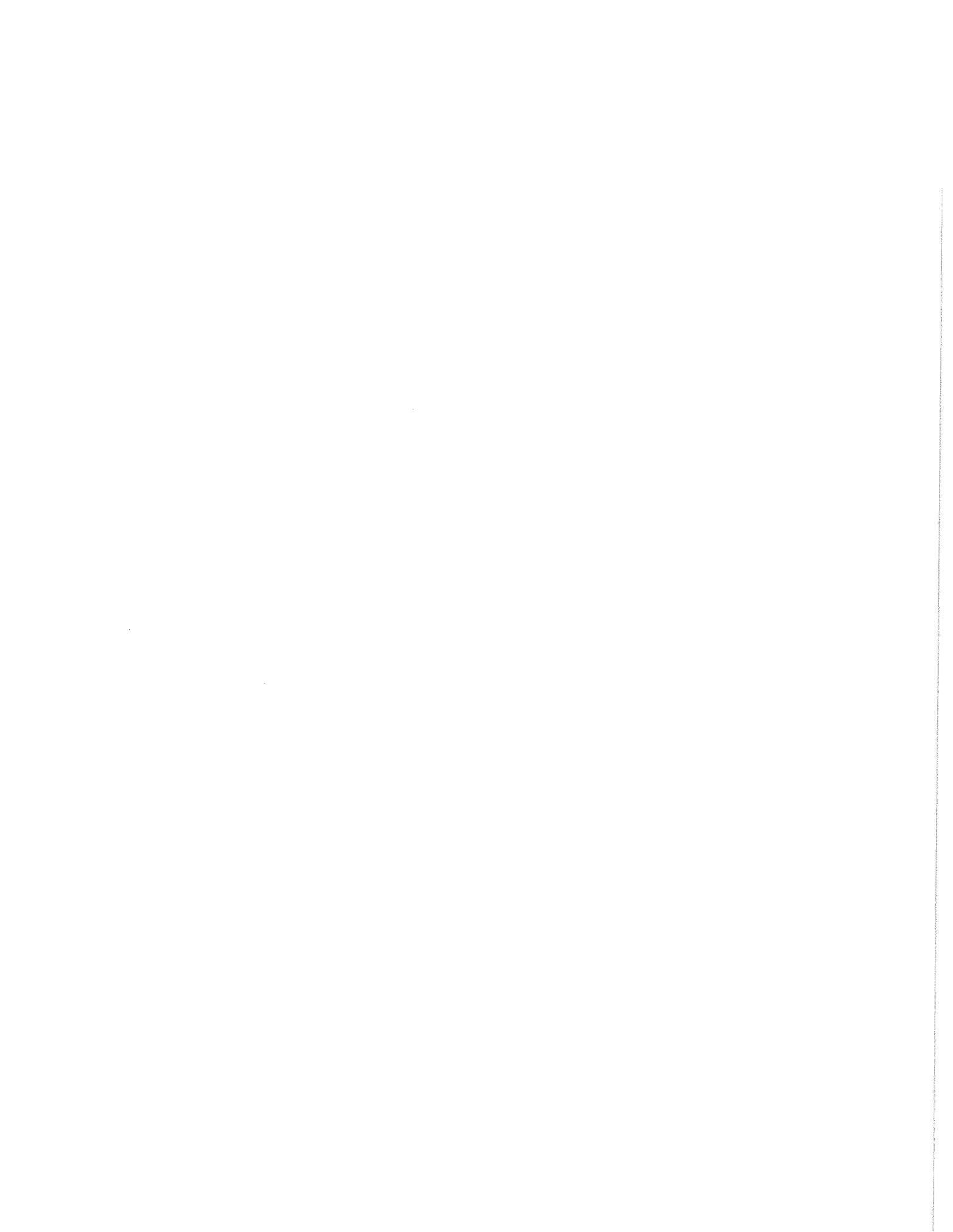


Grantee: Peoria, AZ

Grant: B-11-MN-04-0508

July 1, 2013 thru Sept 30, 2013 Performance Report





Jul 1, 2013 thru Sep 30, 2013 Performance Report

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

Obligation Date:

Grantee Name:
Peoria, AZ

Award Date:

Grant Amount:
\$1,198,780.00

Contract End Date:

Estimated PI/RL Funds:
\$371,763.00

Reviewed By HUD:
Original - In Progress

Total Budget:
\$1,570,543.00

Grant Status:
Active

QPR Contact:
Debbie Stone-Muller

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 resale 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

| Overall | This Report Period | To Date |
|--|--------------------|--------------|
| Total Projected Budget from All Sources | N/A | 1,570,543 |
| Total Budget | 371,763 | 1,570,543 |
| Total Obligated | \$35,178.90 ✓ | \$987,825.38 |
| Total Funds Drawdown | \$35,178.90 ✓ | \$987,825.38 |
| Program Funds Drawdown | \$0.00 | \$855,656.60 |
| Program Income Drawdown | \$35,178.90 ✓ | \$132,168.78 |
| Program Income Received | \$0.00 | \$140,763.41 |
| Total Funds Expended | \$2,735.74 ✓ | \$988,855.70 |
| Match Contributed | \$92,943.00 | \$495,910.19 |

Progress Toward Required Numeric Targets

| Requirement | Required | To Date |
|--|----------|------------|
| Overall Benefit Percentage (Projected): | | 0% |
| Overall Benefit Percentage (Actual): | | 0% |
| Minimum Non-Federal Match | 0 | 495,910.19 |
| Limit on Public Services | 179,817 | 0 |
| Limit on Admin/Planning | 119,878 | 81,463.42 |
| Limit on State Admin | 0 | 81,463.42 |

Progress Toward Activity Type Targets

| Activity Type | Target | Actual |
|---------------|---------|---------|
| | 119,878 | 157,054 |

Progress Toward National Objective Targets

| National Objective | Target | Actual |
|-------------------------------|---------|------------|
| NSP Only - LH - 25% Set-Aside | 299,695 | 674,313.75 |

Overall Progress Narrative:

Habitat for Humanity Central Arizona sold its fourth NSP3 property to an LH25 eligible household in July 2013.

Both Habitat for Humanity Central Arizona and Chicanos Por La Causa, Inc. (CPLC) have identified and are pursuing the acquisition of additional properties in the identified NSP3 Target Area. Habitat for Humanity anticipates the acquisition of two properties utilizing NSP3 and Community Development Block Grant (CDBG) funds by the end of October; CPLC anticipates the acquisition of one property which will complete its NSP3 contractual agreement with the City.

Additionally, CPLC is currently reviewing an offer made on one of its rehabbed properties to ensure program eligibility requirements. If eligible, CPLC anticipates selling the property to the eligible homebuyer in October.

Project Summary

| Project#, Project Title | This Report Period | To Date | |
|---|------------------------|------------------------|------------------------|
| | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| 00001, Acquisition, Rehabilitation and Resale | 0 | 1,413,489 | 785,237.52 |
| 0002, Administration | 0 | 157,054 | 70,419.08 |
| 9999, Restricted Balance | 0 | 0 | 0 |

Project/Activity Index:

| Project # | Project Title | Grantee Activity # | Activity Title |
|-----------|--|--------------------|--------------------------|
| 00001 | Acquisition, Rehabilitation and Resale | 01-NSP-HFH 25% | NSP-Habitat-25 Set-aside |
| 00001 | Acquisition, Rehabilitation and Resale | 02-NSP-CPLC-25% | NSP-CPLC 25% Set-aside |
| 00001 | Acquisition, Rehabilitation and Resale | 02-NSP-CPLC-LMMI | NSP-CPLC-LMMI |
| 0002 | Administration | 01-COP-Admin | Administration |

Activities

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

Benefit Type:
N/A

| Overall | Jul 1 thru Sep 30, 2013 | To Date |
|---|-------------------------|---------------|
| Total Projected Budget from All Sources: | N/A | \$157,054.00 |
| Total Budget: | \$37,176.00 | \$157,054.00 |
| Total Obligated: | \$3,665.49 ✓ | \$81,463.42 |
| Total Funds Drawdown | \$3,665.49 ✓ | \$81,463.42 |
| Program Funds Drawdown: | \$0.00 | \$70,419.08 |
| Program Income Drawdown: | \$3,665.49 ✓ | \$11,044.34 ✓ |
| Program Income Received: | \$0.00 | \$0.00 |
| Total Funds Expended: | \$1,705.42 ✓ | \$81,463.42 ✓ |
| City of Peoria | \$1,705.42 ✓ | \$81,463.42 ✓ |
| 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 |
|---------|------|-------|-----|-----------------|
|---------|------|-------|-----|-----------------|

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:

| Supporting Documents |
|----------------------|
| None |

Grantee Activity Number:

01-NSP-HFH 25%

Activity Title:

NSP-Habitat-25 Set-aside

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

00001

Project Title:

Acquisition, Rehabilitation and Resale

Projected Start Date:

07/18/2011

Projected End Date:

03/09/2014

National Objective:

NSP Only - LH - 25% Set-Aside

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity Central Arizona

Benefit Type:

Direct Benefit (Households)

| Overall | Jul 1 thru Sep 30, 2013 | To Date |
|---|-------------------------|----------------|
| Total Projected Budget from All Sources: | N/A | \$539,451.00 |
| Total Budget: | \$0.00 | \$539,451.00 |
| Total Obligated: | \$28,331.42 ✓ | \$455,850.94 ✓ |
| Total Funds Drawdown | \$28,331.42 ✓ | \$455,850.94 ✓ |
| Program Funds Drawdown: | \$0.00 | \$406,131.97 |
| Program Income Drawdown: | \$28,331.42 ✓ | \$49,718.97 |
| Program Income Received: | \$0.00 | \$49,718.97 |
| Total Funds Expended: | \$0.00 | \$455,850.94 |
| Habitat for Humanity Central Arizona | \$0.00 | \$455,850.94 |
| Match Contributed: | \$92,943.00 | \$495,910.19 |

Accomplishments Performance Measures

| | This Report Period Total | Cumulative Actual Total / Expected Total |
|-----------------------------------|-----------------------------|---|
| # of Properties | 1 | 4/4 |
| # of Parcels acquired voluntarily | 1 | 4/4 |

| This Report Period | Cumulative Actual Total / Expected |
|--------------------|------------------------------------|
|--------------------|------------------------------------|

| | | | |
|-------------------------|--------------|--|--------------|
| | Total | | Total |
| # of Housing Units | 1 | | 4/4 |
| # of Singlefamily Units | 1 | | 4/4 |

Beneficiaries Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|--------------------|--------------------|-----|-------|------------------------------------|-----|-------|----------|
| | Low | Mod | Total | Low | Mod | Total | Low/Mod% |
| # of Households | 1 | 0 | 1 | 4/4 | 0/0 | 4/4 | 100 |
| # Owner Households | 1 | 0 | 1 | 4/4 | 0/0 | 4/4 | 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 | 2 | 1 | 0 | 0 | 2 | 1 |
| Black/African American | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 |
| Other multi-racial | 1 | 1 | 0 | 0 | 1 | 1 | 1 | 1 | 0 | 0 | 1 | 1 |
| Households Female | 1 | | 0 | | 1 | | 2 | | 0 | | 2 | |

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:

Habitat for Humanity sold its fourth NSP3 property to an LH25 eligible household on 7/10. Additionally, Habitat acquired an additional property in the NSP3 target area (located at 10455 N. 73rd Drive) utilizing CDBG funds.

Activity Location:

| Address | City | State | Zip | Status / Accept |
|-------------------|--------|---------|------------|-----------------|
| 7426 W Mission Ln | Peoria | Arizona | 85345-7225 | Match / Y |

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: |
|--------------------------------|
| Supporting Documents |
| None |

Grantee Activity Number:
02-NSP-CPLC-25%

Activity Title:
NSP-CPLC 25% Set-aside

Activity Category:
Acquisition - general

Activity Status:
Under Way

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.

Benefit Type:
Direct Benefit (Households)

| Overall | Jul 1 thru Sep 30, 2013 | To Date |
|---|-------------------------|--------------|
| Total Projected Budget from All Sources: | N/A | \$134,862.75 |
| Total Budget: | \$0.00 | \$134,862.75 |
| Total Obligated: | \$724.26 | \$75,408.58 |
| Total Funds Drawdown | \$724.26 | \$75,408.58 |
| Program Funds Drawdown: | \$0.00 | \$74,246.78 |
| Program Income Drawdown: | \$724.26 | \$1,161.80 |
| Program Income Received: | \$0.00 | \$47,119.03 |
| Total Funds Expended: | \$0.00 | \$75,408.58 |
| Match Contributed: | \$0.00 | \$0.00 |

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|-----------------|--------------------|------------------------------------|
| | Total | Total |
| # of Properties | 0 | 0/0 |

| | 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 | 1/1 | 0/0 | 1/1 | 100 |
| # Owner Households | 0 | 0 | 0 | 1/1 | 0/0 | 1/1 | 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 | 0 |

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 _____

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:

| |
|-----------------------------|
| Supporting Documents |
| None |

Grantee Activity Number:

02-NSP-CPLC-LMMI

Activity Title:

NSP-CPLC-LMMI

Activity Category:

Acquisition - general

Activity Status:

Under Way

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 - LMMI

Completed Activity Actual End Date:

Responsible Organization:

Chicanos Por La Causa, Inc.

Benefit Type:

Direct Benefit (Households)

| Overall | Jul 1 thru Sep 30, 2013 | To Date |
|---|-------------------------|--------------|
| Total Projected Budget from All Sources: | N/A | \$739,175.25 |
| Total Budget: | \$334,587.00 | \$739,175.25 |
| Total Obligated: | \$2,457.73 ✓ | \$375,102.44 |
| Total Funds Drawdown: | \$2,457.73 ✓ | \$375,102.44 |
| Program Funds Drawdown: | \$0.00 | \$304,858.77 |
| Program Income Drawdown: | \$2,457.73 ✓ | \$70,243.67 |
| Program Income Received: | \$0.00 | \$43,925.41 |
| Total Funds Expended: | \$1,030.32 | \$376,132.76 |
| Chicanos Por La Causa, Inc. | \$1,030.32 ✓ | \$376,132.76 |
| Match Contributed: | \$0.00 | \$0.00 |

Accomplishments Performance Measures

| | This Report Period | | Cumulative Actual Total / Expected | |
|--|--------------------|--|------------------------------------|-----|
| | Total | | Total | |
| # of Properties | 0 | | | 1/3 |
| # of Parcels acquired voluntarily | 0 | | | 1/3 |

| | This Report Period | | Cumulative Actual Total / Expected | |
|--------------------------------|--------------------|--|------------------------------------|-----|
| | Total | | Total | |
| # of Housing Units | 0 | | | 1/3 |
| # of Singlefamily Units | 0 | | | 1/3 |

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 | 1/3 | 1/3 100 |
| # Owner Households | 0 | 0 | 0 | 0/0 | 1/3 | 1/3 100 |

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 | 0 |

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 |
|---------|------|-------|-----|-----------------|
|---------|------|-------|-----|-----------------|

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:

| Supporting Documents |
|----------------------|
| None |