

**Grantee: Peoria, AZ**

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

**January 1, 2012 thru March 31, 2012 Performance Report**

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**Grant Number:**

B-11-MN-04-0508

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

Peoria, AZ

**Contract End Date:**

03/09/2014

**Review by HUD:**

Submitted - Await for Review

**Grant Amount:**

\$1,198,780.00

**Grant Status:**

Active

**QPR Contact:**

Debbie Stone-Muller

**Estimated PI/RL Funds:**

\$0.00

**Total Budget:**

\$1,198,780.00

## Disasters:

### Declaration Number

NSP

## Narratives

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

The City of Peoria's NSP3 target area is 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.

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  
>NSP3 Program Analyst  
>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

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,198,780.00
<b>Total Budget</b>	\$0.00	\$1,198,780.00
<b>Total Obligated</b>	\$64,759.95	\$149,853.27
<b>Total Funds Drawdown</b>	\$64,759.95	\$149,853.27
<b>Program Funds Drawdown</b>	\$64,759.95	\$149,853.27
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$5,316.67	\$155,169.94
<b>Match Contributed</b>	\$139,537.50	\$318,697.22



## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$318,697.22
Limit on Public Services	\$179,817.00	\$0.00
Limit on Admin/Planning	\$119,878.00	\$41,233.71
Limit on State Admin	\$0.00	\$41,233.71

## Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$119,878.00	\$119,878.00

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$299,695.00	\$674,313.75

## Overall Progress Narrative:

The City of Peoria, along with its partner developers, continues to make progress in its designated NSP3 Target Area.

The developer agreement between the City and Chicanos Por La Causa, Inc. (CPLC) was fully executed and distributed in January 2012. Staff members from both entities met in March to discuss next steps for the acquisition process. Since the meeting, CPLC has successfully identified its first property for acquisition in the City's NSP3 Target Area. CPLC anticipates close of escrow of the property to take place sometime in April/May.

Habitat for Humanity Central Arizona acquired two additional properties in the NSP3 Target Area during the first quarter of 2012. To date, Habitat for Humanity has acquired a total of six homes in the Target Area utilizing CDBG, NSP3 and HOME Program funds.

Habitat completed rehabilitation of its first NSP property and resold it to an eligible family in March. Rehabilitation of a second NSP3 property is currently in progress and is expected to be completed by the end of April. Habitat anticipates the dedication of this NSP property to an eligible family will take place some time in May.

During the planning stages of the NSP program, City staff along with staff from Habitat for Humanity met with City of Peoria Police Department staff to discuss potential properties of interest in the NSP3 target area.

Lieutenant Scrivens, who patrols the NSP3 Target Area, identified several properties in the area that he identified to be vacant/abandoned. Lieutenant Scrivens then categorized each property into three priority levels of interest that he felt would be most beneficial to the area if purchased, rehabbed and resold through the NSP program.

With this information, City and Habitat staff worked together to determine which properties were available for purchase in addition to those that were scheduled for trustee sale. In August 2011, Habitat for Humanity successfully acquired the number one property identified on Lieutenant Scrivens priority list. Within a matter of months, the property, located across the street from a community park and near the neighborhood's elementary school, was transformed from a community eye sore to a welcomed community asset. Many neighbors, excited by the community transformation, volunteered their time to assist with the rehabilitation of the property. Rehabilitation of the property was completed in October 2011 and was resold to an eligible family in November 2011. Funds for the acquisition and rehabilitation of this property were provided by CDBG.

# Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
00001, Acquisition, Rehabilitation and Resale	\$61,092.47	\$1,078,902.00	\$108,619.56
0002, Administration	\$3,667.48	\$119,878.00	\$41,233.71
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



## Activities

**Grantee Activity Number:** 01-COP-Admin  
**Activity Title:** Administration

**Activity Category:**

Administration

**Project Number:**

0002

**Projected Start Date:**

03/09/2011

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

03/09/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Peoria

Overall	Jan 1 thru Mar 31, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$119,878.00
<b>Total Budget</b>	\$0.00	\$119,878.00
<b>Total Obligated</b>	\$3,667.48	\$41,233.71
<b>Total Funds Drawdown</b>	\$3,667.48	\$41,233.71
<b>Program Funds Drawdown</b>	\$3,667.48	\$41,233.71
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$162.50	\$41,396.21
City of Peoria	\$162.50	\$41,396.21
<b>Match Contributed</b>	\$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:**

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 01-NSP-HFH 25%  
**Activity Title:** NSP-Habitat-25 Set-aside

**Activity Category:**

Acquisition - general

**Project Number:**

00001

**Projected Start Date:**

07/18/2011

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Planned

**Project Title:**

Acquisition, Rehabilitation and Resale

**Projected End Date:**

03/09/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Habitat for Humanity Central Arizona

Overall	Jan 1 thru Mar 31, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$539,451.00
<b>Total Budget</b>	\$0.00	\$539,451.00
<b>Total Obligated</b>	\$61,092.47	\$108,619.56
<b>Total Funds Drawdown</b>	\$61,092.47	\$108,619.56
<b>Program Funds Drawdown</b>	\$61,092.47	\$108,619.56
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$5,154.17	\$113,773.73
Habitat for Humanity Central Arizona	\$5,154.17	\$113,773.73
<b>Match Contributed</b>	\$139,537.50	\$318,697.22

**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 bounded by Peoria Avenue on the North, Olive Avenue on the South, 67th Avenue on the East and 75th Avenue on the West.

**Activity Progress Narrative:**

Habitat for Humanity Central Arizona acquired two additional properties in the NSP3 Target Area utilizing HOME Program funds during the first quarter of 2012. To date, Habitat for Humanity has acquired a total of six homes in the Target Area utilizing CDBG, NSP3 and HOME Program funds.

The two properties acquired with CDBG funding have been rehabilitated and resold to eligible families. Rehabilitation of one property acquired with NSP funds was completed and resold to an eligible family in March. Rehabilitation of a second NSP3 property is currently in progress and is expected to be completed by the end of April. Habitat anticipates the dedication of this NSP property to an eligible family will take place some time in May.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	1	1/4



# of Parcels acquired voluntarily	1	1/4
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/4
# of Singlefamily Units	1	1/4

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	1/4	0/0	1/4	100.00
# Owner Households	1	0	1	1/4	0/0	1/4	100.00

### Activity Locations

Address	City	County	State	Zip	Status / Accept
7138 W Beryl Ave	Peoria		Arizona	85345-6712	Match / Y

### Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Grantee Activity Number:** 02-NSP-CPLC-25%  
**Activity Title:** NSP-CPLC 25% Set-aside

**Activity Category:**

Acquisition - general

**Project Number:**

00001

**Projected Start Date:**

07/20/2011

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Planned

**Project Title:**

Acquisition, Rehabilitation and Resale

**Projected End Date:**

03/09/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Chicanos Por La Causa, Inc.

Overall	Jan 1 thru Mar 31, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$134,862.75
<b>Total Budget</b>	\$0.00	\$134,862.75
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**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 bounded by Peoria Avenue on the North, Olive Avenue on the South, 67th Avenue on the East and 75th Avenue on the West.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
# of Parcels acquired voluntarily	0	0/1
	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	0	0/1
# of Singlefamily Units	0	0/1

### Beneficiaries Performance Measures

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

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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