Properties			1			1
# of Housing Units			1			1
# of Households Benefiting		1	1	0	1	1
# of Persons Benefiting			1			1

Generating quality DRGR reports is as simple as collecting good data, selecting the report and electronically sending it.



Document Management

SNAPSHOT | ASSETS | ENTITIES | REPORTS | DOCUMENTS | ADMIN | SECURITY |

Documents |

Document Filter

Doc. Type:

Address:

Entity Type:

Entity Code:

Doc. Date:

Loaded:

Grant:

Resp. Org.:

File Ext.:

Search

Document Data

Address	Doc. Type	Ent. Type	Ent. Code	Doc. Date	Ext.	Loaded
9201 S GREENWOOD AVENUE	Offer	Owner	chi00031		pdf	03/10/2009
10232 S HOXIE AVENUE	Appraisal	Asset	10232shx		pdf	03/10/2009
10232 S HOXIE AVENUE	Offer	Asset	10232shx		pdf	03/10/2009
1475 W 112TH PLACE	Appraisal	Asset	chi00108		pdf	03/11/2009
1313 W 110TH PLACE	Specification	Asset	chi00106		docx	03/11/2009

Document Details

Document Name: NSP Program Create Description: Signed PSA

Document Type: Offer Document Date: 9/3/2009 File Extension: pdf

Entity Type: Owner

Source:

Loaded Date: 03/10/2009

New Save

Date Sched	Date Compl	As Is Value	To Be Value	Mkt. Rent	Appraisal Type	Doc	Vend
	8/4/2009	\$75,001.00	\$81,000.00	\$900.00	NCST Price Reque	Doc Load	
01/02/2009		\$1.00	\$2.00	\$0.00	Appraiser		primetim

Although most documents are uploaded during the asset workflow tabs. Users can go to document management menu to view all documents uploaded for a particular asset or manually add new documents.



Geospatial Mapping

Code:

Address:

Status:

Asset Manager:

Area:

City:

State:

Zip:

Display:

State

City

Zip

Properties

Icons

Limit:

Auburn Gresham; 7840 S Emerald Avenue

Status: Target
Code: chi00697

REO List Price: \$113,600.00
Appraisal Value: Min: \$97,600.00 Max: \$97,600.00
To-Be Appraisal: Min: \$175,000.00 Max: \$175,000.00
Rehab Amount: undefined
Bedrooms: Bathrooms:
Sq Feet: Year Built:
Blighted: No

[View Memos](#) | [View Asset Details](#) | [View Property Image](#)

Legend:

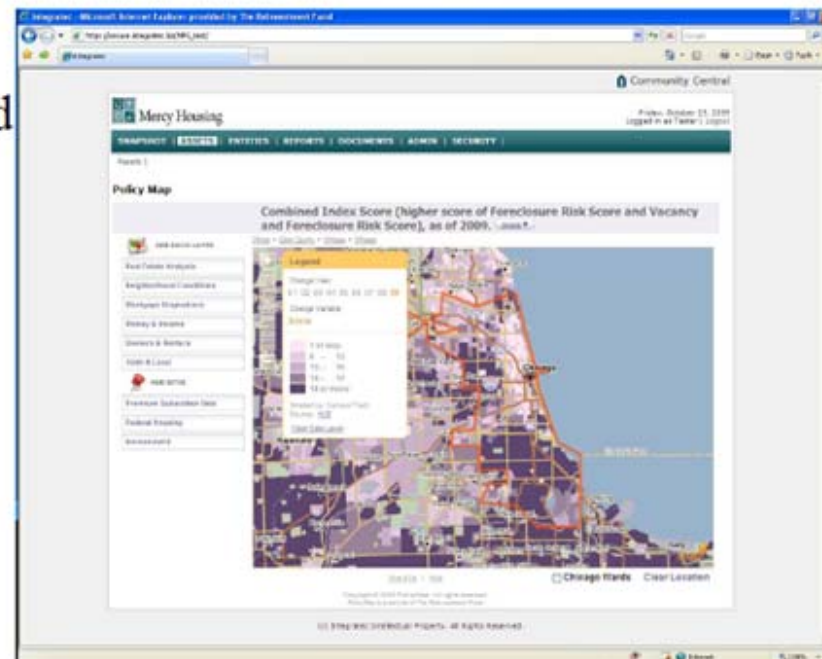
Identified	Unavailable	Target	Purchased	In Rehab	Contract Sale
Pre-foreclosed	Rejected	Qualified	Sold 3rd Party	Rehab Complete	Sold, Lease to Own
REO Not Listed	Offer Not Accepted	Bid	For Demo	For Sale	Property Mgmt
Listed		Contract Buy	Demoted	For Rent	Landbanked

Yahoo Maps is one of two Geospatial Mapping features that present data in a manner that supports placed-based strategies and provides interested stakeholders with a dynamic method to watch the NSP progress. PolicyMap is the other.



PolicyMap and Community Central

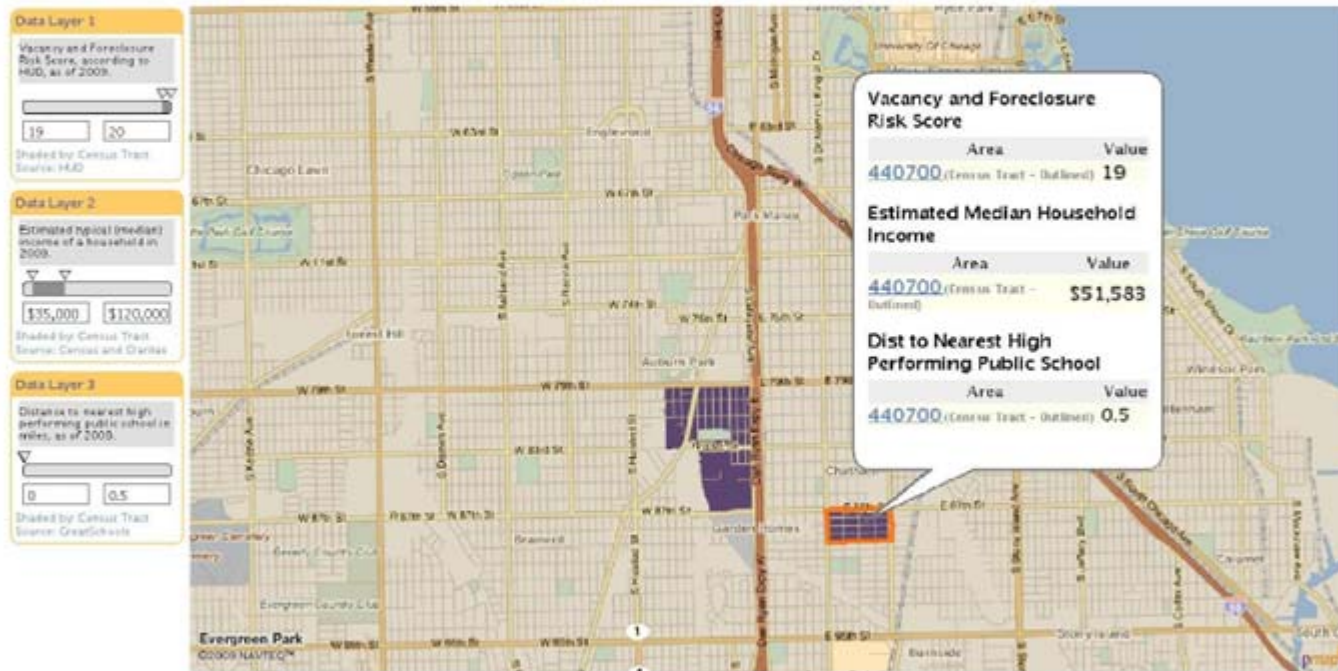
- PolicyMap is an online data and mapping platform with over 10,000 indicators available in maps, tables and reports available at www.policymap.com.
- PolicyMap also powers interactive maps in Community Central which enable the City to track key market indicators in their target areas and identify potential properties for acquisition.



Strategically Target Neighborhoods

Example: Two areas in Chicago with High Risk Scores, Moderate Incomes and within .5 Miles of a High Performing Public School

Sample: Chicago NSP



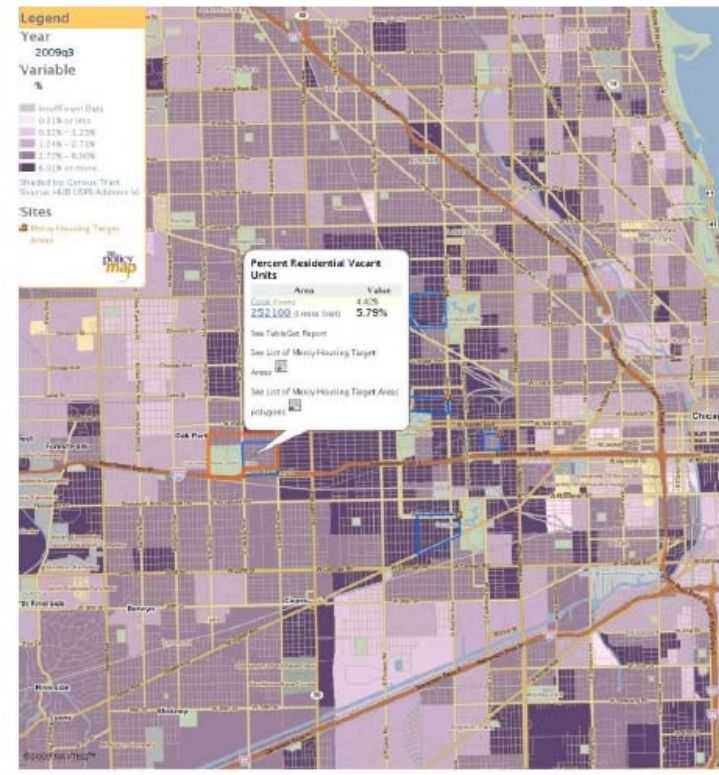
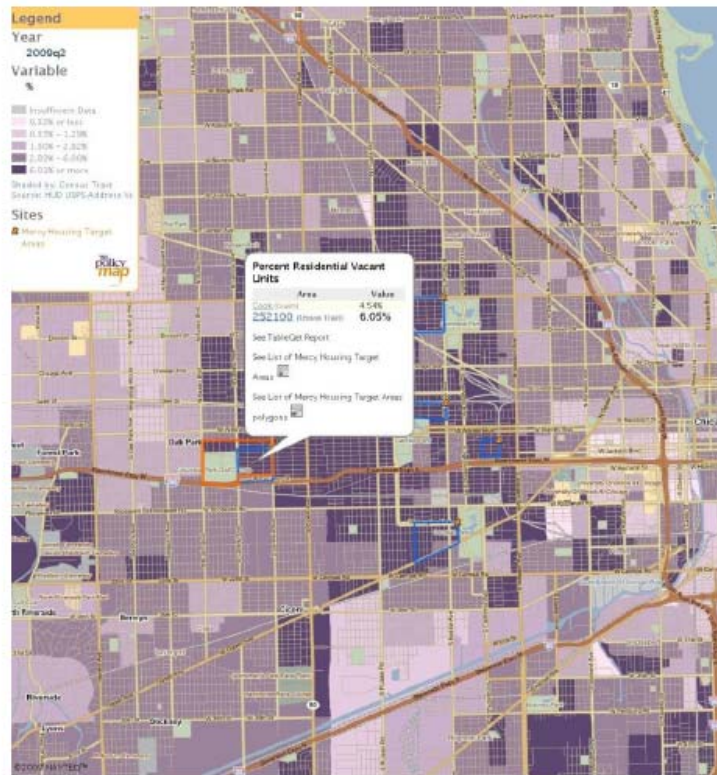
Purple areas on the map meet all criteria below:
 Data Layer 1: Vacancy and Foreclosure Risk Score, according to HUD, as of 2009. Range: 19 - 20.
 Data Layer 2: Estimated typical (median) income of a household in 2009. Range: \$35,000 - \$120,000.
 Data Layer 3: Distance to nearest high performing public school in miles, as of 2009. Range: 0 - 0.5.




Monitor Change in Target Areas

Residential Vacancy Rate: 2nd Qtr 2009

Residential Vacancy Rate: 3rd Qtr 2009



Dashboards



Mercy Housing

Friday, September 25, 2009
 Logged in as Jon Strickler | Logout

[SNAPSHOT](#) |
 [ASSETS](#) |
 [ENTITIES](#) |
 [REPORTS](#) |
 [DOCUMENTS](#) |
 [ADMIN](#) |
 [SECURITY](#)

[Acquire](#) |
 [Rehab](#) |
 [Disposition](#)

Filter

Asset Code:

Status:

Asset Manager:

Area:

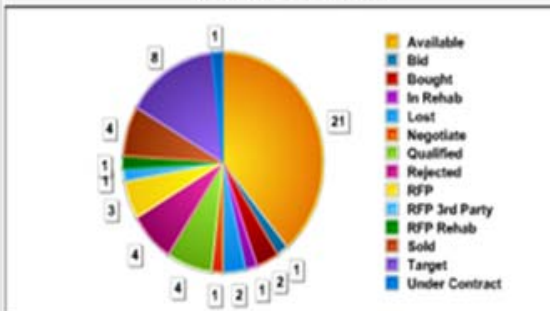
Owner:

ACE:

Search

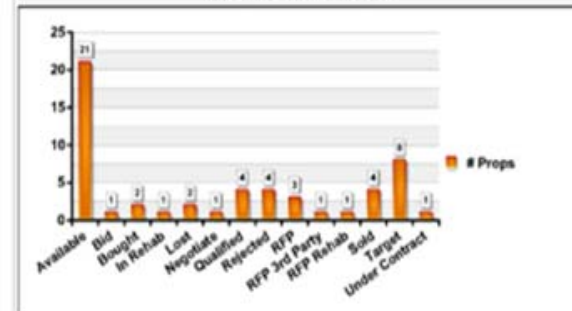
Dashboard

Asset Status Totals



- Available
- Bid
- Bought
- In Rehab
- Lost
- Negotiate
- Qualified
- Rejected
- RFP
- RFP 3rd Party
- RFP Rehab
- Sold
- Target
- Under Contract

Asset Status Totals



Props

Scheduled Events

Asset Code	Activity	Date	Manager
10357sgr	Appraisal	12/23/2008	Barnes
21skilp	Appraisal	1/9/2009	Barnes
11712svi	Appraisal	1/10/2009	Barnes
11411sad	Appraisal	1/13/2009	Barnes
11826sst	Appraisal	1/15/2009	Barnes
12515swi	Appraisal	1/15/2009	Barnes
12350spa	Appraisal	1/25/2009	Barnes
10232shx	Demolition	1/27/2009	Barnes

Status Aging

Asset Code	Status	Days Old	Available
4814wcon	Available	20	Available



Example Report – Due Diligence

Grant: 7001 City of Chicago NSP1				Responsible Organization: Mercy Portfolio Services										Status: Target			Offer Event: Verbal Acceptance							
#	Street Address	Owner	Tier	Area Code	Source	Source2	List Price	# Units	Appraisal Type	Appraisal Order Date	Appraisal As-Is	99%	Appraisal Post-Rehab	Due Diligence Event	Date	Redevelopment Cost	Latest Offer Date	Latest Offer Amt	TDC	Burn/Unit	Developer	Activity Type	AMI Obj	
1	6324 S Campbell Avenue	Ind/mec	1	chidawn	Reator	Center	\$30,900	1	Post	08/31/2009	\$22,000	\$21,750	\$130,000	Tract Book	09/19/200	\$180,527	9/14/09	\$19,000	\$199,527	\$89,527.00	kerjyo	Rehab and Sell	LMMI	
2	6601 S Artesian Avenue	frma	1	chidawn	Reator	Center	\$124,900	2	Post	08/28/2009	\$100,000	\$99,000	\$197,029	Spec	08/23/200	\$98,029	9/23/09	\$99,000	\$197,029	\$0.00	kerjyo	Rehab and Sell	LMMI	
3	1663 S Sawyer Avenue	Bayview	1	nawindb	Reator	Century 21	\$99,000	6	Asis/Post	09/13/2009	\$93,000	\$92,070	\$235,000	Spec	09/09/200	\$643,773	9/29/09	\$92,000	\$635,773	\$66,795.50	jaraw	Rehab and Rent	LH	
Totals:								9			216,000	212,860	662,029				210,000	1,032,329	138,323					
Grant: 7001 City of Chicago NSP1				Responsible Organization: Mercy Portfolio Services										Status: Target			Offer Event: NCST: Requested Price							
#	Street Address	Owner	Tier	Area Code	Source	Source2	List Price	# Units	Appraisal Type	Appraisal Order Date	Appraisal As-Is	99%	Appraisal Post-Rehab	Due Diligence Event	Date	Redevelopment Cost	Latest Offer Date	Latest Offer Amt	TDC	Burn/Unit	Developer	Activity Type	AMI Obj	
1	2336 W Wilcox Street	chase	3	egarfo1	NCST		\$14,805	2	Post	09/14/2009	\$44,000	\$43,960	\$90,000	City OK	07/29/200		9/3/09	\$14,805			newwest	Rehab and Sell	LMMI	
2	3430 W Fulton Avenue	wells	1	egarfo1	NCST			3	Asis	09/21/2009	\$45,000	\$44,550	\$260,000	Spec	09/30/200		9/23/09				newwest	Rehab and Rent	LH	
3	6616 S Indiana Avenue	loft	3	washpark	NCST			2	Asis/Post	09/14/2009	\$25,000	\$24,750	\$178,000	Spec	09/17/200		9/24/09					Rehab and Sell	LMMI	
Totals:								7			114,000	112,860	628,000				14,805							
Grant: 7001 City of Chicago NSP1				Responsible Organization: Mercy Portfolio Services										Status: Target			Offer Event: Counter Offer							
#	Street Address	Owner	Tier	Area Code	Source	Source2	List Price	# Units	Appraisal Type	Appraisal Order Date	Appraisal As-Is	99%	Appraisal Post-Rehab	Due Diligence Event	Date	Redevelopment Cost	Latest Offer Date	Latest Offer Amt	TDC	Burn/Unit	Developer	Activity Type	AMI Obj	
1	6433 S Talman Avenue	frma	1	chidawn	Reator	Center	\$28,900	1	Post	09/08/2009	\$28,000	\$27,720	\$125,000			\$154,309	9/22/09	\$27,720	\$162,029	\$57,029.00	kerjyo	Rehab and Sell	LMMI	
Totals:								1			28,000	27,720	126,000				27,720	162,029	57,029					
Grant: 7001 City of Chicago NSP1				Responsible Organization: Mercy Portfolio Services										Status: Target			Offer Event: Made Offer							
#	Street Address	Owner	Tier	Area Code	Source	Source2	List Price	# Units	Appraisal Type	Appraisal Order Date	Appraisal As-Is	99%	Appraisal Post-Rehab	Due Diligence Event	Date	Redevelopment Cost	Latest Offer Date	Latest Offer Amt	TDC	Burn/Unit	Developer	Activity Type	AMI Obj	
1	6649 W Adams Street	ndp	1	austin1	Reator	Keller Williams	\$99,900	2	Post	09/22/2009	\$30,000	\$29,700	\$200,000	Spec	09/19/200	\$283,337	9/29/09	\$28,000	\$309,337	\$64,666.50	larschal	Rehab and Sell	LMMI	
2	4669 W Concord Street		1	austin2	Reator	KW - Chris Thomas	\$64,400	2	Post	09/19/2009	\$64,000	\$63,360	\$192,000	Spec	09/23/200	\$210,293	9/29/09	\$66,000	\$266,293	\$36,626.50	larschal	Rehab and Sell	LMMI	
3	6666 S Talman Avenue	usbank	1	chidawn	Reator	Center	\$109,900	2	Post	09/09/2009	\$60,000	\$49,800	\$289,969	Spec	07/14/200	\$231,969	9/11/09	\$38,000	\$299,969	\$0.00	kerjyo	Rehab and Sell	LMMI	
4	3153 West Madison Street		2	egarfo1	Developer		\$3,100,000	96								\$2,700,000	9/21/09	*****			OH/DC	Rehab and Rent	LH	
5	6946 S Woodlawn Avenue	deut	1	gigandx	Reator	KW	\$42,000	1	Asis/Post	09/17/2009	\$25,000	\$24,750	\$109,000	Tract Book	09/21/200	\$143,198	9/24/09	\$20,000	\$163,198	\$6,198.00	revereap	Rehab and Sell	LMMI	
6	3347 W Huron Street	usbank	1	whumpark	Reator	KW	\$69,900	3	Asis/Post	07/17/2009	\$60,000	\$79,200	\$307,000	Tract Book	09/21/200	\$263,936	9/9/09	\$69,500	\$323,436	\$5,479.67	swison	Rehab and Sell	LMMI	
7	6446 S Greenwood Avenue	Ind/mec	1	woodawn	Reator	Center	\$69,000	1	Post	07/19/2009			\$200,000			\$194,939	9/29/09	\$36,630	\$231,569	\$31,669.00	genesis	Rehab and Sell	LMMI	
Totals:								107			249,000	246,610	1,273,969				2,736,100	6,762,762	138,641					

Ad Hoc Reports

SNAPSHOT | ASSETS | ENTITIES | **REPORTS** | DOCUMENTS | ADMIN | SECURITY |

Reports | Adhoc |

Your Report(s) [Create New]

Report Name	Report Description	Created By	Create Date	Shared	Action
Asset List by # Units vendor email list	Allows creating a list of assets matching criteria for # units listing of vendors	intefield@...	0/16/2009 1:40:00 AM	True	[edit] [delete]

Shared Reports

Report Name	Report Description
Asset vendor Test	

Report Builder

Report Name: Public: Private

Field Builder

Column Name	Column Description	Format	Decimals	Width	Justification	Type
Property Code	Property Code	Text		80	Left	

Category: Data: Function: Operation:

Asset Property Code [del]

Justification	Type	Add
Left		[edit] [del]
Left		[edit] [del]
Left		[edit] [del]
Left		[edit] [del]
Center		[edit] [del]

▲▼ Status	Status	Text	100	Left	[edit] [del]
▲▼ Total Units	Total Units	Numeric	60	Center	[edit] [del]

Report Filters

Order	Category	Data	Label	Type	Add
▲▼	Asset	Total Units	Total Units	Comparison	[del]

Report Sort

Order	Category	Data	Sort	Add
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Role-Based Security

SNAPSHOT | ASSETS | ENTITIES | REPORTS | DOCUMENTS | ADMIN | **SECURITY**

User | Group | **Role**

Role Filter

Role:

Search

Role Data

Role	Description
admin	super admin role
RO admin	admin level but read only
level1	Level 1 User
RO level1	Level 1, but read only
level101	Inspector User

Role Details

Role Name: Description:

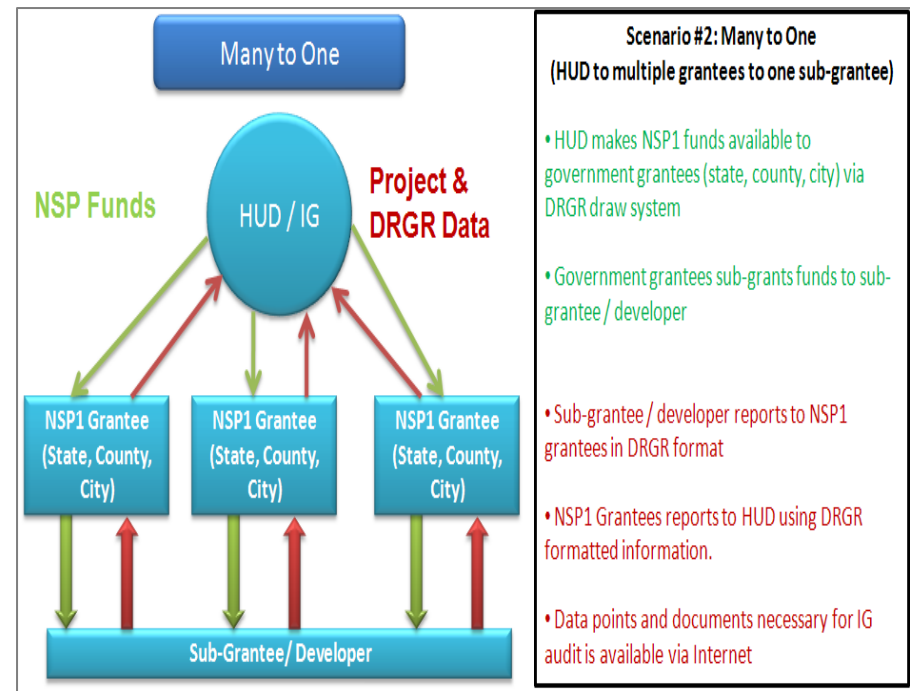
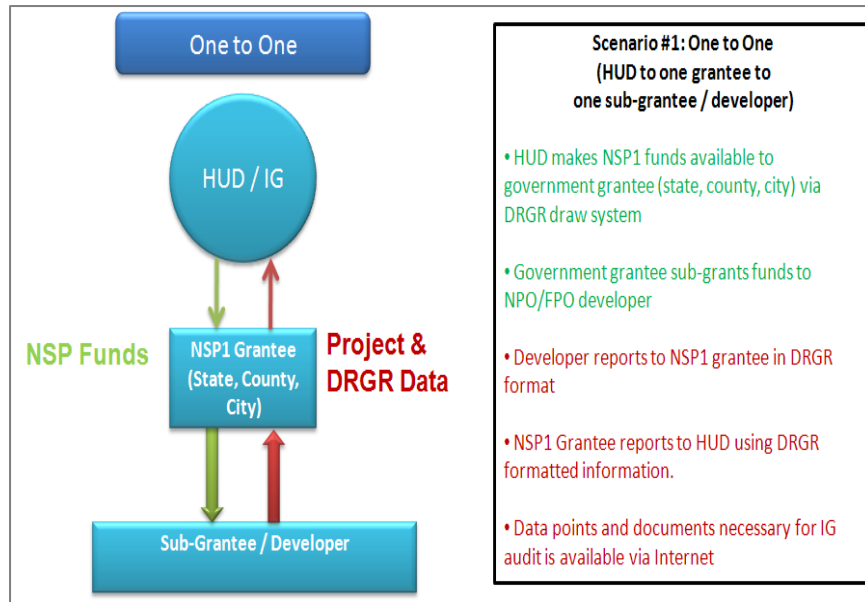
Last Updated: Last Updated By:

Role Action Details:

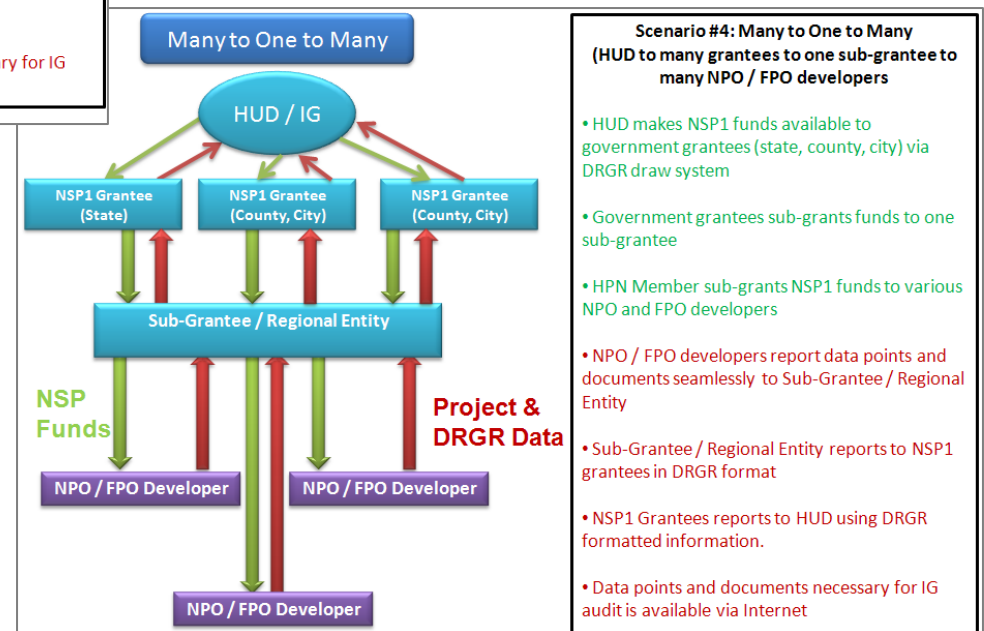
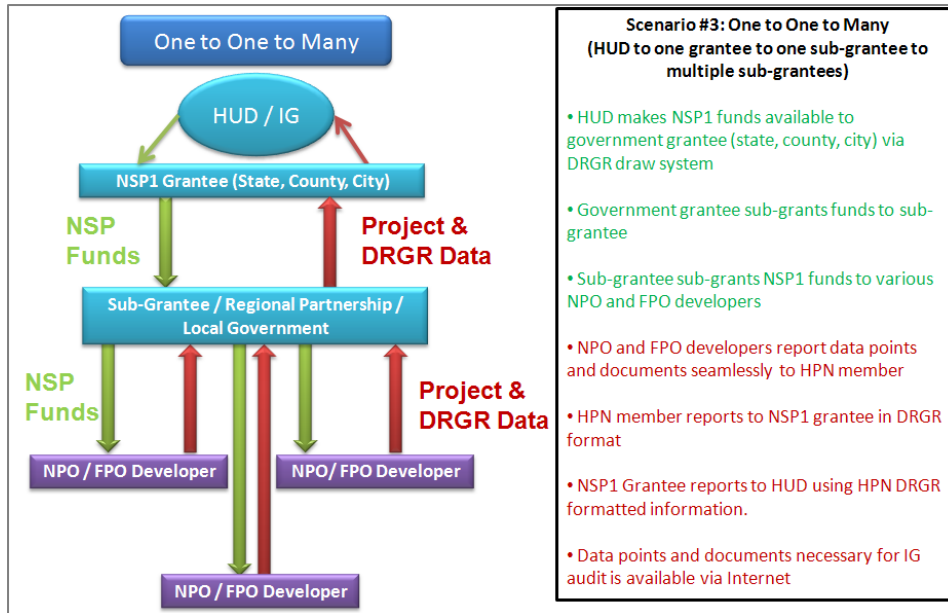
Form	Insert	Update	Delete	Visible
	ALL	ALL	ALL	ALL
admin: Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
admin: Codes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asset: Acquire	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asset: Description	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asset: Dev. Sale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asset: Dispose	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asset: Evaluate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asset: Financials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asset: Rehab	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Assets: Assets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
document: Documents	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
dropmenu: Attributes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
dropmenu: Documents	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
dropmenu: Event Dates	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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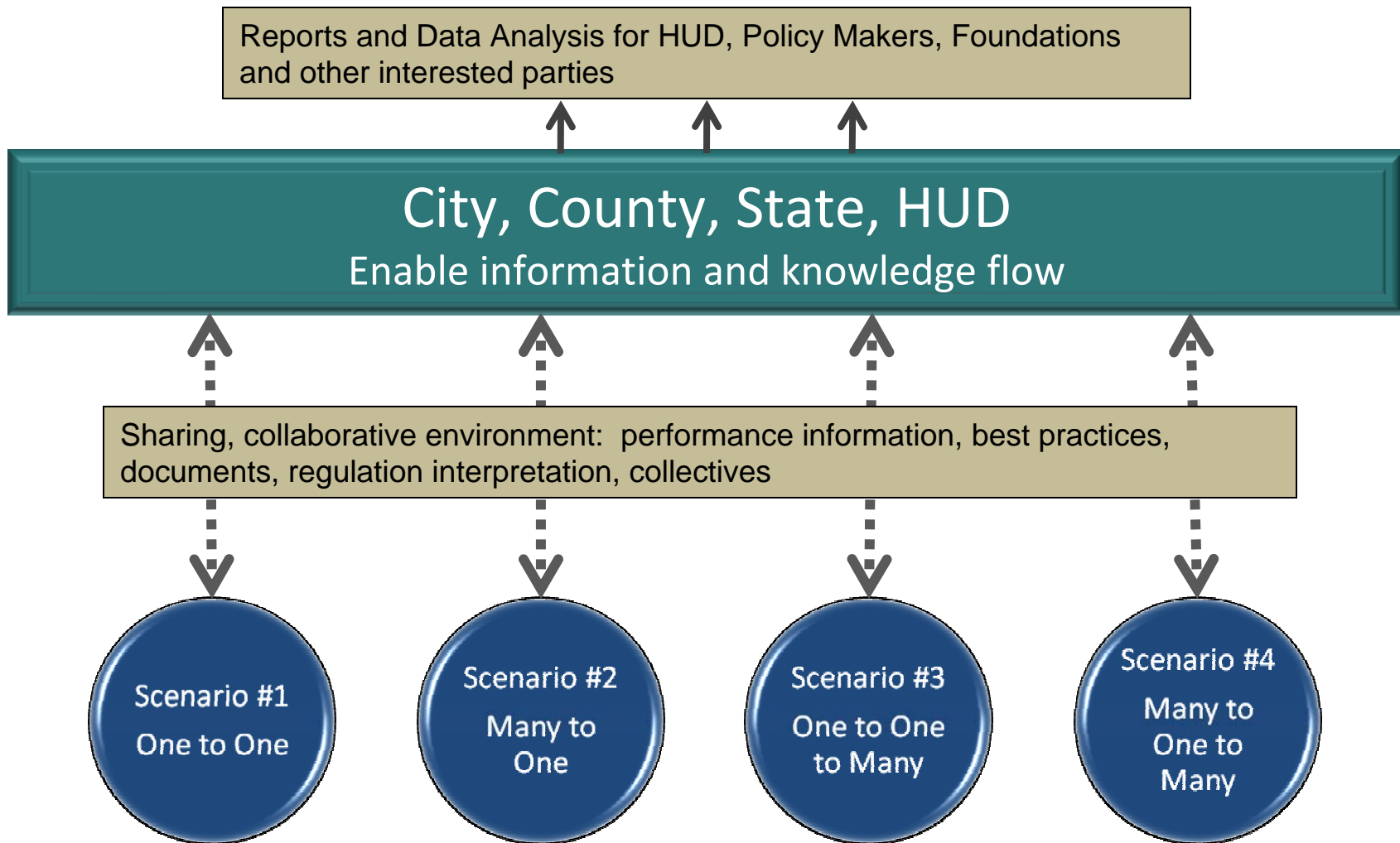
Deployment Scenarios



Deployment Scenarios



Collaboration and Information Sharing



Mercy Portfolio Services

- Founded in 2008
- Subsidiary of Mercy Housing. One of the nation's largest developer, financiers and operators of affordable housing. Has developed and financed 37,000 affordable housing units in 42 states.
- Currently managing City of Chicago's NSP initiative as the sole sub-grantee. Program includes 72 developers and a host of vendors including legal counsel, specification writers, appraisers and title companies support the redevelopment of up to 2,500 units of NSP eligible units.
- Co-Developer of Community Central with Integratec. Community Central was designed by the MPS staff to capture all the data and documents necessary to track, manage and report on NSP activity in friendly user interface format. Staff also focused on a "push-down" model that placed administration and burdens directly on vendors which reduced our staffing requirements by 40%.

Integratec

- Founded in 2002
- Provider of software and services to support asset management and tracking of more than 10,000 properties
- Clients include: Citigroup, Capital One, National Equity Fund, RBC Capital Markets, Great Lakes Capital, Enterprise, John Hancock and Union Bank
- Dedicated service and support teams
- Manage all underlying data – moving it via secure FTP sites between Integratec data center and client sites on a daily basis
- Community Central and all client data hosted in secure, redundant data center with SAS 70 Type II certification

Community Central Cost Structure

- Three pricing models
 - All the below pricing models will require some level of upfront installation, customization and training fee. The level of this one time and materials fee will depend on the extent of the scope of work. It can range from the low end of \$20K for a single user installation to \$50K for a complex government / consortia installation.
 - Pricing Model I: License Fee and Recurring - Most Governments and National NPOs with more than \$30M in NSP funding have elected to purchase a license and then pay a small recurring fee to cover hosting and technical support. This model provides clients with the long term use of the platform and allows them to incorporate other fund tracking such as CDBG, HOME, SHOP and LIHTC. (License = \$250,000 plus an average monthly recurring of \$2,500.)
 - Pricing Model II: License Lease and Recurring - NSP grantees with less than \$30M in NSP funding have elected to lease the license on a monthly basis based on a four year agreement. (Pricing = \$100/month/million on NSP funding + hosting of \$1,000/month). For example a client with \$20M in NSP would pay \$2,000 per month + a \$1,000 hosting fee or \$3,000 per month.)
 - Pricing Model III: Monthly Subscription Service - In the next several months, MPS/Integratec will offer a monthly subscription service fee model. This model will be available only to local NPO sub-grantees and FPO developers.

Implementation Process

(30-45 days)

- **Determine Needs** – Evaluate program relative to HUD Substantial Amendment and DRGR Action Plan
- **Create Site** – Setup dedicated instance of Community Central (CC) in data center
- **Branding** – Setup logos and colors
- **Define and Configure** – Verify data structure; Set up CC drop down menus and attributes with allowable values
- **Convert Data** - Upload developer, vendor, community, other third party information. Convert relevant historical data.
- **Setup User Access** – Define who will have access to what sections
- **Create Interfaces** – Develop extracts and loads as needed for financials
- **Setup Workflow** – Setup automated notices and data management
- **Setup Reports** – Configure DRGR and other existing reports; customize as needed
- **Train Users** – Online and onsite as needed

Return on Investment

- Leverage TA Funds to implement a proven system
- Eliminate risk of unknown ‘build’ scenario
- Be up and running in less than 3 weeks from start date
- Create consistency across sub-grantee efforts and take the onus off of them to find a way to manage their efforts
- Allow the Grantee to have vision of and access to all activity
- Capture and access all data and documents in one secure, web-based repository with role-based security and audit trails
- Less FTE to collect documents and manage data
- Faster time through process
- Minimize internal IT support for accounting interface
- Meet DRGR reporting requirements

Contact Information

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