

Grantee: Phoenix, AZ

Grant: B-09-CN-AZ-0050

July 1, 2024 thru September 30, 2024 Performance

Grant Number:

B-09-CN-AZ-0050

Obligation Date:

Award Date:

Grantee Name:

Phoenix, AZ

Contract End Date:

Review by HUD:

Submitted - Await for Review

Grant Award Amount:

\$60,000,000.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$60,000,000.00

Estimated PI/RL Funds:

\$51,405,107.49

Total Budget:

\$111,405,107.49

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

April 24, 2023

The following activity number and title was opened to make a DRGR voucher entry correction: MF-Cochise-LH25/ Multi Family ACQ and REHAB. Action Plan re-submitted for review and approval.

October 27, 2021

The city of Phoenix prepared an Action Plan Amendment. The Amendment will create a new future multi-family residential project benefiting households at or below 50% of the Area Medium Income (LH25 project), adjust NSP2 program allocation of funds between eligible uses based on program progress and program income received to date. Funds have been increased in the following areas: Single-Family Strategies - Redevelopment; Multi-Family Strategies - Acquisition/ Rehabilitation; and Program Administration.

September 2020

In response to FLAGS in DRGR many activities were updated. Additionally, program income receipted since the last action plan was added to available funds and budgeted. There is still \$8 million in program income that has been receipted but cannot be budgeted until a substantial amendment is approved, per our Citizens' Participation Plan. That action will be

completed this fall .

New PROJECTED CLOSE DATES were reported in SF-RED-HoCos; SF-RED-PHX; SF-RED-PHX.

Surplus funds were swept and new PROJECTED CLOSE DATES were reported in MF-SantaFe-LMM; SF-HIP-REH; and SF-MIR-MAN-LMMI.

Additional funds were budgeted and new PROJECTED CLOSE DATES were reported in: ADM; SF-MIR-PHX; SF-RED-SPV; and SF-LandBank.

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May 2018:

This action plan was created to allocate available program income in one ongoing activity and cover lagging expenses in two other activities. The action plan to hit the threshold requiring public notice. The LH25 activities already completed in the grant still exceed the 25 percent requirement for the grant plus program income to date.



December 2017

In response to FLAGS in DRGR many activities were updated. Additionally program income receipted since the last action plan was added to available funds and budgeted. New PROJECTED CLOSE DATES were reported in: ADM; MF-WestEnd-LH25; SantaFe-LMMI; MF-SantaFe-OperatingDeficitReserve; SF-MIR-HoCos; SF-MIR-MAN-LMMI; SF-MIR-NHS-LMMI; SF-RED-SPV-PHX. Remaining funds were swept and PROJECTED CLOSE DATES were reported in: SF-MIR-ACQ-LMMI; SF-MIR-FSL-LMMI; SF-RED; SF-RED-HoCos; SF-RED-PHX. Additional funds were budgeted and PROJECTED CLOSE DATES were reported in: SF-MIR-PHX; SF-RED-SPV. Several activities will be closed in the next QPR.

September 2016

Budgets were adjusted to cover draws in the SF-ACQ for DEMO and SF-DEMO activities. Excess funds were moved to activities in the same eligible use. Budgets were adjusted to cover draws in the SF-MIR-ACQ-LMMI and SF-MIR-NHS-LMMI activities. Both are in the MIR project. A new activity, SF-RED-SPV-PHX, was created in the Redevelopment project. Excess funds swept from SF-ACQ for DEMO and new available program income was budgeted to the Redevelopment activity: they were added to SF-RED-SPV and SF-RED-SPV-PHX.

December 2015

The benefit type to the following activities was changed from Direct Benefit (Households) to Area Benefit as requested by HUD staff: SF-DEMO SF-DEMO-PHX SF-ACQ for DEMO SF-ACQ-PHX The changes did not meet the threshold requiring a substantial amendment and public comment.

September 30, 2015

This action plan serves to mark several activities as completed; cancel several planned activities and consolidate the funds into one activity; add additional funds to a few ongoing activities; and reallocate unspent funds into a planned redevelopment activity. The following activities were completed: MF-ParkLee-LH25 MF-ParkLee-LMMI SF-ACQ for DEMO SF-DEMO SF-DEM-PHX SF-MIR-ACQ-LH25 The following activities were cancelled: SF-RED-Area4 SF-RED-Area5 SF-RED-Area6 Funds were added to following activities: MF-Cochise-LH25 SF-MIR-FSL-LMMI SF-MIR-HoCos SF-MIR-NHS-LMMI Reallocated unspent funds into a planned redevelopment activity: SF-RED-SPV

June 18, 2015

The City of Phoenix has prepared this Action Plan to make adjustments to our NSP2 program based on program progress. Through this Action Plan we have adjusted the allocation of dollars based on program progress to date and market changes; allocated program income received to date; and made additional corrections as requested by HUD field rep to reported data. The changes did not meet the threshold requiring a substantial amendment and public comment.

March 18, 2015

The City of Phoenix has prepared this Action Plan to make adjustments to our NSP1 program based on program progress. Through this Action Plan we made the following changes: Adjusted the allocation of dollars based on program progress to date and market changes; Allocated program income received to date; Made corrections as requested by HUD field rep to reported data; Closed activities where work has been completed and all funds were spent or moved.

February 2, 2015

Temporary project / activity to comply with program income waiver for NSP2 grantees

Target Geography:

September 2020 No changes.

May 2018 No changes. ***** December 2017

No changes. ***** September 2016 No

changes. *****

December 2015 No changes.

***** September 30,

2015 No changes. *****

June 18, 2015 No changes ***** March 18, 2015 No

changes ***** October 20, 2014: No changes were

made to target geography

August 20, 2013: No changes were made to target geography

June 2012: No changes were made to target geography

January 2012: No changes were made to target geography

December 2011: The area bounded by 7th and 10th avenues, West South Mountain Avenue and West Dobbins Road was added to the target geography. This area is immediately south of the original NSP2 boundary. This area received a HUD risk score of 18 under the NSP3 Planning Data.

September 2011: No changes were made to target geography

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City of Phoenix, and the consortium members, has defined the NSP2 Target Area based on HUDs foreclosure related need factor scores, a detailed market analysis, ongoing community investment initiatives, median housing values, and proximity to mass transit. More than 90% of the Target Area includes census tracts scoring 18-20 on one or both of the need factors. It contains median housing values below \$200,000, and is largely populated with those earning no more than 120% of Area Median Income (AMI). The specific census tracts, need factor scores and map are included in Appendices A and B. In addition to the Phoenix Target Area, the consortium will coordinate with other jurisdictions in the region to address the foreclosure crisis. This may include identifying some multi-family properties in eligible tracts outside Phoenix but within the cities of Glendale, Chandler or other areas within Maricopa County in coordination with the local jurisdiction. Market Factors Contributing to Target Area Selection. In the first five months of 2009, foreclosures in Maricopa County are still increasing, averaging 8,770 notices of trustees sale per month compared to an average of 6,280 per month for 2008. More than 45,000 foreclosure actions are still pending or unresolved. The NSP2 Target Area exceeds the region in many distress factors, including: · 91% foreclosure and pre-foreclosure sales, vs. 78% in the metropolitan area · 13.3% unemployment, vs. 9.4% in Maricopa County · \$78,800 median housing value, vs. \$118,800 in the metropolitan area · 22% of all mortgages are hi

Program Approach:

September 2020 No changes.

May 2018 No changes.

December 2017 No changes.

September 2016 No changes.

December 2015 No changes.

September 30, 2015 No changes.

June 18, 2015 No changes

March 18, 2015 No changes

October 20, 2014 The projects and activities proposed in the NSP2 competitive application have made an impact in the neighborhoods targeted and resulted in stabilizing housing markets. Many of the projects of activities still have more work to be done and others are completed. This amendment adjusts those budgets with reallocated funds and earned program



income. When the projects and activities for the NSP2 grant were initially designed, we did not expect that market conditions and financing trends who allow for home ownership by households at 50 percent AMI and below. Both the Move-in Ready Program and Home Improvement Program have, in fact, attracted and served these buyers, albeit in limited numbers. We are now proposing to add new activities to those projects and allocate funds already spent on LH25 buyers to serve the 25 percent aside requirement. This amendment will reallocate funds spent on Move-In Ready homes purchased by households at 50 percent AMI or below as a part of the required 25 percent set aside as required by the NSP2 grant. The City will continue collaborating with community revitalization efforts to maximum impact in targeted areas. The single-family housing strategy will add funds to existing redevelopment / reuse of vacant lots for new infill housing construction activity in areas where improvement is slower to recover from the housing crisis. Reuse and redevelopment of properties purchased will be carried out pursuant to the alternative requirements for land banking and with a re-use that is consistent with community development strategies and plans. Redevelopment activities will be undertaken in support of neighborhood stabilization efforts. Public Comment The purpose of the NSP grants is to address abandoned foreclosed properties through acquisition, rehabilitation, demolition, and redevelopment activities. The proposed substantial amendments will enhance continuity and consistency in the NSP program and facilitate program implementation and reporting. Copies of the draft Substantial Amendments were available for review Friday, August 22, 2014 to Monday, September 22, 2014 at the Neighborhood Services Department, 200 W. Washington St., fourth floor, Phoenix, and on the City website at <https://www.phoenix.gov/nsdsite/Pages/Funding-Reporting.aspx> In response to the request for public comment, one comment was received regarding this Substantial Amendment and Substantial Amendments post concurrently for NSP2 and NSP3. The comment noted that there were no references in the documents for the creation of housing for people with disabilities. Staff responded with information regarding the use of Universal Design and the allocation of dedication of units in multi-family projects. In addition, on a case-by-case basis, where more accommodations are needed, the program has provided wheelchair ramps, wider doorways, ADA Height toilets and altered floor plans to accommodate a Hoyer lift and other equipment/ accessible accommodations at the sale of the property at buyer's request with funding approval. Further, City staff has addressed the concerns of accessibility in housing in several ways since the beginning of the programs.

Consortium Members:

September 2020 No changes.

 May 2018 No changes.

 December 2017
 No changes.

 September 2016
 No changes.

 December 2015
 No changes.
 *****September 30,
 2015
 No changes.

 June 18, 2015

No changes

 March 18, 2015

No changes

 Leadership Centre
 Neighborhood Economic Development Corporation

How to Get Additional Information:

Spencer J. Self, NSD Director
 City of Phoenix
 200 W Washington, 4th Floor
 Phoenix, AZ 85003
 Telephone: 602-534-6176
 Facsimile: 602-534-1555
 E-Mail:spencer.self@phoenix.gov

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$146,866,967.00
Total Budget	\$0.00	\$103,097,574.00
Total Obligated	\$0.00	\$101,121,543.28
Total Funds Drawdown	\$7,362.41	\$100,922,462.21
Program Funds Drawdown	\$0.00	\$60,000,000.00



Program Income Drawdown	\$7,362.41	\$40,922,462.21
Program Income Received	\$0.00	\$50,178,753.74
Total Funds Expended	\$0.00	\$92,977,497.35
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 43,769,393.00
Match Funds	\$ 0.00	\$ 43,769,393.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
A&A Cottages, Inc	\$ 0.00	\$ 0.00
NSPAZ, LLC	\$ 0.00	\$ 351,737.72
PCCR Park Lee, LLC	\$ 0.00	\$ 4,683,447.31
PGHC Pine Crest LLC	\$ 0.00	\$ 2,552,061.12
PRIDE	\$ 0.00	\$ 7,666,120.13
ROI Properties	\$ 0.00	\$ 1,004,053.86
Trellis fka Neighborhood Housing Services of Phoenix	\$ 0.00	\$ 6,838,282.43
CHRA-Community Housing Resources of Arizona	\$ 0.00	\$ 0.00
Camelback at the Stop, LLC	\$ 0.00	\$ 6,474,844.99
City of Phoenix-HD	\$ 0.00	\$ 2,720,785.19
City of Phoenix-NSD	\$ 0.00	\$ 23,975,828.82
Cochise Garden Apartments LLC	\$ 0.00	\$ 0.00
FSL--Foundation for Senior Living	\$ 0.00	\$ 19,553,927.01
Mandalay Communities, Inc.	\$ 0.00	\$ 16,185,078.97
NFWAZ, LLC	\$ 0.00	\$ 971,329.80

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.00%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$43,769,393.00
Overall Benefit Amount	\$103,856,056.42	\$.00	\$.00
Limit on Public Services	\$.00	\$.00	\$.00
Limit on Admin/Planning	\$6,000,000.00	\$6,500,000.00	\$6,326,073.94
Limit on Admin	\$.00	\$6,500,000.00	\$6,326,073.94
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$27,851,276.87		\$23,510,640.42

Overall Progress Narrative:

NSP2 QPR 3Q 2024

Overall Progress Narrative:

The Phoenix Partners have drawn and expended \$100,922,462 as of September 30, 2024, from NSP2, or \$40,922,462 above the original funded allocation. NSP2 funds have acquired, rehabbed and resold 254 single family homes through the Move In Ready program, 11 single family homes have been purchased and rehabbed through the Home Improvement Program, 14 single family newly constructed homes have been sold through the Redevelopment Subdivision program, 1,036 multifamily apartment units have been rehabbed to date, turning previously vacant or foreclosed houses and rental units back into homes and 84 newly constructed energy efficient, single family infill constructed homes through the Redevelopment Infill program.

In the single family Move In Ready program, 0 units were acquired, 0 unit rehabbed and 0 resold to NSP eligible homebuyers this quarter. Program to date, 235 units were acquired, with an additional 19 units acquired in NSP1, and 254 units have been rehabbed and 254 units have been resold to NSP eligible homebuyers.

In the single family Home Improvement Program, 0 units were rehabbed this quarter. Program to date, 11 units that were purchased by NSP eligible homebuyers were rehabbed.

In the multi family project, 0 units were acquired, rehabbed and leased. Program to date, 1,036 units were acquired, rehabbed and leased.

In the single family Demolition activity, 0 units were acquired and demolished this quarter. Program to date, 14 properties (33 units total) were acquired and demolished.

In the single family Redevelopment Subdivision program, 0 units were acquired, constructed and sold to NSP eligible homebuyers this quarter. Program to date, 14 units were acquired, constructed and sold to NSP eligible homebuyers.



In the South Phoenix Village Infill Redevelopment Project, FSL Real Estate Services built 84 new construction infill homes were built and sold to NSP eligible homebuyers. The South Phoenix Village Infill Redevelopment Project generated over \$16.7M in total gross sales proceeds from NSP2 funded infill homes.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
ADM, Administration and Planning	\$0.00	\$6,500,000.00	\$2,726,255.67
MF ACQ and REHAB Eligible Use B, Multi Family Strategies	\$0.00	\$26,075,726.75	\$21,261,491.70
NSP2 PI Waiver, NSP2 Program Income Waiver	\$0.00	\$0.00	\$0.00
SF ACQ for DEMO Eligible Use D, Acquisition for Demolition	\$0.00	\$453,480.20	\$403,309.32
SF DEMO Eligible Use D, Demolition	\$0.00	\$453,796.42	\$327,652.78
SF HIP Eligible Use B, Home Improvement Program	\$0.00	\$1,346,045.11	\$1,057,858.34
SF MIR Eligible Use B, Move In Ready Program	\$0.00	\$46,647,058.38	\$32,670,958.58
SF RED Eligible Use E, Redvelopment	\$0.00	\$21,498,749.42	\$1,546,473.61
SF-LandBank Eligible Use C, Land Bank	\$0.00	\$122,717.72	\$6,000.00

Activities

Project # / ADM / Administration and Planning



Grantee Activity Number: ADM

Activity Title: Administration & Planning

Activity Type:

Administration

Project Number:

ADM

Projected Start Date:

02/09/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration and Planning

Projected End Date:

06/30/2023

Completed Activity Actual End Date:

Responsible Organization:

City of Phoenix-NSD

Overall	Jul 1 thru Sep 30, 2024	To Date
Total Projected Budget from All Sources	\$0.00	\$500,000.00
Total Budget	\$0.00	\$500,000.00
Total Obligated	\$0.00	\$6,500,000.00
Total Funds Drawdown	\$7,362.41	\$6,326,073.94
Program Funds Drawdown	\$0.00	\$2,726,255.67
Program Income Drawdown	\$7,362.41	\$3,599,818.27
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$5,939,877.29
City of Phoenix-NSD	\$0.00	\$5,939,877.29
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

September 2020
 Funds are still being spent in this Activity.
 The budget has been increased to cover expected draws.
 The Projected Close Date has been changed to July 1, 2023.

December 2017
 A new projected close date of 7/1/2020 has been entered.

NSP funds will be used to pay reasonable program administration costs related to the planning and execution of the activities listed previously. This includes costs related to staffing for overall program management, coordination, monitoring, and reporting.

Location Description:

The administrative offices of the City of Phoenix, 200 and 251 W. Washington Street, Phoenix, AZ

Activity Progress Narrative:



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None