Grantee: Phoenix, AZ

Grant: B-09-CN-AZ-0050

October 1, 2016 thru December 31, 2016 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:
Chris Hallett

LOCCS Authorized Amount:
$60,000,000.00

Estimated PI/RL Funds:
$26,711,805.08

Total Budget:
$86,711,805.08

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

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 pro

Executive Summary:

ect / activity to comply with program income waiver for NSP2 grantees, dated January 28, 2015
****
October 20, 2014
The city of Phoenix has prepared this Substantial Amendment/Action Plan to our NSP2 Consortium Application to make adjustments to our NSP2 program based on program progress. The City will also amend the HUD 2014-2015 Action Plan to reflect the proposed changes.

Through this Substantial Amendment we are proposing the following changes:

1. increase budgets where prctions indicate expenses will exceed the current budget and decrease budgets in activities that have been completed and had surplus funds
2. create single family housing activities that serve households at 50 percent AMI or below
3. plan and budget for future infill activities in NSP target areas

****

June 18, 2014: Project and activity budgets were revised to reflect the last draws on more than one activity; Prograicome was allocated to cover draws; Location and activity descriptions were revised per direction from HUD fieldep; New contact person added.

****
March 20, 2014: Project and activity budgets were revised to reflect the addition of program income and to cover draws; activity status was revised in several projects.

****
December 30, 2013: Project and activity budgets were revised to reflect the addition of program income and to cover draws. General corrections to spelling, punctuation, property goals, activity and location descriptions as requested by HUD field rep.

****
September 25, 2013: Project and activity budgets were revised to reflect the addition of program income.

****
August 20, 2013: An activity was added to the Multi-Family Strategies project to capitalize an Operating Deficit Reserve for the Santa Fe Springs Apartments. The Operating Deficit Reserve is funded with program income and was approved by the HUD Field Office August 2013.
****
April2, 2013: Project and activity budgets were revised to reflect the addition of program income.
<><>
****
February 4, 2013:
Program income received was added to the ADM project and activity; the budgets of SF-MIR projects activities were adjusted in order to fund activities underway; ending dates for all actvities were changed from 2/10/2013 to 2/10/2014.
****
January 30, 2013: t/p>

The budgets of SF-MIR project's activities were adjusted in order to fund activities underway.

****

Executive Summary:

****

January 26, 2013: Project and activity budgets were revised to reflect the addition of program income already received.
****

,<><><>January 13, 2013:Project and activity budgets were revised to reflect the addition of program income already received.
****
December 2012:
Project and activity budgets were revised to reflect the addition of program icmalready received.
****
November 2012:
Project and activity budgets were revised to reflect the addition of program income or the reallocation of activity funds where there was an unused balance of funds and a need in another activity. The Citys Consolidated Plan Public Participation Plan requires that a Substantial Amendment be prepared, including seeking public comment, when any single orcumulative planned or actual use of NSP1 or NSP2 funds exceeds 20 percet othe grant award.
This action plan reflects changes of $4.4 million which is seven percent of the grnand reflects the allocation of program income.

****
August 2012: Project and activity budgets were revised to reflect the addition of program income or the reallocation of activity funds where there was an unused balance of funds and a need in another activity.
****
June 2012: The City of Phoenix has prepared this Action Plan to make the adjustments in DRGR reflecting the Substantial Amendment approved by HUD on June 7, 2012. Those changes include:

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- Change the allocation of dollars and beneficiary goals between eligible uses to reflect marknges. The budget and unit goals for the HIP project and activities have been reduced and the MIR project and activitiehve been increased.

,

- Add a housing counseling activity to Redevelopment prject

,

- Approval for adding a Financing Mechanism activity was also granted, buthat is not reflected in this Action Plan.

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****
May 2012: The membership listed under Consortium Members has been updated.
****
April 2012:No changes made on this action plan. Action plan screen opened in error and needs to be closed per CPD rep before submitting QPR.
****
January 2012: The city has indentified an additional multi-family project, which it has designated as MF-DesertLeaf-LH25, and has changed the budgets to accommodate the acquisitin. Action plan reflects the decrease of the budget for MF-PineCrest-LH25 to accommodate this project acquisition which will be made before the 50% expenditure deadline on February 11, 2012.
The city

Executive Summary:

has identified addtional Move In Ready properties to acquire and convey to partners for the rehab. $300,000 in funds from the HIP project has been moved from SF-HIP-HA (activity) to the MIR project, to SF-MIR-ACQ (activity). Both projects are Eligible Use B. City does not anticipate a change in the unit goal at this time.
<>**********
December 2011: Budgets for three activities were changed within the Move In Ready program to reflect current acquisition activity. The budget for the Home improvement Program was reduced by $577,240 and tosfuds were moved to the Move In Ready program. These changes in budgets do not affect the unit goals in place. The budgets for two activities in Multi Family Strategies have been adjusted by moving $100,000 from one to another. Both activities are LH25 activities so there is no change in the 25 percent set aside requirement. The change also does not affect the unit goals in place.
****
September 2011: Activities were added to reflect the breadth of each project and the responsible parties involved in undertaking each project. Project units were not changed and funds allocated to eligible uses in the application were not changed. No other changes requiring a substantial amendment or public notice were made.
****
The City of Phoenix, with our consortium members and partners, is working to implement a comprehensive neighborhood stabilization program that expands existing community development efforts in the NSP2 Target Area, and includes support services that do not require NSP2 dollars. Independently, the proposed NSP2 strategies will work to arrest decline and stabilize neighborhood housing markets. When these NSP2 strategies are combined with ongoing community revitalization endeavors and non-NSP2 funded support services, the impact on the Phoenix community will be positive and long-lasting.
The target area today is experiencing declining home values which is placing many homeowners in the position where their

mortgage loan balances are well above the value of their homes. The large number of high cost/high leverage loans in the Target Area means that many of these homeowners face losing their homes since they cannot refinance. As these foreclosures occur, investors have stepped up their purchasing activity, leading to a large number of absentee owners in many neighborhoods. Overall, this is adestabilizing force that could have long term consequences for the Target Area.

The consortium plans a multi-pronged Single-Family and Multi-Family Housing Strategies to arrest decline and restore stability to Target Area neighborhoods:
The single-family housing strategy has five major components designed to anchor long-term homeownership in neighborhoods most significantly impacted by foreclosure, including:

- Home Improvement Program (Down Payment Assistance with Housing Rehabilitation)
- Move-In Ready Program (Acquisition/Reh

Consortium Members:

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

Executive Summary:

abilitation/Resale)

- Subdivision Acquisition/Rehabilitation/Resale
- Redevelopment/re-use of vacant land (subdivisions and post demolition)
- Demolition on a limited bases and as a last resort in support of other NSP2 efforts

The multi-family housing strategy includes two major components:

- Acquisition/Rehab of Foreclosed Multi-family Properties
- Preservation of Affordable Units Created with Federal Funding

Both activities are undertaken to (1) stabilize the multi-family housing market in the NSP2 Target Area and regionally as appropriate; (2) ensure adequate availability of long term affordable housing for low and very low income households; and, (3) pilot a streamlined loan program for portfolio private acquisitions across jurisdictional boundaries.

Target Geography:

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
****
The 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 6,28

Target Geography:

0 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 high cost/high leverage, vs. 12% for Maricopa County
- 50% investor sales vs. the historic average of 18.6% for Greater Phoenix

Program Approach:

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 athttps://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 th

Program Approach:

e 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. These amendments have reallocatedfunding from completed projects to other projects and or eligible uses. We assured this member of the public that the City will continue to consider accessibility in design and at sale of properties going forward.
****
August 20, 2013: No changes were made to program approach
****
June 2012: The original application envisioned serving 822 households. The approved Substantial Amendment will permit Phoenix to serve a net increase of 264 more households (30% more) or 1092, primarily by expanding multifamily rental units from 308 to 889.
****
January 2012: No changes were made to program approach
****
September 2011: No changes were made to program approach
****
The City of Phoenix and their consortium members will implement a comprehensive neighborhood stabilization program that expands existing community development efforts in the NSP2 Target Area, and includes support services that do not require NSP2 dollars. Independently, the proposed NSP2 strategies will work to arrest decline and stabilize neighborhood housing markets. When these NSP2 strategies are combined with ongoing community revitalization endeavors and non-NSP2 funded support services, the impact on the Phoenix community will be positive and long-lasting.

The Target Area today is experiencing declining home values which is placing many homeowners in the position where their mortgage loan balances are well above the value of their homes. The large number of high cost/high leverage loans in the Target Area means that many of these homeowners face losing their homes since they cannot refinance. As these foreclosures occur, investors have stepped up their purchasing activity, leading to a large number of absentee owners in many neighborhoods. Overall, this is a destabilizing force that could have long term consequences for the Target Area.

How to Get Additional Information:

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

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	$86,711,805.08
Total Budget	$0.00	$86,711,805.08
Total Obligated	$90,000.00	$83,887,250.21
Total Funds Drawdown	$180,711.16	$81,922,262.75
Program Funds Drawdown	$0.00	$60,000,000.00
Program Income Drawdown	$180,711.16	$21,922,262.75
Program Income Received	$34,697.75	$26,746,502.83

Total Funds Expended	$180,711.16	$81,922,262.75
Match Contributed	$0.00	$36,642,143.00

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	$36,642,143.00
Limit on Public Services	$0.00	$0.00
Limit on Admin/Planning	$6,000,000.00	$5,141,191.61
Limit on State Admin	$0.00	$5,141,191.61

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	$6,000,000.00	$6,000,000.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	$15,000,000.00	$23,535,795.43

Overall Progress Narrative:

The Phoenix Partners have drawn and expended $81,922,263 as of December 31, 2016, from NSP2, or more than $21.9 million above the original funded allocation. NSP2 funds have acquired, rehabbed and resold 253 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, and 1,036 multi family apartment units have been rehabbed to date, turning previously vacant or foreclosed houses and rental units back into homes.

In the single family Move In Ready program, 0 units were acquired, rehabbed and resold to NSP eligible homebuyers this quarter. Program to date, 235 units were acquired, with an additional 19 units acquired in NSP1, and 253 units have been rehabbed and 253 units have been 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.

MARKET CONDITIONS UPDATE

According to data released at the end of December by the S&P CoreLogic Case-Shiller home report, Phoenix home prices rose again in October. The home prices rose 0.4 percent in October over September's home prices as well as 0.5 percent on a seasonally adjust average in September over August.

For years Phoenix has relied on home building to support the economy, so the increase in Phoenix home

prices is continued good news for the local economy. Also, the rise in prices indicates that demand is returning following several years after the Great Recession.
Nationally, home prices in October were up 5.6 percent from the previous year and show a steady pace of increases around the country. Home prices and the economy are both enjoying robust numbers, said David M. Blitzer, managing director and chairman of the index committee at S&P Dow Jones Indices.
Blitzer went on to say while the numbers look good, mortgage rates are rising. That, combined with higher prices for homes, has lowered the affordability index 20 percent to 30 percent since home prices bottomed out in 2012. But with high consumer confidence numbers and low unemployment, it's not likely home price trends will reverse themselves, Blitzer said.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
ADM, Administration and Planning	$0.00	$6,000,000.00	$2,726,255.67
MF ACQ and REHAB Eligible Use B, Multi Family Strategies	$0.00	$24,144,131.47	$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	$453,476.65	$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	$1,346,067.41	$1,057,858.34
SF MIR Eligible Use B, Move In Ready Program	$0.00	$46,905,516.71	$32,670,958.58
SF RED Eligible Use E, Redvelopment	$0.00	$7,308,812.87	$1,546,473.61
SF-LandBank Eligible Use C, Land Bank	$0.00	$100,000.00	$6,000.00

Activities

Project # / Title: ADM / Administration and Planning

Grantee Activity Number:	**ADM**
Activity Title:	**Administration & Planning**

Activitiy Category:
Administration

Activity Status:
Under Way

Project Number:
ADM

Project Title:
Administration and Planning

Projected Start Date:
02/10/2010

Projected End Date:
02/10/2018

Benefit Type:
( )

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
City of Phoenix-NSD

Overall	Oct 1 thru Dec 31, 2016	To Date
Total Projected Budget from All Sources	N/A	$6,000,000.00
Total Budget	$0.00	$6,000,000.00
Total Obligated	$0.00	$5,995,726.00
Total Funds Drawdown	$106,610.73	$5,141,191.61
Program Funds Drawdown	$0.00	$2,726,255.67
Program Income Drawdown	$106,610.73	$2,414,935.94
Program Income Received	$0.00	$0.00
Total Funds Expended	$106,610.73	$5,141,191.61
City of Phoenix-NSD	$106,610.73	$5,141,191.61
Match Contributed	$0.00	$0.00

Activity Description:

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:

NSP funds were 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 contracts, and reporting to HUD and to city and department management.

Accomplishments Performance Measures

No Accomplishments Performance Measures

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	

Project # / Title: MF ACQ and REHAB Eligible Use B / Multi Family Strategies

Grantee Activity Number:	**MF-SantaFe-OperatingDeficitReserve**
Activity Title:	**Multi Family REHAB**

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
MF ACQ and REHAB Eligible Use B

Project Title:
Multi Family Strategies

Projected Start Date:
08/01/2013

Projected End Date:
02/01/2015

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:
12/31/2016

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Phoenix-HD

Overall	Oct 1 thru Dec 31, 2016	To Date
Total Projected Budget from All Sources	N/A	$326,763.72
Total Budget	$0.00	$326,763.72
Total Obligated	$0.00	$326,763.72

Total Funds Drawdown	$992.99	$326,763.72
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$992.99	$326,763.72
Program Income Received	$0.00	$0.00
Total Funds Expended	$992.99	$326,763.72
City of Phoenix-HD	$992.99	$326,763.72
Match Contributed	$0.00	$0.00

Activity Description:

ACTIVITY WAS APPROVED BY HUD IN SUMMER 2013.
Santa Fe Springs Apartments was a distressed property in foreclosure when it was purchased by the Phoenix Residential Investment Development Effort or PRIDE in November 2010. PRIDE is a nonprofit corporation whose mission is to develop, promote and otherwise assist in the establishment and operation of low income housing for residents of the greater Phoenix community. The City of Phoenix loaned PRIDE NSP and HOME funds to complete the acquisition and rehabilitation of the property. In addition to acquisition and rehabilitation, HUD approved an NSP operating reserve in the amount of $326,763. These funds are being used to help cover unforeseen operating expenditures. This activity is for the operating deficit reserve for Santa Fe Springs Apartments with LH25 beneficiaries.
The 310 unit apartment community is comprised of studio units, 1 bedroom 1 bath units, 2 bedroom 1 bath units, and 2 bedroom 2 bath units. The purchase and rehabilitation of this property will help stabilize the surrounding neighborhood which has been negatively affected by crime and blight. When acquired the property suffered from extensive deferred maintenance and low occupancy. Santa Fe Springs is a mixed income community with units serving families earning at or below 50 percent, 60 percent and 120 percent of the Phoenix Area Median Income. The Period of Affordability for this property is at least 40 years with 50 percent rents not to exceed the HOME rents established by the City Housing Department and 120 percent rents not to exceed the current market rent for the area.
Rehabilitation work at Santa Fe Springs includes both exterior and interior improvements in this multi phased project. Unit interiors in 51 units were completely renovated. In addition, new fan coils, cabinets, vanities, and countertops were installed in 155 units. Exterior rehabilitation included asbestos and mold abatement, electrical meter pack replacement, new roofing, carport repairs, gas line replacement, asphalt and concrete repairs, building structural repairs, new fascia and chiller piping replacement.
Property management continually engages residents in community activities and events such as holiday and seasonal parties, Block Watch meetings, summer meal and activity program for kids, etc. A significant revitalization has occurred at Santa Fe Springs which has sparked other properties in the surrounding area to make improvements.
Unit projections and reported beneficiaries have been distributed between NSP allocations and activities based on funds budgeted and matching funds. An activity to fund an operating deficit reserve fund was set up in summer 2013 after approval for the fund was given by HUD. Local HUD staff directed that it be a separate activity, with rehab as activity category and units be pro-rated to the activity. New direction is to not prorate units to this activity and so the unit projects have been changed as of November 2014. The unit projections for the 302-unit project are as follows:
NSP1 NSP4R-REHSantaFe-LH25: 55
NSP2 MF-SantaFe-LH25: 148
NSP2 MF-SantaFe-LMMI: 99
NSP2 MF-SantaFe-OperatingDeficitReserve: 0

Location Description:

The Santa Fe Springs Apartments are located at 1717 West Glendale Avenue in Phoenix, AZ. Santa Fe Springs is located close to a major bus route, the I17 Freeway, and is near the future light rail corridor slated to open in December 2015. The property has mature vegetation and sits on approximately 7.4 acres. Other multifamily properties and a large grocery store are adjacent to the community. Tract number from the NSP3 Mapping Tool is 04013106700.

Activity Progress Narrative:

Last draw was completed and activity will be closed in the next action plan.

Accomplishments Performance Measures

No Accomplishments Performance Measures

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	

Project # / Title: SF MIR Eligible Use B / Move In Ready Program

Grantee Activity Number:	**SF-MIR-ACQ-LMMI**
Activity Title:	**Move In Ready Program**

Activitiy Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
SF MIR Eligible Use B

Project Title:
Move In Ready Program

Projected Start Date:
02/10/2010

Projected End Date:
02/10/2015

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Phoenix-NSD

Overall	Oct 1 thru Dec 31, 2016	To Date
Total Projected Budget from All Sources	N/A	$12,597,650.28
Total Budget	$0.00	$12,597,650.28
Total Obligated	$0.00	$12,597,650.28

Total Funds Drawdown	$938.23	$12,548,394.40
Program Funds Drawdown	$0.00	$9,663,082.70
Program Income Drawdown	$938.23	$2,885,311.70
Program Income Received	$0.00	$0.00
Total Funds Expended	$938.23	$12,548,394.40
City of Phoenix-NSD	$938.23	$12,548,394.40
Match Contributed	$0.00	$0.00

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
CHRA-Community Housing Resources of Arizona	Homeownership Assistance to low- and moderate-income	SF MIR Eligible Use B	SF-MIR-CHRA	Move In Ready Program	General Account
FSL--Foundation for Senior Living	Rehabilitation/reconstruction of residential structures	SF MIR Eligible Use B	SF-MIR-FSL-LMMI	Move In Ready Program	General Account
City of Phoenix-NSD	Homeownership Assistance to low- and moderate-income	SF MIR Eligible Use B	SF-MIR-HoCos	Move In Ready Program	General Account
Mandalay Communities, Inc.	Rehabilitation/reconstruction of residential structures	SF MIR Eligible Use B	SF-MIR-MAN-LMMI	Move In Ready Program	General Account
NFWAZ, LLC	Rehabilitation/reconstruction of residential structures	SF MIR Eligible Use B	SF-MIR-NFWAZ-LMMI	Move In Ready Program	General Account
Trellis fka Neighborhood Housing Services of Phoenix	Rehabilitation/reconstruction of residential structures	SF MIR Eligible Use B	SF-MIR-NHS-LMMI	Move In Ready Program	General Account
City of Phoenix-NSD	Rehabilitation/reconstruction of residential structures	SF MIR Eligible Use B	SF-MIR-PHX	Move In Ready Program	General Account
ROI Properties	Rehabilitation/reconstruction of residential structures	SF MIR Eligible Use B	SF-MIR-ROI	Move In Ready Program	General Account

Activity Description:

The Move-In Ready Program engages the services of Consortium Members and developer partners to acquire and rehabilitate foreclosed homes and sell them to qualified buyers in move-in ready condition that complies with NSP2 housing rehabilitation standards which include:

- Housing Quality Standards/Health and Safety/Citys Neighborhood Preservation Ordinance
- Lead based paint standards
- Energy efficiency improvements
- Front yard landscaping/curb appeal

In addition, the program will provide homeownership assistance (an NSP Financing Mechanism) in the form of subordinate mortgages to assist homebuyers purchase and occupy foreclosed or abandoned single-family homes in the NSP2 Target Area. This activity will reflect expenses for acquisition of single family homes by the City.
Performance measures are reported in SF-MIR-DMNR, SF-MIR-FSL, SF-MIR-NFWAZ, and SF-MIR-NHS.

Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.
Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041, 85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Progress Narrative:

In the Single Family Move In Ready acquisition program, the expenses incurred this quarter are miscellaneous.

Accomplishments Performance Measures

No Accomplishments Performance Measures

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	

Grantee Activity Number:	SF-MIR-MAN-LMMI
Activity Title:	Move In Ready Program

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
SF MIR Eligible Use B

Project Title:
Move In Ready Program

Projected Start Date:
02/10/2010

Projected End Date:
02/10/2015

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Mandalay Communities, Inc.

Overall	Oct 1 thru Dec 31, 2016	To Date
Total Projected Budget from All Sources	N/A	$12,012,028.59
Total Budget	$0.00	$12,012,028.59
Total Obligated	$0.00	$12,012,028.59
Total Funds Drawdown	$331.10	$11,619,565.20
Program Funds Drawdown	$0.00	$6,952,383.15
Program Income Drawdown	$331.10	$4,667,182.05
Program Income Received	$30,000.00	$9,526,718.31
Total Funds Expended	$331.10	$11,619,565.20
Mandalay Communities, Inc.	$331.10	$11,619,565.20
Match Contributed	$0.00	$9,915,061.00

Activity Description:

The Move-In Ready Program engages the services of Consortium Members and developer partners to acquire and rehabilitate foreclosed homes and sell them to qualified buyers in move-in ready condition that complies with NSP2 housing rehabilitation standards which include:
· Housing Quality Standards/Health and Safety/Citys Neighborhood Preservation Ordinance
· Lead based paint standards
· Energy efficiency improvements
· Front yard landscaping/curb appeal
In addition, the program will provide homeownership assistance (an NSP Financing Mechanism) in the form of subordinate mortgages to assist homebuyers purchase and occupy foreclosed or abandoned single-family homes in the NSP2 Target Area. This activity will reflect expenses for rehab by the developer.

Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.
Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041, 85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield,

South Phoenix Village, and Village Center.

Activity Progress Narrative:

In the Single Family Move In Ready program, Mandalay Communities LMMI activity, 0 units were acquired, rehabbed and resold to a eligible homebuyers this quarter. Program to date, 89 units were acquired, 88 units were rehabbed and 88 units have been have been resold to eligible homebuyers. Expenses incurred this quarter were for rehab related expenditures for the final remaining property in this activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	88/51
#Energy Star Replacement	0	177/1
#Additional Attic/Roof Insulation	0	85/1
#Efficient AC added/replaced	0	80/1
#Replaced thermostats	0	75/1
#Replaced hot water heaters	0	87/1
#Light Fixtures (indoors) replaced	0	705/1
#Light fixtures (outdoors)	0	234/1
#Refrigerators replaced	0	85/1
#Clothes washers replaced	0	3/1
#Dishwashers replaced	0	85/1
#Low flow toilets	0	195/1
#Low flow showerheads	0	145/1
#Units with bus/rail access	0	62/1
#Units exceeding Energy Star	0	18/1
#Units ¿ other green	0	395/1
# of Substantially Rehabilitated	0	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	88/51
# of Singlefamily Units	0	88/51

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	38/0	88/51	43.18
# Owner Households	0	0	0	0/0	38/0	88/51	43.18

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:	SF-MIR-NFWAZ-LMMI
Activity Title:	Move In Ready Program

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Completed

Project Number:
SF MIR Eligible Use B

Project Title:
Move In Ready Program

Projected Start Date:
02/10/2010

Projected End Date:
02/10/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:
12/31/2016

National Objective:
NSP Only - LMMI

Responsible Organization:
NFWAZ, LLC

Overall	Oct 1 thru Dec 31, 2016	To Date
Total Projected Budget from All Sources	N/A	$941,369.84
Total Budget	$0.00	$941,369.84
Total Obligated	$0.00	$941,369.84
Total Funds Drawdown	$0.00	$941,369.84
Program Funds Drawdown	$0.00	$941,369.84
Program Income Drawdown	$0.00	$0.00
Program Income Received	$4,697.75	$317,564.86
Total Funds Expended	$0.00	$941,369.84
City of Phoenix-NSD	$0.00	$0.00
NFWAZ, LLC	$0.00	$941,369.84
Match Contributed	$0.00	$299,682.00

Activity Description:

The Move-In Ready Program engages the services of Consortium Members and developer partners to acquire and rehabilitate foreclosed homes and sell them to qualified buyers in move-in ready condition that complies with NSP2 housing rehabilitation standards which include:
· Housing Quality Standards/Health and Safety/Citys Neighborhood Preservation Ordinance
· Lead based paint standards
· Energy efficiency improvements
· Front yard landscaping/curb appeal
In addition, the program will provide homeownership assistance (an NSP Financing Mechanism) in the form of subordinate mortgages to assist homebuyers purchase and occupy foreclosed or abandoned single-family homes in the NSP2 Target Area. This activity will reflect expenses for rehab by the developer.

Performance measures are reported in SF-MIR-DMNR, SF-MIR-FSL, SF-MIR-NFWAZ, and SF-MIR-NHS.

Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.
Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041,

85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Progress Narrative:

The activity status was changed to completed in a previous Action Plan.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	18/17
#Additional Attic/Roof Insulation	0	1/1
#Efficient AC added/replaced	0	2/1
#Replaced thermostats	0	2/1
#Replaced hot water heaters	0	6/1
#Light Fixtures (indoors) replaced	0	60/1
#Light fixtures (outdoors)	0	13/1
#Refrigerators replaced	0	10/1
#Clothes washers replaced	0	1/1
#Dishwashers replaced	0	7/1
#Low flow toilets	0	11/1
#Low flow showerheads	0	6/1
#Units with bus/rail access	0	10/1
# of Substantially Rehabilitated	0	3/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	18/17
# of Singlefamily Units	0	18/17

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	9/0	18/17	50.00
# Owner Households	0	0	0	0/0	9/0	18/17	50.00

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:	SF-MIR-NHS-LMMI
Activity Title:	Move In Ready Program

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
SF MIR Eligible Use B

Project Title:
Move In Ready Program

Projected Start Date:
02/10/2010

Projected End Date:
02/10/2015

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Trellis fka Neighborhood Housing Services of Phoenix

Overall	Oct 1 thru Dec 31, 2016	To Date
Total Projected Budget from All Sources	N/A	$6,710,589.89
Total Budget	$0.00	$6,710,589.89
Total Obligated	$0.00	$6,710,589.89
Total Funds Drawdown	$0.00	$6,710,589.89
Program Funds Drawdown	$0.00	$3,993,493.44
Program Income Drawdown	$0.00	$2,717,096.45
Program Income Received	$0.00	$7,559,641.60
Total Funds Expended	$0.00	$6,710,589.89
City of Phoenix-NSD	$0.00	$0.00
Trellis fka Neighborhood Housing Services of Phoenix	$0.00	$6,710,589.89
Match Contributed	$0.00	$7,698,095.00

Activity Description:

The Move-In Ready Program engages the services of Consortium Members and developer partners to acquire and rehabilitate foreclosed homes and sell them to qualified buyers in move-in ready condition that complies with NSP2 housing rehabilitation standards which include:
· Housing Quality Standards/Health and Safety/Citys Neighborhood Preservation Ordinance
· Lead based paint standards
· Energy efficiency improvements
· Front yard landscaping/curb appeal
In addition, the program will provide homeownership assistance (an NSP Financing Mechanism) in the form of subordinate mortgages to assist homebuyers purchase and occupy foreclosed or abandoned single-family homes in the NSP2 Target Area. This activity will reflect expenses for rehab by the developer.

Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.
Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041,

85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	68/45
#Energy Star Replacement	0	2/1
#Additional Attic/Roof Insulation	0	49/1
#Efficient AC added/replaced	0	61/1
#Replaced thermostats	0	67/1
#Replaced hot water heaters	0	68/1
#Light Fixtures (indoors) replaced	0	911/1
#Light fixtures (outdoors)	0	196/1
#Refrigerators replaced	0	67/1
#Clothes washers replaced	0	4/1
#Dishwashers replaced	0	67/1
#Low flow toilets	0	165/1
#Low flow showerheads	0	149/1
#Units with bus/rail access	0	27/1
#Units exceeding Energy Star	0	2/1
#Units ¿ other green	0	2/1
# of Substantially Rehabilitated	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	68/45
# of Singlefamily Units	0	68/45

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	28/0	68/45	41.18
# Owner Households	0	0	0	0/0	28/0	68/45	41.18

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:	SF-MIR-PHX
Activity Title:	Move In Ready Program

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
SF MIR Eligible Use B

Project Title:
Move In Ready Program

Projected Start Date:
02/10/2010

Projected End Date:
02/10/2015

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Phoenix-NSD

Overall	Oct 1 thru Dec 31, 2016	To Date
Total Projected Budget from All Sources	N/A	$1,616,246.78
Total Budget	$0.00	$1,616,246.78
Total Obligated	$0.00	$1,616,246.78
Total Funds Drawdown	$16,721.20	$1,595,187.68
Program Funds Drawdown	$0.00	$979,271.02
Program Income Drawdown	$16,721.20	$615,916.66
Program Income Received	$0.00	$0.00
Total Funds Expended	$16,721.20	$1,595,187.68
City of Phoenix-NSD	$16,721.20	$1,595,187.68
Match Contributed	$0.00	$0.00

Activity Description:

The Move-In Ready Program engages the services of Consortium Members and developer partners to acquire and rehabilitate foreclosed homes and sell them to qualified buyers in move-in ready condition that complies with NSP2 housing rehabilitation standards which include:
· Housing Quality Standards/Health and Safety/Citys Neighborhood Preservation Ordinance
· Lead based paint standards
· Energy efficiency improvements
· Front yard landscaping/curb appeal
In addition, the program will provide homeownership assistance (an NSP Financing Mechanism) in the form of subordinate mortgages to assist homebuyers purchase and occupy foreclosed or abandoned single-family homes in the NSP2 Target Area. This activity will reflect expenses not tied to an address such as law of staff salaries.

Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.
Activities will be performed within the NSP2 Target Area zip codes 85021, 85029, 85033, 85037, 85040, 85041, 85042, 85051, 85339 and 85353 and within the city adopted Neighborhood Initiative Areas of Isaac, Garfield,

South Phoenix Village, and Village Center.

Activity Progress Narrative:

This activity reflects direct project expenses, incurred by the city, including implementation staff. Performance measures are reported in SF-MIR-FSL-LMMI, SF-MIR-FSL-LH25, SF-MIR-MAN-LMMI, SF-MIR-MAN-LH25, SF-MIR-NFWAZ-LMMI, SF-MIR-NFWAZ-LH25 and SF-MIR-NHS-LMMI.

Accomplishments Performance Measures

No Accomplishments Performance Measures

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	

Project # / Title: SF RED Eligible Use E / Redvelopment

Grantee Activity Number:	**SF-RED-SPV**
Activity Title:	**Redevelopment**

Activitiy Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
SF RED Eligible Use E

Project Title:
Redvelopment

Projected Start Date:
07/01/2014

Projected End Date:
07/01/2020

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Phoenix-NSD

Overall	Oct 1 thru Dec 31, 2016	To Date
Total Projected Budget from All Sources	N/A	$2,920,280.87
Total Budget	$0.00	$2,920,280.87
Total Obligated	$90,000.00	$100,000.00
Total Funds Drawdown	$19,298.43	$24,757.43
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$19,298.43	$24,757.43
Program Income Received	$0.00	$0.00
Total Funds Expended	$19,298.43	$24,757.43
City of Phoenix-NSD	$19,298.43	$24,757.43
Match Contributed	$0.00	$0.00

Activity Description:

September 30, 2015
When this activity was set up, a redevelopment activity was planned and the City anticipated several developers participating. Only one developer will be undertaking this project, so extra activities have been cancelled and all funds have been moved to this activity. Activity has also been renamed to SPV indicating the project South Phoenix Village Infill Redevelopment Project.

****
The City of Phoenix will solicit proposals for the redevelopment of our vacant lots, as part of comprehensive neighborhood revitalization plans in the designated Neighborhood Investment Areas of Garfield, Isaac, South Phoenix Village and Village Center. The key objective in the redevelopment of single family detached homes is to develop diverse, energy efficient (green) homes for maximum community impact. The City will seek developers that can deliver economies of scale for reasonable pricing and has the capacity to build out the available lots for home ownership. A component of the redevelopment activity is the execution of a marketing approach that maximizes exposure and can support improved confidence in the area with an emphasis in community engagement.

Infill housing is a key strategy in the comprehensive revitalization strategies of neighborhood that have suffered long term blight conditions, sub-standard quality of housing, criminal and nuisance activities. These are the same communities that were hardest hit with foreclosures and vacancies during the housing crisis. Redevelopment of residential properties will continue the long term efforts by the community and the City of Phoenix to revitalize, redevelop and rebuild our target area neighborhoods. The residents and the City have been active in creating a vision for new infill homes and other projects that will enhance the area and achieve their goals.

The goals for the redevelopment of residential properties in our target areas is to increase owner occupancy within each targeted area; achieve quality housing by building new, energy efficient, single-family homes within the target areas at an attainable price; improve area market conditions overall and to specifically support goals unique to that target area (for example in South Phoenix Village, redevelopment with new infill homes will help support the Four Corners Conceptual Plan for the mixed use and commercial redevelopment at the intersection of 24th Street and Broadway Road); promote successful homeownership by offering pre-purchase housing counseling and other strategies that are complementary to those of the City and residents; provide a range of home sizes and price points that will encourage first time buyers; and to create a positive and healthy community.

Location Description:

September 30, 2015
When this activity was set up, a redevelopment activity was planned and the City anticipated several developers participating. Only one developer will be undertaking this project, so extra activities have been cancelled and all funds have been moved to this activity. Activity has also been renamed to SPV indicating the project South Phoenix Village Infill Redevelopment Project.
****
The redevelopment of residential properties will occur in four City approved, strategic revitalization areas, designated as the Neighborhood Investment Areas of Garfield, Isaac, South Phoenix Village and Village Center. There are an additional eight scattered sites properties that were strategically acquired to eliminate a blighted nuisance located in neighborhoods that historically had its share of challenges. The redevelopment of these sites will bring vacant lots back to productive use and in a few of these neighborhoods, will complete its revitalization activities through single family housing opportunities.

Activity Progress Narrative:

Expenses incurred this quarter were for architectural and engineering activities for the development of house plan 1314 for the South Phoenix Village Single Family Infill Redevelopment project.

Accomplishments Performance Measures

No Accomplishments Performance Measures

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	

Grantee Activity Number:	SF-RED-SPV-PHX
Activity Title:	Redevelopment

Activitiy Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
SF RED Eligible Use E

Project Title:
Redvelopment

Projected Start Date:
07/01/2016

Projected End Date:
12/31/2020

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Phoenix-NSD

Overall	Oct 1 thru Dec 31, 2016	To Date
Total Projected Budget from All Sources	N/A	$318,718.00
Total Budget	$0.00	$318,718.00
Total Obligated	$0.00	$318,718.00
Total Funds Drawdown	$34,798.48	$38,083.48
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$34,798.48	$38,083.48
Program Income Received	$0.00	$0.00
Total Funds Expended	$34,798.48	$38,083.48
City of Phoenix-NSD	$34,798.48	$38,083.48
Match Contributed	$0.00	$0.00

Activity Description:

The activity will cover city costs for the redevelopment activity outside of the contract with the developer, Foundation for Senior Living.

Location Description:

The redevelopment of residential properties will occur in the South Phoenix Village neighborhood. The redevelopment of these sites will bring vacant lots back to productive use and in this neighborhood, will complete its revitalization activities through single family housing opportunities.

Activity Progress Narrative:

Expenses incurred this quarter were for internal charges and contractual services related expenses incurred by the City for the first phase of the South Phoenix Village Single Family Infill Redevelopment project. Such activities included site-specific environmental reviews and title fees paid for the conveyance of four parcels to the developer.

Accomplishments Performance Measures

No Accomplishments Performance Measures

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	

Project # / Title: SF-LandBank Eligible Use C / Land Bank

Grantee Activity Number:	**SF-Landbank**
Activity Title:	**Landbank**

Activitiy Category:
Land Banking - Acquisition (NSP Only)

Activity Status:
Under Way

Project Number:
SF-LandBank Eligible Use C

Project Title:
Land Bank

Projected Start Date:
12/01/2012

Projected End Date:
12/01/2025

Benefit Type:
Area ( )

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Phoenix-NSD

Overall	Oct 1 thru Dec 31, 2016	To Date
Total Projected Budget from All Sources	N/A	$100,000.00
Total Budget	$0.00	$100,000.00
Total Obligated	$0.00	$100,000.00
Total Funds Drawdown	$1,020.00	$36,257.04
Program Funds Drawdown	$0.00	$6,000.00
Program Income Drawdown	$1,020.00	$30,257.04
Program Income Received	$0.00	$0.00
Total Funds Expended	$1,020.00	$36,257.04

City of Phoenix-NSD	$1,020.00	$36,257.04
Match Contributed	$0.00	$0.00

Activity Description:

This activity will acquire homes that have beenabandoned or foreclosed upon and maintain them,until such time as a viable project has been identified and financing has been obtained.

Location Description:

The City of Phoenix has established areas of greatest need with priority emphasis given to the following factors. 1. Areas in Phoenix having the greatest percentage of home foreclosures. 2. Areas in Phoenix with the highest percentage of homes financed by a sub prime mortgage related loan. 3. Areas in Phoenix likely to face a significant rise in the rate of home foreclosures.
Activities will be performed within the city adopted Neighborhood Initiative Areas of Isaac, Garfield, South Phoenix Village, and Village Center.

Activity Progress Narrative:

There are a total of 14 NSP2 acquisition demolition properties. Nine of these properties are subject to the South Phoenix Village Infill Redevelopment project. Two of the nine have been conveyed to the Developer to be redeveloped within the next 12 months. The expenses incurred this quarter are for the ongoing activities on our NSP lots to keep them in compliance with city preservation codes.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	14/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/5
# of Singlefamily Units	0	0/5

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	