

Grantee: Peoria, AZ

Grant: B-11-MN-04-0508

October 1, 2013 thru December 31, 2013 Performance Report



Grant Number:

B-11-MN-04-0508

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

Peoria, AZ

Contract End Date:**Review by HUD:**

Submitted - Await for Review

LOCCS Authorized Amount:

\$1,198,780.00

Grant Status:

Active

QPR Contact:

Debbie Stone-Muller

Estimated P/IRL Funds:

\$371,763.00

Total Budget:

\$1,570,543.00

Disasters:

Declaration Number

NSP

Narratives

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:

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 >City of Peoria
 >Planning and Community Development Department
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 >Peoria, AZ 85374
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Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,570,543.00
Total Budget	\$0.00	\$1,570,543.00
Total Obligated	\$96,873.79	\$1,084,699.17
Total Funds Drawdown	\$96,873.79	\$1,084,699.17
Program Funds Drawdown	\$88,279.16	\$943,935.76
Program Income Drawdown	\$8,594.63	\$140,763.41
Program Income Received	\$0.00	\$140,763.41
Total Funds Expended	\$209,032.69	\$1,197,888.39
Match Contributed	\$113,061.58	\$608,971.77



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	\$608,971.77
Limit on Public Services	\$179,817.00	\$0.00
Limit on Admin/Planning	\$119,878.00	\$91,874.37
Limit on State Admin	\$0.00	\$91,874.37

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$119,878.00	\$157,054.00

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's developer partner agencies, Habitat for Humanity Central Arizona and Chicanos Por La Causa, Inc. (CPLC), have both identified additional properties for acquisition in the NSP Target Area. Both agencies anticipate close of escrow of these properties to take place during the month of October. On November 4, City staff along with key representatives from CPLC participated in filming a segment on the City's local television station, Channel 11. Once complete, the segment will feature two of CPLC's NSP properties that are currently available for purchase.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
00001, Acquisition, Rehabilitation and Resale	\$84,872.35	\$1,413,489.00	\$870,109.87
0002, Administration	\$3,406.81	\$157,054.00	\$73,825.89
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	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$157,054.00
Total Budget	\$0.00	\$157,054.00
Total Obligated	\$10,410.95	\$91,874.37
Total Funds Drawdown	\$10,410.95	\$91,874.37
Program Funds Drawdown	\$3,406.81	\$73,825.89
Program Income Drawdown	\$7,004.14	\$18,048.48
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$13,299.87	\$94,763.29
City of Peoria	\$13,299.87	\$94,763.29
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:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Arizona	-	Not Validated / N

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: 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:

Under Way

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	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$539,451.00
Total Budget	\$0.00	\$539,451.00
Total Obligated	\$83,600.06	\$539,451.00
Total Funds Drawdown	\$83,600.06	\$539,451.00
Program Funds Drawdown	\$83,600.06	\$489,732.03
Program Income Drawdown	\$0.00	\$49,718.97
Program Income Received	\$0.00	\$49,718.97
Total Funds Expended	\$83,600.06	\$539,451.00
Habitat for Humanity Central Arizona	\$83,600.06	\$539,451.00
Match Contributed	\$113,061.58	\$608,971.77

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:

During the month of October, Habitat for Humanity Central Arizona acquired its sixth NSP property in the City's defined target area to complete its expenditure obligation in the program. The newly acquired property was acquired in conjunction with CDBG funds previously awarded to the agency. Habitat acquired yet another property in the defined NSP3 target area during the month of December, bringing the total number of homes acquired with NSP3, CDBG and HOME Program funds to 17. The latest acquisition was purchased utilizing CDBG funds.

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

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

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	



Grantee Activity Number:	02-NSP-CPLC-LMMI
Activity Title:	NSP-CPLC-LMMI

Activity Category:

Acquisition - general

Project Number:

00001

Projected Start Date:

07/20/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

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	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$739,175.25
Total Budget	\$0.00	\$739,175.25
Total Obligated	\$2,862.78	\$377,965.22
Total Funds Drawdown	\$2,862.78	\$377,965.22
Program Funds Drawdown	\$1,272.29	\$306,131.06
Program Income Drawdown	\$1,590.49	\$71,834.16
Program Income Received	\$0.00	\$43,925.41
Total Funds Expended	\$112,132.76	\$488,265.52
Chicanos Por La Causa, Inc.	\$112,132.76	\$488,265.52
Match Contributed	\$0.00	\$0.00

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:

Chicanos Por La Causa (CPLC) acquired its fifth NSP3 property during the month of October. CPLC anticipates that the property, located at 7022 W. Mercer, will be available for resale by the end of February 2014. City staff met with CPLC during the month of December to discuss the two NSP3 properties currently in CPLC's inventory. CPLC explained that staff is currently reviewing an offer received for the property located at 7125 W. Cheryl Avenue and is actively marketing the remaining property located at 7344 W. Mission Lane. CPLC reported that both properties are appropriately priced for the market and have seen an increase of interested buyers inquiring about the properties. Both parties agreed to meet again at the beginning of January 2014 to revisit property activities and discuss potential disposition strategies for the properties if necessary.

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	100.00
# Owner Households	0	0	0	0/0	1/3	1/3	100.00

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	

