

Oct 1, 2011 thru Dec 31, 2011 Performance Report

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

Grantee Name:
Peoria, AZ

Grant Amount:
\$1,198,780.00

Estimated PI/RL Funds:
\$0.00

Total Budget:
\$1,198,780.00

Grant Status:
Active

QPR Contact:
No QPR Contact Found

Obligation Date:

Award Date:

Contract End Date:
03/09/2014

Reviewed By HUD:
Submitted - Await for Review

Disasters:
Declaration Number

NSP

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:

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NSP3 Program Analyst
City of Peoria
Planning and Community Development Department
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Peoria, AZ 85374
Phone: (623) 773-7250
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Overall

**This Report
Period**

To Date

Total Projected Budget from All Sources	N/A	1,198,780
Total Budget	0	1,198,780
Total Obligated	\$85,093.32	\$85,093.32
Total Funds Drawdown	\$85,093.32	\$85,093.32
Program Funds Drawdown	\$85,093.32	\$85,093.32
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$179,159.72	\$179,159.72

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected):		0%
Overall Benefit Percentage (Actual):		0%
Minimum Non-Federal Match	0	179,159.72
Limit on Public Services	179,817	0
Limit on Admin/Planning	119,878	37,566.23
Limit on State Admin	0	37,566.23

Progress Toward Activity Type Targets

Activity Type	Target	Actual
	119,878	119,878

Progress Toward National Objective Targets

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

Overall Progress Narrative:

The City of Peoria and Chicanos Por La Causa, Inc. (CPLC) finalized changes to its NSP3 Developer's Agreement in November 2011. The city anticipates the agreement between the city and CPLC to be fully executed by the end of January 2012.

During the month of November, the Peoria City Council approved the NSP3 Programmatic Agreement between the city and the State Historic Preservation Office (SHPO). Execution of the programmatic agreement will assist the city's NSP3 developer partners in acquiring vacant/foreclosed properties in the NSP3 Target Area.

Two previously foreclosed homes, acquired and rehabilitated utilizing CDBG funding, were purchased by Habitat for Humanity Central Arizona homeowners in November.

To date, a total of four foreclosed homes have been acquired in the City of Peoria's designated Target Area utilizing CDBG and NSP3 funds.

Project Summary

Project#, Project Title	This Report Period	To Date
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	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
00001, Acquisition, Rehabilitation and Resale	47,527.09	1,078,902	47,527.09
0002, Administration	37,566.23	119,878	37,566.23
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 Category:

Administration

Project Number:

0002

Projected Start Date:

03/09/2011

National Objective:

N/A

Responsible Organization:

City of Peoria

Benefit Type:

N/A

Activity Title:

Administration

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/09/2014

Completed Activity Actual End Date:

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources:	N/A	\$119,878.00
Total Budget:	\$0.00	\$119,878.00
Total Obligated:	\$37,566.23	\$37,566.23

Total Funds Drawdown	\$37,566.23	\$37,566.23
Program Funds Drawdown:	\$37,566.23	\$37,566.23
Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$41,233.71	\$41,233.71
City of Peoria	\$41,233.71	\$41,233.71
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
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

01-NSP-HFH 25%

Activity Category:

Acquisition - general

Activity Title:

NSP-Habitat-25 Set-aside

Project Number:

00001

Activity Status:

Planned

Projected Start Date:

07/18/2011

Project Title:

Acquisition, Rehabilitation and Resale

National Objective:

NSP Only - LH - 25% Set-Aside

Projected End Date:

03/09/2014

Responsible Organization:

Habitat for Humanity Central Arizona

Completed Activity Actual End Date:

Benefit Type:

Direct Benefit (Households)

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources:	N/A	\$539,451.00
Total Budget:	\$0.00	\$539,451.00
Total Obligated:	\$47,527.09	\$47,527.09
Total Funds Drawdown	\$47,527.09	\$47,527.09
Program Funds Drawdown:	\$47,527.09	\$47,527.09
Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$108,619.56	\$108,619.56
Habitat for Humanity Central Arizona	\$108,619.56	\$108,619.56
Match Contributed:	\$179,159.72	\$179,159.72

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/4
# of Parcels acquired voluntarily	0	0/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4
# of Singlefamily Units	0	0/4

Beneficiaries Performance Measures

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

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:

To date, Habitat for Humanity Central Arizona has acquired two previously foreclosed homes in the NSP3 Target Area utilizing NSP3 funds. One home has been selected by a Habitat family and is currently undergoing rehabilitation. Anticipated completion of the rehabilitation is scheduled for February 2012.

Additionally, to date Habitat for Humanity Central Arizona has acquired and rehabilitated two properties using CDBG funding. Both of these properties were completed and sold to eligible homeowners in November 2011.

Activity Location:

Address	City	State	Zip	Status / Accept
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found