

# Jul 1, 2018 thru Sep 30, 2018 Performance Report

**Grant Number:**  
B-11-MN-04-0508

**Obligation Date:**

**Grantee Name:**  
Peoria, AZ

**Award Date:**

**LOCCS Authorized Amount:**  
\$1,198,780.00

**Contract End Date:**

**Estimated PI/RL Funds:**  
\$596,371.85

**Reviewed By HUD:**  
Reviewed and Approved

**Total Budget:**  
\$1,795,151.85

**Grant Status:**  
Active

**QPR Contact:**  
David Mark Uhler

## **Disasters:** **Declaration Number**

NSP

### **Summary of Distribution and Uses of NSP Funds:**

The City of Peoria's original NSP3 target area was comprised of the area bounded by Peoria Avenue on the North, Olive Avenue on the South, 67th Avenue on the East and 75th Avenue on the West. This census tract (719.04) is the only area in the City of Peoria to contain the highest HUD foreclosure need score of 20. The City's NSP3 target area was selected using two primary factors: (1) the incidence of current and projected foreclosure activity/property abandonment/vacancy derived from the NSP3 need scores in the regions; and (2) the market feasibility of single family acquisition, rehabilitation and resale with financial support for households earning under fifty percent (50%) and one hundred twenty percent (120%) of the AMI.

On December 4, 2012 the City of Peoria submitted Substantial Amendment #1 to the U.S. Department of Housing and Urban Development requesting to expand the project's original Target Area. The expanded Target Area includes the areas within the Peoria city limits generally bounded by Cactus Road on the North, Northern Avenue on the South, 67th Avenue on the East and 111th Avenue on the West. The expanded Target Area has an average combined index score of 18.18 which exceeds Arizona's minimum threshold score of 17.

The City of Peoria's NSP3 Program shall consist of acquisition, rehabilitation and resell of at least 9 foreclosed and/or abandoned properties within the designated Targeted Area to households earning less than one hundred twenty percent (120%) of AMI. The City will utilize the services of Habitat for Humanity Central Arizona and Chicanos Por La Causa, Inc. (CPLC) as developers to execute the project activities. Financial support will be provided to low-income purchasers as mortgage assistance via a soft-second security investment.

### **How Fund Use Addresses Market Conditions:**

With the NSP3 funds granted, the City anticipates increasing affordable homeownership to a minimum of 9 households while eliminating blighting conditions and increasing neighborhood stability within the designated target area.

### **Ensuring Continued Affordability:**

A minimum of twenty-five percent (25%) of NSP3 funds granted to the City will be used to assist households earning less than fifty percent (50%) of the Area Median Income (AMI). These units must remain affordable to households whose incomes do not exceed fifty percent (50%) of the AMI during the affordability period. The City will monitor projects to ensure income guidelines, long term affordability and all other program compliance terms are being met. Recaptured funds, if any, will be reinvested in the program.

### **Definition of Blighted Structure:**

Consistent with and in furtherance of Arizona Revised Statutes 36-1471, a blighted structure will be defined as real property which has been determined to have detrimental effects on the public health, safety, and/or general welfare. 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 (33%) or more damage or deterioration to the supporting member or member's structural assembly, or fifty percent (50%) 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.

**Definition of Affordable Rents:**

The City of Peoria 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:

- A. The fair market rent for existing housing for comparable units in the area as established by HUD under CFR 888.111; or
- B. A rent that does not exceed 30 percent (30%) of the adjusted income of a family whose annual income equals 65 percent (65%) of the median income for the area as determined by HUD, with adjustments for the number of bedrooms in the unit.

**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, federal Housing Quality Standards and other requirements relating to housing safety, quality, and habitability, in order to sell, rent, or redevelop such homes and properties. The City of Peoria and its 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, the City of Peoria and developer/s will include improvements whenever feasible to increase the energy efficiency of properties and to provide renewable energy source(s). The City of Peoria will establish and follow 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 City of Peoria and its developers will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of the City's NSP3 target area or contract with small businesses that are owned and operated by persons residing in the vicinity of the City's NSP3 target area.

**Procedures for Preferences for Affordable Rental Dev.:**

No NSP3 rental activities are anticipated by the City of Peoria at this time.

**Grantee Contact Information:**

Debbie Stone-Muller  
 Housing and Development Grants Coordinator  
 City of Peoria  
 Planning and Community Development Department  
 9875 N. 85th Avenue  
 Peoria, AZ 85374  
 Phone: (623) 773-7250  
 Fax: (623) 773-7233  
 Email: debbie.stone-muller@peoriaaz.gov

Supporting Documents
None

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	1,795,151.85
<b>Total Budget</b>	0	1,795,151.85
<b>Total Obligated</b>	\$1,610.45	\$1,795,151.85
<b>Total Funds Drawdown</b>	\$1,610.45	\$1,795,151.85
<b>Program Funds Drawdown</b>	\$1,610.45	\$1,198,780.00
<b>Program Income Drawdown</b>	\$0.00	\$596,371.85
<b>Program Income Received</b>	\$0.00	\$596,371.85
<b>Total Funds Expended</b>	\$1,610.45	\$1,795,151.85
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$1,587,373.20

**Progress Toward Required Numeric Targets**

Requirement	Target	Actual
<b>Overall Benefit Percentage (Projected):</b>		0%
<b>Overall Benefit Percentage (Actual):</b>		0%

<b>Minimum Non-Federal Match</b>	\$0	\$1,587,373.2
<b>Limit on Public Services</b>	\$179,817	\$0
<b>Limit on Admin/Planning</b>	\$119,878	\$163,238.66
<b>Limit on Admin</b>	\$0	\$163,238.66
<b>Most Impacted and Distressed Threshold (Projected):</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$448,787.96	\$720,986.08

## Overall Progress Narrative:

FINAL QPR

On July 26, 2018 the city received concurrence from HUD that the city's NSP3 program is ready to be closed out. This report serves as the city's final quarterly performance report.

## Project Summary

Project#, Project Title

	This Report Period Program Funds Drawdown	To Date Project Funds Budgeted	To Date Program Funds Drawdown
<b>00001, Acquisition, Rehabilitation and Resale</b>	0	1,631,913.19	1,094,646
<b>0002, Administration</b>	1,610.45	163,238.66	104,134

## Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
<a href="#">00001</a>	<a href="#">Acquisition, Rehabilitation and Resale</a>	<a href="#">01-NSP-HFH 25%</a>	<a href="#">NSP-Habitat-25 Set-aside</a>
<a href="#">00001</a>	<a href="#">Acquisition, Rehabilitation and Resale</a>	<a href="#">02-NSP-CPLC-25%</a>	<a href="#">NSP-CPLC 25% Set-aside</a>
<a href="#">00001</a>	<a href="#">Acquisition, Rehabilitation and Resale</a>	<a href="#">02-NSP-CPLC-LMMI</a>	<a href="#">NSP-CPLC-LMMI</a>
<a href="#">0002</a>	<a href="#">Administration</a>	<a href="#">01-COP-Admin</a>	<a href="#">Administration</a>

# Activities

**Project # / Project Title:** 00001 / Acquisition, Rehabilitation and Resale

**Grantee Activity Number:**

01-NSP-HFH 25%

**Activity Title:**

NSP-Habitat-25 Set-aside

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

00001

**Project Title:**

Acquisition, Rehabilitation and Resale

**Projected Start Date:**

07/18/2011

**Projected End Date:**

06/30/2018

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Completed Activity Actual End Date:**

**Responsible Organization:**

Habitat for Humanity Central Arizona

**Program Income Account:**

PI - Habitat HA (Recapture)

**Benefit Type:**

Direct ( HouseHold )

Overall	Jul 1 thru Sep 30, 2018	To Date
<b>Total Projected Budget from All Sources:</b>	N/A	\$645,577.50
<b>Total Budget:</b>	\$0.00	\$645,577.50
<b>Total Obligated:</b>	\$0.00	\$645,577.50
<b>Total Funds Drawdown</b>	\$0.00	\$645,577.50
Program Funds Drawdown:	\$0.00	\$590,858.53
Program Income Drawdown:	\$0.00	\$54,718.97
<b>Program Income Received:</b>	\$0.00	\$54,718.97
<b>Total Funds Expended:</b>	\$0.00	\$645,577.50
Habitat for Humanity Central Arizona	\$0.00	\$645,577.50
<b>Most Impacted and Distressed Expended:</b>	\$0.00	\$0.00
<b>Match Contributed:</b>	\$0.00	\$1,587,373.20

## Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	7/6
#Energy Star Replacement Windows	0	60/0
#Additional Attic/Roof Insulation	0	7/0
#Efficient AC added/replaced	0	7/0
#Replaced thermostats	0	7/0
#Replaced hot water heaters	0	7/0
#Light Fixtures (indoors) replaced	0	109/0
#Light fixtures (outdoors) replaced	0	19/0
#Refrigerators replaced	0	7/0
#Dishwashers replaced	0	2/0
#Low flow toilets	0	14/0
#Low flow showerheads	0	28/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	7/6
# of Singlefamily Units	0	7/6

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	7/6	0/0	7/6	100
# Owner Households	0	0	0	7/6	0/0	7/6	100

## Cumulative Race Total

	This Report Period						Cumulative Actual Total					
	Owner		Renter		Total Households		Owner		Renter		Total Households	
Direct Benefit (Households)	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino
White	0	0	0	0	0	0	4	3	0	0	4	0
Black/African American	0	0	0	0	0	0	1	0	0	0	1	0
Other multi-racial	0	0	0	0	0	0	2	2	0	0	2	0
Households Female	0		0		0		5		0		5	

## Activity Description:

Acquisition, rehabilitation and resell of at least four (4) foreclosed/abandoned homes for income eligible buyers earning less than 50% of AMI.

## Location Description:

Property acquisition will be located in the designated Target Area which includes the areas within the Peoria city limits generally bounded by Cactus Road on the North, Northern Avenue on the South, 67th Avenue on the East and 111th Avenue on the West.

## Activity Progress Narrative:

## Activity Location:

Address	City	State	Zip	Status / Accept Visible on PDF?
8415 W Butler Dr	Peoria	Arizona	85345	Not Validated / N No
9614 N 69th Drive	Peoria	Arizona	85345	Not Validated / N No

## Other Funding Sources Budgeted - Detail

### Match Sources

No Other Match Funding Sources Found

Amount

## Other Funding Sources

Amount

No Other Funding Sources Found

## Activity Supporting Documents:

### Activity Supporting Documents:

None

### Grantee Activity Number:

02-NSP-CPLC-25%

### Activity Title:

NSP-CPLC 25% Set-aside

### Activity Category:

Rehabilitation/reconstruction of residential structures

### Activity Status:

Completed

### Project Number:

00001

### Project Title:

Acquisition, Rehabilitation and Resale

### Projected Start Date:

07/20/2011

### Projected End Date:

03/09/2014

### National Objective:

NSP Only - LH - 25% Set-Aside

### Completed Activity Actual End Date:

### Responsible Organization:

Chicanos Por La Causa, Inc.

### Program Income Account:

CPLC Program Income

### Benefit Type:

Direct ( Household )

## Overall

### Total Projected Budget from All Sources:

Jul 1 thru Sep 30, 2018

To Date

### Total Budget:

N/A

\$75,408.58

### Total Obligated:

\$0.00

\$75,408.58

### Total Funds Drawdown

\$0.00

\$75,408.58

Program Funds Drawdown:

\$0.00

\$74,246.78

Program Income Drawdown:

\$0.00

\$1,161.80

### Program Income Received:

\$0.00

\$47,119.03

### Total Funds Expended:

\$0.00

\$75,408.58

Chicanos Por La Causa, Inc.

\$0.00

\$75,408.58

### Most Impacted and Distressed Expended:

\$0.00

\$0.00

### Match Contributed:

\$0.00

\$0.00

## Accomplishments Performance Measures

This Report Period  
Total

Cumulative Actual Total / Expected  
Total

# of Properties

0

1/0

#Light Fixtures (indoors) replaced

0

8/0

#Light fixtures (outdoors) replaced

0

2/0

#Low flow toilets

0

1/0

#Low flow showerheads

0

1/0

This Report Period  
Total

Cumulative Actual Total / Expected  
Total

# of Housing Units

0

1/1

# of Singlefamily Units

0

1/1

## Beneficiaries Performance Measures

This Report Period

Cumulative Actual Total / Expected

# of Households

Low  
0

Mod  
0

Total  
0

Low  
1/1

Mod  
0/0

Total  
1/1

Low/Mod%  
100

# Owner Households

Low  
0

Mod  
0

Total  
0

Low  
1/1

Mod  
0/0

Total  
1/1

Low/Mod%  
100

## Cumulative Race Total

Direct Benefit (Households)	This Report Period						Cumulative Actual Total					
	Owner		Renter		Total Households		Owner		Renter		Total Households	
	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino
White	0	0	0	0	0	0	1	0	0	0	1	

### Activity Description:

Acquisition, rehabilitation and resell of at least one (1) foreclosed/abandoned home for an income eligible buyer earning less than 50% of AMI.

### Location Description:

Property acquisition will be located in the designated Target Area including the areas within the Peoria city limits generally bounded by Cactus Road on the North, Northern Avenue on the South, 67th Avenue on the East and 111th Avenue on the West.

### Activity Progress Narrative:

### Activity Location:

Address	City	State	Zip	Status / Accept Visible on PDF?
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No Activity Locations Found

### Other Funding Sources Budgeted - Detail

#### Match Sources

Amount

No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

### Activity Supporting Documents:

#### Activity Supporting Documents:

None

#### Grantee Activity Number:

02-NSP-CPLC-LMMI

#### Activity Title:

NSP-CPLC-LMMI

#### Activity Category:

Rehabilitation/reconstruction of residential structures

#### Activity Status:

Completed

#### Project Number:

00001

#### Project Title:

Acquisition, Rehabilitation and Resale

#### Projected Start Date:

07/20/2011

#### Projected End Date:

10/31/2016

#### National Objective:

NSP Only - LMMI

#### Completed Activity Actual End Date:

#### Responsible Organization:

Chicanos Por La Causa, Inc.

#### Program Income Account:

CPLC Program Income

#### Benefit Type:

Direct ( HouseHold )

### Overall

**Total Projected Budget from All Sources:**

**Jul 1 thru Sep 30, 2018**

**To Date**

**Total Budget:**

N/A

\$910,927.11

**Total Obligated:**

\$0.00

\$910,927.11

**Total Funds Drawdown**

\$0.00

\$910,927.11

Program Funds Drawdown:	\$0.00	\$429,540.69
Program Income Drawdown:	\$0.00	\$481,386.42
<b>Program Income Received:</b>	\$0.00	\$471,488.57
<b>Total Funds Expended:</b>	\$0.00	\$910,927.11
Chicanos Por La Causa, Inc.	\$0.00	\$910,927.11
<b>Most Impacted and Distressed Expended:</b>	\$0.00	\$0.00
<b>Match Contributed:</b>	\$0.00	\$0.00

### Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	6/7
#Energy Star Replacement Windows	0	0/0
#Additional Attic/Roof Insulation	0	0/0
#Efficient AC added/replaced	0	6/0
#Replaced thermostats	0	5/0
#Replaced hot water heaters	0	6/0
#Light Fixtures (indoors) replaced	0	38/0
#Light fixtures (outdoors) replaced	0	15/0
#Refrigerators replaced	0	5/0
#Low flow toilets	0	10/0
#Low flow showerheads	0	10/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	6/7
# of Singlefamily Units	0	6/7

### 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	1/0	6/7	33.33
# Owner Households	0	0	0	1/0	1/0	6/7	33.33

### Cumulative Race Total

	This Report Period						Cumulative Actual Total					
	Owner		Renter		Total Households		Owner		Renter		Total Househ	
Direct Benefit (Households)	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/L
White	0	0	0	0	0	0	5	1	0	0	0	5
Asian	0	0	0	0	0	0	1	0	0	0	0	1
Households Female	0		0		0		2		0			2

### Activity Description:

Acquisition, rehabilitation and resell of at least three (3) foreclosed/abandoned homes for LMMI income eligible buyers earning less than 120% of AMI.

### Location Description:

Property acquisition will be located in the designated Target Area which includes the areas within the Peoria city limits generally bounded by Cactus Road on the North, Northern Avenue on the South, 67th Avenue on the East and 111th Avenue on the West.

### Activity Progress Narrative:

### Activity Location:

Address	City	State	Zip	Status / Accept Visible on PDF?
11854 N 76th Ln	Peoria	Arizona	AZ	Not Validated / N No

**Other Funding Sources Budgeted - Detail**  
**Match Sources**

**Amount**

No Other Match Funding Sources Found

**Other Funding Sources**

**Amount**

No Other Funding Sources Found

**Activity Supporting Documents:**

**Activity Supporting Documents:**

None

**Project # / Project Title:** 0002 / Administration

**Grantee Activity Number:**

01-COP-Admin

**Activity Title:**

Administration

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

0002

**Project Title:**

Administration

**Projected Start Date:**

03/09/2011

**Projected End Date:**

03/09/2014

**National Objective:**

N/A

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Peoria

**Program Income Account:**

CPLC Program Income

**Benefit Type:**

**Overall**

**Jul 1 thru Sep 30, 2018**

**To Date**

**Total Projected Budget from All Sources:**

N/A

\$163,238.66

**Total Budget:**

\$0.00

\$163,238.66

**Total Obligated:**

\$1,610.45

\$163,238.66

**Total Funds Drawdown**

\$1,610.45

\$163,238.66

Program Funds Drawdown:

\$1,610.45

\$104,134.00

Program Income Drawdown:

\$0.00

\$59,104.66

**Program Income Received:**

\$0.00

\$23,045.28

**Total Funds Expended:**

\$1,610.45

\$163,238.66

City of Peoria

\$1,610.45

\$163,238.66

**Most Impacted and Distressed Expended:**

\$0.00

\$0.00

**Match Contributed:**

\$0.00

\$0.00

**Activity Description:**

Planning and administration activities associated with the implementation of the City's NSP3 program.

**Location Description:**

City of Peoria  
Planning and Community Development Department  
8401 W. Monroe  
Peoria, AZ 85345

**Activity Progress Narrative:**



### Activity Location:

Address	City	State	Zip	Status / Accept Visible on PDF?
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No Activity Locations Found

### Other Funding Sources Budgeted - Detail

#### Match Sources

Amount

No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

### Activity Supporting Documents:

#### Activity Supporting Documents:

None

### Review Checklist History

Status	Date	Action
Active	<a href="#">In Progress</a>	<a href="#">View</a>   <a href="#">PDF</a>