

Grantee: Chicanos Por La Causa, Inc.

Grant: B-09-CN-AZ-0001

July 1, 2011 thru September 30, 2011 Performance Report

Grant Number:

B-09-CN-AZ-0001

Obligation Date:**Grantee Name:**

Chicanos Por La Causa, Inc.

Award Date:

02/11/2010

Grant Amount:

\$137,107,133.00

Contract End Date:

02/11/2013

Grant Status:

Active

Review by HUD:

Original - In Progress

QPR Contact:

Sheila Cade

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

A national consortium of thirteen (13) non-profit affordable housing developers submitted an application in the amount of \$175,955,377.00 to the U.S. Department of Housing and Urban Development in response to the Neighborhood Stabilization Program Round II (NSP II) Notice of Funding Availability. Consortium participants chose Chicanos Por La Causa, Inc. (CPLC) of Phoenix, AZ to act as the lead applicant and fiscal agent for this grant request. CPLC is among the largest and established non-profit community development corporations in the United States. CPLC has organized this coalition in partnership with NALCAB &ndash National Association for Latino Community Asset Builders. All of the organizations that make up this consortium serve predominately Hispanic/Latino communities and provide bilingual/ bicultural services. The action plan presented is a revised plan for most members in the consortium. The consortium plans to stabilize neighborhoods in fifteen (15) communities within eight (8) states and the District of Columbia, whose viability have been and continue to be damaged by the economic effects of foreclosed upon, abandoned, blighted and vacant properties. The CPLC/ NALCAB Network NSPII Consortium anticipates that the activities proposed in this application will substantively stabilize local real estate markets, particularly in lower-income areas, and stimulate local economies.

The original application was approved with 331 census tracts. The consortium submitted a census tract amendment request on March 5, 2011. The amendment was granted to add 25 additional census tracts in the following geographic areas: 10 tracts in Los angeles, CA; 8 tracts in Denver, CO; 2 tracts in Westminster, CO; 1 tract in Phoenix, AZ; 1 tract in Santa Cruz County, AZ; 1 tract in McAllen TX; 1 tract in Cameron County, TX; and 1 tract in Philadelphia, PA. The consortium is now able to use NSP 2 allocated funds in a total of 356 census tracts.

The Lead Member has revised the action plan for the following reasons:

- to adjust activity production in order to react to dynamic changes in local markets
- to clearly define unit performance measures
- to strategically add or reduce activities of consortium members in order to increase grant performance and affect greater impact in local markets
- to adjust activity budgets to reflect addition or reduction of unit production within the activities for specific consortium members

Individual changes within a consortium member's activity or budget is noted in the narrative of each consortium's member administrative activity.

The consortium has identified five (5) eligible activities that will assist in meeting its stated goals.

- A.) Establish financing mechanisms for the purchase and redevelopment of foreclosed upon homes and residential properties.
- B.) Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon.
- C.) Establish land banks for homes and residential properties that have been foreclosed upon.
- D.) Demolition of blighted structures.
- E.) Redevelop demolished or vacant properties as housing.

The CPLC/NALCAB Network was awarded \$137,107,133 to fund its stabilization initiatives in a three year grant period.

The anticipated revised outcomes are as follows:

Production of Affordable Housing Units: 2,349 affordable housing units

These Units are produced as follows:

· Single Family Homeownership	656	units
· Single Family Rental	79	units
· Multi Family Rental	797	units
· Cooperative	27	units
· Demolition of Blighted Properties	150	units

- Redevelopment
- o Single Family Redevelopment 103 units
- o Multi Family Redevelopment 60 units
- o Cooperative 15 units
- Land Banking of Foreclosed Homes 183 units
- Financing Mechanisms
- o Under Activity A 279 units (Households)

In addition, the CPLC/NALCAB NSPII Network is anticipated to produce an additional 498 soft second financing mechanisms under Activity B and Activity E in order to create additional affordability for attainment of homeownership.

Target Geography:

Maricopa County and Santa Cruz County, AZ
 Brownsville, El Paso, Hidalgo County/ McAllen, TX
 Albuquerque and Las Cruces, NM
 The cities of Salinas, Gonzales, Soledad, Greenfield, King City, Hollister, CA Areas of Los Angeles and San Fernando, CA (San Fernando Valley)
 Thornton, Westminster, Conejos County, Costilla County, Alamosa, Saguache, Hayden, Walsenburg, Monte Vista, Del Norte in Southern CO
 Areas of Denver, CO
 Johnston Square in Baltimore, MD Eckington and Brightwood Park in Washington, DC
 North Philadelphia, PA
 New City in Chicago, IL

Program Approach:

Eligible Uses of NSP II Grant Funds

The NSP II Program provides funding to allow applicants to pursue the following categories of eligible activities:

- (A) Establish financing mechanisms for the purchase and redevelopment of foreclosed upon homes and residential properties.
- (B) Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon.
- (C) Establish land banks for homes and residential properties that have been foreclosed upon.
- (D) Demolition of blighted structures.
- (E) Redevelop demolished or vacant properties as housing.

Anticipated Outcomes

Production of Affordable Housing Units 1,998 affordable housing units- Homeownership Total 707, Rental Total 917, Lease Purchase Total 325, Cooperative Total 49
 Demolition of Blighted Properties 165 blighted properties
 Land Banking of Foreclosed Homes 203 foreclosed homes

Consortium Members:

Chicanos Por La Causa
 Affordable Homes of South Texas
 Community Development Corporation of Brownsville
 El Paso Affordable Housing CUSO
 Tierra del Sol Housing Development Corporation
 YES Housing, Inc.
 Community Housing Improvement Systems and Planning Associations, Inc. dba CHISPA
 NEW Economics for Women
 Community Resources and Housing Development Corporation
 Del Norte Neighborhood Development Corporation
 Mi Casa, Inc.
 Norris Square Civic Association
 The Resurrection Project

How to Get Additional Information:

www.cplc.org website
 German Reyes, Vice President Community Stabilization, 623-218-2806, german.reyes@cplc.org
 Judy Stith, Vice President Contract and Corporate Compliance, 602-248-0428 ext 228, judy.stith@cplc.org
 David Adame, Chief Development Officer, 602-257-0700, david.adame@cplc.org
 Noel Poyo, Director, National Association Latino Community Asset Builders (NALCAB), 210-227-1010, npoyoconsulting@aol.com

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$137,107,133.00
Total CDBG Program Funds Budgeted	N/A	\$137,107,133.00
Program Funds Drawdown	\$14,401,451.44	\$64,250,356.05

Program Funds Obligated	\$13,468,553.32	\$64,250,356.05
Program Funds Expended	\$12,997,466.70	\$64,397,286.04
Match Contributed	\$0.00	\$0.00
Program Income Received	\$3,224,441.81	\$4,892,828.02
Program Income Drawdown	\$1,269,249.67	\$2,207,141.55

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	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$13,710,713.30	\$6,673,841.17
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$13,710,713.30	\$13,710,713.30

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$34,276,783.25	\$49,343,142.13

Overall Progress Narrative:

CPLC Research and Evaluation (R&E) Department is conducting a program evaluation to assess the progress of NSP 2 short and long term outcomes. Upon the inception of the implementation phase of the program, the Department contracted with a Real Estate Market Research Firm, Altos Research, to collect real estate market data for the targeted geographic areas. Each quarter, Altos Research provides R&E with electronic data for the following indicators: Average sales price, average rental housing units, average owned housing properties, days on market, and average household income. The purpose of the analysis is to measure if the following desired outcomes have been attained: decline in home values in targeted geography, increase in targeted homeownership rate, and increase in real estate’s median market values of targeted neighborhoods.

Up to the end of the third quarter, the outcome data analysis performed for the selected indicators for the targeted zip codes revealed mixed results. Some geographic areas demonstrated change in the desired direction, while others did not demonstrate any improvement. For example, single family home’s median market price slightly increased for targeted zip codes within Denver County (Del Norte), Baltimore County (Mi Casa), El Paso County (EPAHCUSO), DC County (Mi Casa), Philadelphia County (NSCA), Dona Ana County (TDS), and Hidalgo County (AHSTI), while it decreased for targeted zip codes within Cook County (TRP), Bernalillo County (YES Housing), Monterey County (CHISPA), Los Angeles County (NEW), Maricopa County (CPLC), Jefferson County (CRHDC), and Adams County (CRHDC). Similarly, percent of price decrease improved in some targeted zip codes (Del Norte, TDS, Mi Casa/DC County, EPAHCUSO, CRHDC, CPLC, & YES Housing), yet it continued to decline in others (AHSTI, NSCA, Mi Casa/Baltimore County, & CHISPA).

In regard to homeownership rate, the majority of consortium members’ targeted zip codes demonstrated a decrease in homeownership rates (AHSTI, TDS, NSCA, Mi Casa, Del Norte, EPAHCUSO, NEW &

CRHDC/Jefferson County), while only few demonstrated no or slight improvement in homeownership rate (TRP, CPLC, YES, CRHDC/Adams County, & CHISPA). Finally, almost all consortium members' targeted zip codes demonstrated an increase in the number of days homes remained in the market (AHSTI, TDS, NSCA, Mi Casa, EPAHCUSO, Del Norte, CHISPA, YES Housing, TRP, CPLC, & CRHDC).

Since the award date listed above, the lead agency (CPLC) and members of the consortium have been working aggressively to commence the activities described in the Grant Application. Almost half of the Consortium Members have acquired properties or are just about ready to close on abandoned or foreclosed properties. To date the following tasks have been completed:

The consortium has acquired 361 single family homes for rehab and resale in 7 states and the District of Columbia.

The Consortium has obligated and/or expended over \$68 million dollars of allocated funds.

The Consortium has sold or leased collectively a total of 30 units.

The Consortium has acquired 2 Multi Family units and one co-op in Phoenix, AZ, Denver, CO and Baltimore, MD for a total units of 475 units.

Several Consortium members are or have prepared legal documents to establish a Landbank.

Several Members has will be starting Redevelopment activities. ASHTI and CDCB in South Texas have both been approved environmentally to proceed with construction of SF Family homes with several subdivisions.

Consortium Members are participating and creating various outreach efforts to ensure an inventory of buyers and market current inventory of rehabbed homes.

LISC has been working with the Lead agency to provide technical assistance and training for all members.

Most Consortium Members have implemented their Section 3 plan and are actively creating economic opportunities for Section 3 individuals. The Consortium collectively has created 22 new jobs in this quarter and 106 jobs since being award NSP 2 funds

The total job creation breakdown since the start of the grant is as follows:

ASHTI (TX)- Hired or retained 8 professional positions.

CDCB (TX)- Hired or retained 30 trainees.

CPLC (AZ)- Hired or retained 19 professional positions.

CRHDC (CO)- Hired or retained 10 professional positions, 2 general laborers, 1 handyman, and 1 lawn care maintenance employee.

Del Norte (CO)- Hired or retained 7 professional positions, 4 construction laborers, 1 lawn care maintenance, 1 handyman, and 1 property stager.

NALCAB (TX)- Hired or retained 2 profession positions.

NEW (CA)- Hired or retained 13 professional positions.

Norris Square (PA)- Hired or retained 4 professionals.

TDS (TX)- Hired or retained 2 professional positions

Our consortium will continue to pursue the Section 3 regulations required by HUD. We also continue to explore various strategies to create as many economic opportunities as possible. It is important to note that we are still fine-tuning our job-tracking infrastructure. Even though we are proud of the progress we have made, we feel that the numbers reported are not truly indicative of the real economic development impact of NSP2. As we continue to evaluate our job tracking procedures, we feel that the numbers will increase. Furthermore, many of our consortium members are starting to surge into the rehabilitation of their NSP2 homes. Consequently, next quarter, we feel that the jobs created and retained will likely grow.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
300, Administration	\$1,700,103.15	\$13,710,713.30	\$6,495,408.93
310, Financing	\$34,164.00	\$9,336,469.70	\$58,470.00
320, Demolition	\$110,955.00	\$2,721,555.00	\$126,552.00
330, Land Banking	\$0.00	\$4,415,000.00	\$0.00
340, Redevelop	\$377,627.42	\$18,220,227.00	\$1,037,904.30
360, Aq&Rehab SF	\$9,130,387.58	\$72,953,168.00	\$44,241,871.03
380, Aq&Rehab MF	\$3,048,214.29	\$15,750,000.00	\$12,290,149.79
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 01-300 CPLC National Admin

Activity Title: CPLC National Admin

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

300

Project Title:

Administration

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2010

Benefit Type:

N/A

Completed Activity Actual End Date:

02/11/2013

National Objective:

N/A

Responsible Organization:

Chicanos Por La Causa, Inc.

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$4,495,666.52
Total CDBG Program Funds Budgeted	N/A	\$4,495,666.52
Program Funds Drawdown	\$537,314.57	\$2,078,715.79
Program Funds Obligated	\$537,314.57	\$2,078,715.79
Program Funds Expended	\$537,314.57	\$2,078,715.79
Chicanos Por La Causa, Inc.	\$537,314.57	\$2,078,715.79
Match Contributed	\$0.00	\$0.00
Program Income Received	\$550,177.94	\$550,177.94
Program Income Drawdown	\$114,065.19	\$114,065.19

Activity Description:

Oversight and Support of Consortium Member Activities including all auditing, monitoring, accounting and finance services. As lead member of the consortium, CPLC will provide ongoing monitoring of the activities of each consortium member. This monitoring will include desk procedures from data supplied by the consortium member to CPLC through our electronic portal designed to capture the daily activities of the consortium member as they progress through their projects. Monitoring will also include quarterly inspection of projects/homes currently in the pipeline. In addition, auditing random transactions on a quarterly basis will provide CPLC with the assurance that consortium members fully understand the NSP2 and CDBG guidelines and regulations and are implementing them accordingly. The use of CPLC's electronic portal will allow CPLC to process any payment requests from the consortium while still gathering the information required to report on DRGR's quarterly program reports. Monthly financial reports will be prepared for CPLC's management as well as each Consortium Member's management team for the progress achieved.

Location Description:

National Administration of NSP2 Grant

Activity Progress Narrative:

The Activity includes oversight and support of Consortium Member Activities including all auditing, monitoring, accounting and finance services. As lead member of the consortium, CPLC will provide ongoing monitoring of the activities of each consortium member. The monitoring will include quarterly risk assessments, desk reviews, and consortium member site visits. The Consortium member will supply CPLC NSP 2 program information using the CPLC Web Based Portal System. In addition, The National Association for Latino community Asset Builders (NALCAB) serves as a sub-recipient of CPLC. Under this agreement, NALCAB is charged with providing support services to CPLC and the 13 Consortium Partners under NSP 2. Several key deliverables have been identified and agreed upon between NALCAB and CPLC.

>The deliverables include: building a peer support model, creating strategic relationships, resource development, coordination of communications, fostering an environment of cohesiveness and consistency, identifying training needs, opportunities and public relations assistance.

>The primary responsibility for NALCAB has been to create, coordinate and manage the Peer Support Program. The Peer Support Program is critical in building cohesiveness and consistency amongst the Consortium Partners. NALCAB has developed a peer visitation model that facilitates the sharing of resources, exchange of information and identification of "Best Practices". NALCAB initiated the first round of site visits to each of the partner organizations which enabled the National Management Team to identify the strengths and weaknesses within the Consortium. As a result, second round visits were planned, and again, NALCAB took the lead in coordinating the visits for all participants, including our newly assigned Technical Assistance (TA) provider. The Local Initiatives Support Corporation (LISC) has been assigned to provide our Consortium with TA in support of our NSP2 grant and NALCAB continues to effectively manage this relationship. NALCAB has worked to establish a series of interactive webinars which have been facilitated by our LISC TA partners. Another, strategic relationship that NALCAB has helped develop, is with Self Help Federal Credit Union (SHFCU). SHFCU will be providing a flexible, affordable, and competitive first mortgage loan product for our NSP2 homebuyers. NALCAB has also taken the lead in securing additional resources to more closely monitor our Section 3 performance and compliance. NALCAB secured a grant from the Open Society Foundation to fund a new staff position, whose primary duties will be Section 3 outcomes and accountability. Communications, both internally and externally, continue to be a critical duty for NALCAB. Each week NALCAB collects important information and announcements which is then distributed via the "Weekly Communication" an e-mail blast that is shared with all NSP2 partners. This has been a great communication tool utilized within the Consortium since the beginning of the grant term. NALCAB has also been instrumental in engaging HUD National officials, by hosting them for our various gatherings conducted throughout the year. NALCAB is an important part of the NSP2 National Management Team, they work in unison with the CPLC Leaders to guide, direct and manage the NSP2 National Consortium

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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: 11-300 CPLC AZ Admin

Activity Title: CPLC AZ Admin

Activity Category:

Administration

Project Number:

300

Projected Start Date:

02/11/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

02/11/2013

Responsible Organization:

Chicanos Por La Causa, Inc.

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$2,283,875.78
Total CDBG Program Funds Budgeted	N/A	\$2,283,875.78
Program Funds Drawdown	\$352,014.32	\$1,426,552.51
Program Funds Obligated	\$352,014.32	\$1,426,552.51
Program Funds Expended	\$114,891.97	\$1,426,552.51
Chicanos Por La Causa, Inc.	\$114,891.97	\$1,426,552.51
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administration and Oversight of NSP2 eligible activities deployed in Arizona

Location Description:

Maricopa and Santa Cruz counties deployment of NSP2 funds
CPLC has experienced a continued decline in values in their approved census tracts since the approval of their original plan. CPLC has therefore adjusted their budgets to reflect lower anticipated acquisition costs for both their demolition and their landbanking acquisitions. In addition, CPLC expects to generate the majority of their soft second financing under activity B. Therefore budgets have been adjusted to allocate more monies in Activity B for the purpose of single and multifamily acquisitions. CPLC also introduced redevelopment in order to provide additional impact to neighborhoods by allowing for infill redevelopment.

Activity Progress Narrative:

Much of the administrative costs during this timeframe included hiring and training additional staff, developing policies and procedures to implement the NSP 2 program, and completing the necessary due diligence to acquire the properties. preparing information for Lead Agency and providing additional oversight of NSP2 eligible administrative activities.

Much of the administrative costs during this last quarter and up to this point in the grant include management, oversight, and coordination of the NSP 2 program. Administrative costs such as salaries, wages, and related costs of the Grantee's staff or other staff engaged are associated with this activity. Training staff, developing and implementing procedures are other costs allocated to this activity.

Grantees continue to:

Provide local officials and citizens with information about the program

Prepare and adjust program budgets and schedules

Develop interagency agreements and agreements with subrecipients and contractors to

carry out program activities

Monitor their program activities for progress and compliance with program requirements

Preparing reports and other documents related to the program for submission to lead agency

Attend trainings necessary to operate the NSP 2 program

Administrative services performed under third party contracts of agreements, including such services as general legal services, accounting services, and audit services

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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: 11-310 CPLC Financing LH25 REV

Activity Title: CPLC Financing LH25 REV

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

310

Project Title:

Financing

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Chicanos Por La Causa, Inc.

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$412,500.22
Total CDBG Program Funds Budgeted	N/A	\$412,500.22
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Homebuyers who qualify as 50% AMI and below will be eligible to access CPLC's NSP funds for down payment assistance, reasonable closing costs, principal reductions, and gap financing to qualify for private mortgage financing in the amount of \$15,000 and in the form of a deferred soft second forgivable loan. CPLC anticipates making approximately 25 zero interest second mortgages to prospective home buyers coming from CPLC's Housing Counseling program and referrals from other Housing Counseling agencies in our service areas. The second mortgage will be secured with a recorded Note and Deed of Trust.

Location Description:

Maricopa and Santa Cruz Counties

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/25	0/0	0/25	0
# Owner Households	0	0	0	0/25	0/0	0/25	0

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: 11-310 CPLC Financing LMMI

Activity Title: CPLC Financing LMMI

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

310

Project Title:

Financing

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Chicanos Por La Causa, Inc.

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$412,500.00
Total CDBG Program Funds Budgeted	N/A	\$412,500.00
Program Funds Drawdown	\$0.00	\$15,000.00
Program Funds Obligated	\$0.00	\$15,000.00
Program Funds Expended	\$0.00	\$45,000.00
Chicanos Por La Causa, Inc.	\$0.00	\$45,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$30,000.00	\$30,000.00

Activity Description:

Homebuyers who qualify as 51-120% AMI will be eligible to access CPLC's NSP funds for down payment assistance, reasonable closing costs, principal reductions, and gap financing to qualify for private mortgage financing in the amount of \$15,000 and in the form of a deferred soft second forgivable loan. CPLC anticipates making approximately 25 zero interest second mortgages to prospective home buyers coming from CPLC's Housing Counseling program and referrals from other Housing Counseling agencies in our service areas. The second mortgage will be secured with a recorded Note and Deed of Trust.

Location Description:

Maricopa and Santa Cruz counties Arizona

Activity Progress Narrative:

Homebuyers who qualify will be eligible to access agency funds for down payment assistance, reasonable closing costs, principal reductions, and gap financing to qualify for private mortgage financing in the form of a deferred soft second forgivable loan. The agency will make 0% interest second mortgages to prospective home buyers coming from housing counseling programs and referrals the agency works with. The second mortgage will be secured with a recorded Note and Deed of Trust.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	2/0	3/25	100.00
# Owner Households	0	0	0	1/0	2/0	3/25	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: 11-340 CPLC Redevelopment LMMI REV

Activity Title: CPLC Redevelopment SF LMMI REV

Activity Category:

Construction of new housing

Project Number:

340

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelop

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Chicanos Por La Causa, Inc.

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$250,000.00
Total CDBG Program Funds Budgeted	N/A	\$250,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

CPLC will redevelop 3 single family infill developments

Location Description:

Maricopa County

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/1
#Low flow toilets	0	0/1
#Low flow showerheads	0	0/1
#Units with bus/rail access	0	0/1
#Units exceeding Energy Star	0	0/1

This Report Period
Total

Cumulative Actual Total / Expected
Total

# of Housing Units	0	0/3
# of Singlefamily Units	0	0/3

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	0/0	0/3	0
# Owner Households	0	0	0	0/0	0/0	0/3	0
# Renter Households	0	0	0	0/0	0/0	0/0	0

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: 11-361 CPLC Rehab SF LH25

Activity Title: CPLC Rehab SF LH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

360

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aq&Rehab SF

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

02/11/2013

Responsible Organization:

Chicanos Por La Causa, Inc.

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$4,315,712.00
Total CDBG Program Funds Budgeted	N/A	\$4,315,712.00
Program Funds Drawdown	\$23,125.81	\$1,263,945.06
Program Funds Obligated	\$23,125.81	\$1,263,945.06
Program Funds Expended	\$23,125.81	\$1,263,945.06
Chicanos Por La Causa, Inc.	\$23,125.81	\$1,263,945.06
Match Contributed	\$0.00	\$0.00
Program Income Received	\$318,406.61	\$318,406.61
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

CPLC will acquire and rehab 92 units for households who incomes are 50% below AMI. 35 of the 92 unit will be rentals. 47 out of the 92 units acquired will be receive soft second financing within this activity. CPLC will inspect each unit and ascertain the need of rehabilitation work or if demolition is required. Although rehabilitation budgets will vary widely, this proposal assumes an average \$40,000 rehabilitation budget for Maricopa and \$30,000 for Santa Cruz. CPLC's construction manager for the area will oversee the rehabilitation process. CPLC requires each consortium member to enter property address in an electronic database to collect, manage and monitor all rehabilitation and redevelopment activities for each property acquired under NSP2.

Location Description:

Maricopa and Santa Cruz Counties Arizona

Activity Progress Narrative:

To evaluate NSP 2 program outcome, CPLC Research and Evaluation Department analyzes real estate market data provided by Altos Research quarterly. The Department measures change in home values, homeownership rates, property sales, and market values in each NSP 2 Target County and Zip Code. Overall, the outcome data analysis for Maricopa County demonstrated that single family homes' median market price increased from \$195,584 to \$200,460 in the last six months. In addition, real estate's price decrease slightly improved as the percentage decreased from .52% to .48%. On the other hand, no improvements were detected in the average days on market or homeownership rate. In regard to targeted zip codes' outcome assessment, the overall zip codes' analysis R&E performed demonstrated that single family homes' median market price has decreased from \$116,535 at the 1st quarter to \$112,792 at the end of the 3rd quarter. Also, the average days on market increased from 89 to 100. On the other hand, desired change was revealed in the remaining indicators. Median percent price decrease improved as the percent decreased from .51 to .45 and homeownership rate increased by 1.10%.

To date the following tasks have been completed by this consortium member:

Under NSP II Single-family Acquisition and Rehabilitation Strategy for Arizona, due diligence was performed on 200 single-family residential properties year-to-date. Between both counties, CPLC currently has acquired 111 homes; including 1 property donated by Chase Bank and a 400 unit MF property currently under rehab. The NSP II team has completed the Sale of 10 Homes; and have 3 homes on short term Lease/Purchase and 9 currently in escrow for re-sale

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	6	7/92
#Energy Star Replacement Windows	7	12/1
#Additional Attic/Roof Insulation	5	6/1
#Efficient AC added/replaced	3	4/1
#Replaced thermostats	5	6/1
#Replaced hot water heaters	2	3/1
#Light Fixtures (indoors) replaced	34	39/1
#Light fixtures (outdoors) replaced	11	15/1
#Refrigerators replaced	6	7/1
#Clothes washers replaced	0	0/1
#Dishwashers replaced	4	5/1
#Units with solar panels	0	0/1
#Low flow toilets	10	12/1
#Low flow showerheads	11	13/1
#Units with bus/rail access	0	0/1
#Units exceeding Energy Star	9	10/1
#Units \geq other green	0	0/1
# VLI Households (0-30% AMI)	1	1/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	6	7/92
# of Singlefamily Units	6	7/92

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	4	2	6	5/92	2/0	7/92	100.00
# Owner Households	3	1	4	4/92	1/0	5/92	100.00
# Renter Households	1	1	2	1/0	1/0	2/0	100.00

Activity Locations

Address	City	State	Zip
2112 W. Medlock Drive	Phoenix	NA	85015
6715 W. Sierra Street	Peoria	NA	85035
474 Aron Corte	Rio Rico	NA	85648

165 Camino San Xavier	Rio Rico	NA	85648
521 W. Wayland	Phoenix	NA	85041
908 W. St. Charles Avenue	Phoenix	NA	85041

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: 11-361 CPLC Rehab SF LMMI

Activity Title: CPLC Rehab SF LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

360

Project Title:

Aq&Rehab SF

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

02/11/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Chicanos Por La Causa, Inc.

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$8,612,136.17
Total CDBG Program Funds Budgeted	N/A	\$8,612,136.17
Program Funds Drawdown	\$2,817,790.51	\$7,337,245.55
Program Funds Obligated	\$2,631,856.24	\$7,337,245.55
Program Funds Expended	\$2,631,856.24	\$7,337,245.55
Chicanos Por La Causa, Inc.	\$2,631,856.24	\$7,337,245.55
Match Contributed	\$0.00	\$0.00
Program Income Received	\$468,667.26	\$552,471.80
Program Income Drawdown	\$193,113.47	\$379,047.74

Activity Description:

CPLC will acquire 141 eligible single family properties in Maricopa County (Phoenix) and Santa Cruz County (Nogales) at a significant discount through a partnership with Wells Fargo and Bank of America which allow CPLC to preview homes before they are placed in the MLS. 131 out of the 141 units acquired will be receive soft second financing within this activity. CPLC anticipates an average purchase price per unit of \$80,000 in Maricopa County and \$78,000 in Santa Cruz. A total of 85 single family units will be held for rent and the remaining will be sold.

CPLC will inspect each acquired unit and ascertain the need of rehabilitation work or if demolition is required. Although rehabilitation budgets will vary widely, this proposal assumes an average \$40,000 rehabilitation budget for Maricopa and \$30,000 for Santa Cruz. CPLC's construction manager for the area will oversee the rehabilitation process.

Location Description:

Maricopa and Santa Cruz Counties

Activity Progress Narrative:

To evaluate NSP 2 program outcome, CPLC Research and Evaluation Department analyzes real estate market data provided by Altos Research quarterly. The Department measures change in home values, homeownership rates, property sales, and market values in each NSP 2 Target County and Zip Code.

Overall, the outcome data analysis for Maricopa County demonstrated that single family homes' median market price increased from \$195,584 to \$200,460 in the last six months. In addition, real estate's price decrease slightly improved as the percentage decreased from .52% to .48%. On the other hand, no improvements were detected in the average days on market or homeownership rate.

In regard to targeted zip codes' outcome assessment, the overall zip codes' analysis R&E performed demonstrated that single family homes' median market price has decreased from \$116,535 at the 1st quarter to \$112,792 at the end of the 3rd quarter. Also, the average days on market increased from 89 to 100. On the other hand, desired change was revealed in the remaining indicators. Median percent price decrease improved as the percent decreased from .51

to .45 and homeownership rate increased by 1.10%.

To date the following tasks have been completed by this consortium member:

Under NSP II Single-family Acquisition and Rehabilitation Strategy for Arizona, due diligence was performed on 200 single-family residential properties year-to-date. Between both counties, CPLC currently has acquired 111 homes; including 1 property donated by Chase Bank and a 400 unit MF property currently under rehab. The NSP II team has completed the Sale of 10 Homes; and have 3 homes on short term Lease/Purchase and 9 currently in escrow for re-sale

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	5	5/141
#Energy Star Replacement Windows	6	6/1
#Additional Attic/Roof Insulation	2	2/1
#Efficient AC added/replaced	1	1/1
#Replaced thermostats	2	2/1
#Replaced hot water heaters	1	1/1
#Light Fixtures (indoors) replaced	26	26/1
#Light fixtures (outdoors) replaced	9	9/1
#Refrigerators replaced	4	4/1
#Clothes washers replaced	0	0/1
#Dishwashers replaced	1	1/1
#Units with solar panels	0	0/1
#Low flow toilets	4	4/1
#Low flow showerheads	8	8/1
#Units with bus/rail access	0	0/1
#Units exceeding Energy Star	6	6/1
#Units & other green	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	5	5/141
# of Singlefamily Units	5	5/141

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	5	5	0/0	7/0	7/141	100.00
# Owner Households	0	5	5	0/0	7/0	7/141	100.00
# Renter Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

Address	City	State	Zip
7124 N. 73rd Drive	glendale	NA	85303
9437 S. 1st Avenue	Phoenix	NA	85041
1078 Paseo Freno	Rio Rico	NA	85648

366 Paseo Enebro	Rio Rico	NA	85648
633 Camino Arviso	Rio Rico	NA	85648

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: 11-381a CPLC Rehab MF LH25

Activity Title: CPLC Rehab MF LH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

380

Project Title:

Aq&Rehab MF

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

02/11/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Chicanos Por La Causa, Inc.

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$8,400,000.00
Total CDBG Program Funds Budgeted	N/A	\$8,400,000.00
Program Funds Drawdown	\$176,171.00	\$6,826,171.00
Program Funds Obligated	\$176,171.00	\$6,826,171.00
Program Funds Expended	\$176,171.00	\$6,826,171.00
Chicanos Por La Causa, Inc.	\$176,171.00	\$6,826,171.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$5,309.51	\$92,311.85
Program Income Drawdown	\$185,379.82	\$185,379.82

Activity Description:

CPLC will purchase and rehabilitate 2 foreclosed multifamily communities with a minimum total of 525 units and hold them for rent. Total average cost of acquisition and rehab per unit will be approximately \$20,800. At a minimum 65% of the units will be held for rental to households earning 50% or less AMI.

Location Description:

Maricopa County in Arizona

Activity Progress Narrative:

To evaluate NSP 2 program outcome, CPLC Research and Evaluation Department analyzes real estate market data provided by Altos Research quarterly. The Department measures change in home values, homeownership rates, property sales, and market values in each NSP 2 Target County and Zip Code.

Overall, the outcome data analysis for Maricopa County demonstrated that single family homes' median market price increased from \$195,584 to \$200,460 in the last six months. In addition, real estate's price decrease slightly improved as the percentage decreased from .52% to .48%. On the other hand, no improvements were detected in the average days on market or homeownership rate.

In regard to targeted zip codes' outcome assessment, the overall zip codes' analysis R&E performed demonstrated that single family homes' median market price has decreased from \$116,535 at the 1st quarter to \$112,792 at the end of the 3rd quarter. Also, the average days on market increased from 89 to 100. On the other hand, desired change was revealed in the remaining indicators. Median percent price decrease improved as the percent decreased from .51 to .45 and homeownership rate increased by 1.10%.

To date the following tasks have been completed by this consortium member:

Under NSP II Single-family Acquisition and Rehabilitation Strategy for Arizona, due diligence was performed on 200 single-family residential properties year-to-date. Between both counties, CPLC currently has acquired 111 homes; including 1

property donated by Chase Bank and a 400 unit MF property currently under rehab.
 The NSP II team has completed the Sale of 10 Homes; and have 3 homes on short term Lease/Purchase and 9 currently in escrow for re-sale

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/2	
#Energy Star Replacement Windows	0		0/1	
#Additional Attic/Roof Insulation	0		0/1	
#Efficient AC added/replaced	0		0/1	
#Replaced thermostats	0		0/1	
#Replaced hot water heaters	0		0/1	
#Light Fixtures (indoors) replaced	0		0/1	
#Light fixtures (outdoors) replaced	0		0/1	
#Refrigerators replaced	0		0/1	
#Clothes washers replaced	0		0/1	
#Dishwashers replaced	0		0/1	
#Units with solar panels	0		0/1	
#Low flow toilets	0		0/1	
#Low flow showerheads	0		0/1	
#Units with bus/rail access	0		0/1	
#Units exceeding Energy Star	0		0/1	
#Units & other green	0		0/1	
# VLI Households (0-30% AMI)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/2	
# of Multifamily Units	0		0/2	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/525	0/0	0/525	0
# Renter Households	0	0	0	0/525	0/0	0/525	0

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: 11-381a CPLC Rehab MF LMMI

Activity Title: CPLC Rehab MF LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

380

Project Title:

Aq&Rehab MF

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

02/11/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Chicanos Por La Causa, Inc.

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$4,350,000.00
Total CDBG Program Funds Budgeted	N/A	\$4,350,000.00
Program Funds Drawdown	\$69,192.51	\$2,661,128.01
Program Funds Obligated	\$69,192.51	\$2,661,128.01
Program Funds Expended	\$69,192.51	\$2,661,128.01
Chicanos Por La Causa, Inc.	\$69,192.51	\$2,661,128.01
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$72,809.34	\$72,809.34

Activity Description:

CPLC will purchase and rehabilitate 2 foreclosed multifamily communities with a minimum total of 225 units and hold them for rent. Total average cost of acquisition and rehab per unit will be approximately \$20,800. At a minimum 35% of the units will be held for rental to households earning less than 120% AMI.

Location Description:

Maricopa County in Arizona

Activity Progress Narrative:

To evaluate NSP 2 program outcome, CPLC Research and Evaluation Department analyzes real estate market data provided by Altos Research quarterly. The Department measures change in home values, homeownership rates, property sales, and market values in each NSP 2 Target County and Zip Code.

Overall, the outcome data analysis for Maricopa County demonstrated that single family homes' median market price increased from \$195,584 to \$200,460 in the last six months. In addition, real estate's price decrease slightly improved as the percentage decreased from .52% to .48%. On the other hand, no improvements were detected in the average days on market or homeownership rate.

In regard to targeted zip codes' outcome assessment, the overall zip codes' analysis R&E performed demonstrated that single family homes' median market price has decreased from \$116,535 at the 1st quarter to \$112,792 at the end of the 3rd quarter. Also, the average days on market increased from 89 to 100. On the other hand, desired change was revealed in the remaining indicators. Median percent price decrease improved as the percent decreased from .51 to .45 and homeownership rate increased by 1.10%.

To date the following tasks have been completed by this consortium member:

Under NSP II Single-family Acquisition and Rehabilitation Strategy for Arizona, due diligence was performed on 200 single-

family residential properties year-to-date. Between both counties, CPLC currently has acquired 111 homes; including 1 property donated by Chase Bank and a 400 unit MF property currently under rehab. The NSP II team has completed the Sale of 10 Homes; and have 3 homes on short term Lease/Purchase and 9 currently in escrow for re-sale

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		1/1	
#Energy Star Replacement Windows	0		0/1	
#Additional Attic/Roof Insulation	0		0/1	
#Efficient AC added/replaced	0		0/1	
#Replaced thermostats	0		0/1	
#Replaced hot water heaters	0		0/1	
#Light Fixtures (indoors) replaced	0		0/1	
#Light fixtures (outdoors) replaced	0		0/1	
#Refrigerators replaced	0		0/1	
#Clothes washers replaced	0		0/1	
#Dishwashers replaced	0		0/1	
#Units with solar panels	0		0/1	
#Low flow toilets	0		0/1	
#Low flow showerheads	0		0/1	
#Units with bus/rail access	0		0/1	
#Units exceeding Energy Star	0		0/1	
#Units & other green	0		0/1	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/2	
# of Multifamily Units	0		0/2	

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	0/0	0/225	0
# Renter Households	0	0	0	0/0	0/0	0/225	0

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: 21-300 NEW Admin

Activity Title: NEW Admin

Activity Category:

Administration

Project Number:

300

Projected Start Date:

02/11/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/11/2010

Completed Activity Actual End Date:

02/10/2013

Responsible Organization:

New Economics For Women

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,718,355.96
Total CDBG Program Funds Budgeted	N/A	\$1,718,355.96
Program Funds Drawdown	\$270,257.98	\$987,354.75
Program Funds Obligated	\$270,257.98	\$987,354.75
Program Funds Expended	\$48,135.72	\$987,354.75
New Economics For Women	\$48,135.72	\$987,354.75
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administration and Oversight of NSP2 eligible activities in California

Location Description:

Los Angeles area deployment of NSP2 funds

NEW has found that acquisition costs in their approved census tracts are much higher than originally anticipated. NEW has, therefore, adjusted their budget to allow for larger impact through financing mechanisms under Activity A. Current financing mechanisms under Activity A will increase to 40 total homeowners assisted from the original budget of 10. This adjustment will also allow NEW to provide a higher level of subsidy to homeowners in order to make their homes affordable. NEW has also recognized the opportunity to create greater impact (especially for LH25 objectives) by focusing on redevelopment of multifamily units. Therefore, NEW has increased their redevelopment budget (for LH25) and increased their total production from 10 to 60 total units under redevelopment. Total single family homeownership has been adjusted to 75 from 100 units in order to compensate for the higher total development costs and to account for the adjustment of the single family budget. NEW anticipates creating 50 total soft second mechanisms under Activity B and E.

Activity Progress Narrative:

Much of the administrative costs during this timeframe included hiring and training additional staff, developing policies and procedures to implement the NSP 2 program, and completing the necessary due diligence to acquire the properties. preparing information for Lead Agency and providing additional oversight of NSP2 eligible administrative activities.

Much of the administrative costs during this last quarter and up to this point in the grant include management, oversight, and coordination of the NSP 2 program. Administrative costs such as salaries, wages, and related costs of the Grantee's staff or other staff engaged are associated with this activity. Training staff, developing and implementing procedures are other costs allocated to this activity.

Grantees continue to:

Provide local officials and citizens with information about the program

Prepare and adjust program budgets and schedules

Develop interagency agreements and agreements with subrecipients and contractors to carry out program activities

Monitor their program activities for progress and compliance with program requirements

Preparing reports and other documents related to the program for submission to lead agency

Attend trainings necessary to operate the NSP 2 program

Administrative services performed under third party contracts of agreements, including such services as general legal services, accounting services, and audit services

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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: 21-310 NEW Financing LMMI

Activity Title: NEW Financing LMMI

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

310

Project Title:

Financing

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

New Economics For Women

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$3,500,000.00
Total CDBG Program Funds Budgeted	N/A	\$3,500,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Provide down payment assistance for buyers with incomes under 120% of AMI. Soft second mortgages will be offered to cover closing costs and down payment for qualified properties. The amount made available to each purchaser will be based on the gap between what is necessary to qualify for a responsible first mortgage and what the buyer can afford, with a cap of 20 percent of the value of the property. Soft Seconds will have a 0 percent interest rate and repayment will be deferred until the title is transferred or the mortgage is refinanced. If the buyer stays in the home for 15 years or more, the second mortgage will be forgiven.

Location Description:

Areas of Los Angeles County and San Fernando Valley

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/40

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	0/40	0/40	0
# Owner Households	0	0	0	0/0	0/40	0/40	0

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: 21-340 Redevelopment LH25 Rev

Activity Title: 21-340 Redevelopment LH25

Activity Category:

Construction of new housing

Project Number:

340

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelop

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Chicanos Por La Causa, Inc.

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$4,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$4,000,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

New will identify blighted homes and redevelop those units to be rented as homes set aside for families whose incomes fall within the LH25 criteria.

Location Description:

Areas of Los Angeles County and San Fernando Valley

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# VLI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/60
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	0/60

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/60	0/0	0/60	0
# Owner Households	0	0	0	0/60	0/0	0/60	0

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: 21-361 NEW Rehab SF LH25

Activity Title: NEW Rehab SF LH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

360

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aq&Rehab SF

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

02/11/2013

Responsible Organization:

New Economics For Women

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$2,006,251.25
Total CDBG Program Funds Budgeted	N/A	\$2,006,251.25
Program Funds Drawdown	\$0.00	\$2,001,813.33
Program Funds Obligated	(\$3,122.12)	\$2,001,813.33
Program Funds Expended	(\$3,122.12)	\$2,001,813.33
New Economics For Women	(\$3,122.12)	\$2,001,813.33
Match Contributed	\$0.00	\$0.00
Program Income Received	\$161,262.64	\$509,692.94
Program Income Drawdown	\$0.00	\$3,122.12

Activity Description:

New Economics for Women will acquire 6 foreclosed-upon homes, (ii) Rehabilitate these homes in accordance with Enterprise's Green Single Family Rehabilitation Specifications, and (iii) Sell homes to qualified buyers earning 50% or below of Area Median Income (AMI)

Location Description:

Areas of Los Angeles County and San Fernando Valley

Activity Progress Narrative:

To evaluate NSP 2 program outcome, CPLC Research and Evaluation Department analyzes real estate market data provided by Altos Research quarterly. The Department measures change in home values, homeownership rates, property sales, and market values in each NSP 2 Target County and Zip Code.

Overall, outcome data analysis provided by Altos for Los Angeles County demonstrated that single family homes' median market price decreased from \$622,593 to \$520,350 in the last six months. In addition, no improvements were detected in the average days on market or percentage of price decrease. However, homeownership rate improved as it increased by 1.22%. In regard to targeted zip codes' outcome data analysis, the overall zip codes analysis R&E performed demonstrated that single family homes' median market price decreased from \$349,490 at the 1st quarter to \$342,077 at the end of the 3rd quarter. On the other hand, median days on market improved as the percent decreased from 96 to 92. Median percent price decrease remained the same, while homeownership rate decreased by .92%.

New Economics for Women (NEW) has acquired 39 properties totaling \$10.4 million. Nineteen properties are in escrow and two have sold. By the end of September all remaining 19 properties will be sold. Thirteen other properties are in being marketed and five more are in the rehabilitation stages. We continue to source properties through the open market by the various qualified brokers and we are also buying properties through NCST. All soft second financing documents have been reviewed and completed by the attorney. Due to challenges in obtaining FHA approval for the soft second program, NEW is relying strictly on portfolio products offered by banks. It appears that using another certified FHA group is not possible due to

NSP2 restrictions on the assignment of deeds.

NEW is close to funding on the first multifamily deal. The CPLC attorneys are reviewing the documents. Once the documents are approved by CPLC and the invoices are submitted NEW will begin drawing on \$1.5 million for the multifamily deals. NEW has also been approached by LAHD to participate in another multifamily housing deal which we are exploring.

To date the following tasks have been completed by this consortium member:

NEW has acquired 39 SF units. Nineteen offers have been accepted and the first two homes have been sold. NEW's soft second program, NEW CASA, has been approved by Wells Fargo, Citibank, Bank of America, Guild Mortgage, Chase Funding, GEM, Prospect, and Union Bank. NEW has conducted multiple 8-hour homebuyer education courses which have been attended by many households. The Section 3 plan has been completed and submitted to NALCAB. Updates are being made to the Section 3 plan. Our janitorial and maintenance company, SOCOS, has created four new jobs to date, related to NSP2 and which will help satisfy the Section 3 requirement.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	2		4/6	
#Energy Star Replacement Windows	11		11/1	
#Additional Attic/Roof Insulation	1		1/1	
#Efficient AC added/replaced	2		2/1	
#Replaced thermostats	0		0/1	
#Replaced hot water heaters	0		0/1	
#Light Fixtures (indoors) replaced	13		13/1	
#Light fixtures (outdoors) replaced	7		7/1	
#Refrigerators replaced	2		2/1	
#Clothes washers replaced	0		0/1	
#Dishwashers replaced	2		2/1	
#Units with solar panels	0		0/1	
#Low flow toilets	2		2/1	
#Low flow showerheads	1		1/1	
#Units with bus/rail access	0		0/1	
#Units exceeding Energy Star	0		0/1	
#Units \geq other green	1		1/1	
# VLI Households (0-30% AMI)	2		2/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	2		2/6	
# of Singlefamily Units	2		2/6	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	0	2	2/6	0/0	2/6	100.00
# Owner Households	2	0	2	2/6	0/0	2/6	100.00
# Renter Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

Address	City	State	Zip
9672 Rincon Avenue	Pacoima	NA	91331
13462 Raven Street	Sylmar	NA	91342

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: 21-361 NEW Rehab SF LMMI

Activity Title: NEW Rehab SF LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

360

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aq&Rehab SF

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

02/11/2013

Responsible Organization:

New Economics For Women

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$13,503,852.79
Total CDBG Program Funds Budgeted	N/A	\$13,503,852.79
Program Funds Drawdown	\$1,245,068.58	\$12,063,481.97
Program Funds Obligated	\$816,914.54	\$12,063,481.97
Program Funds Expended	\$816,914.54	\$12,063,481.97
New Economics For Women	\$816,914.54	\$12,063,481.97
Match Contributed	\$0.00	\$0.00
Program Income Received	\$912,390.82	\$1,216,808.41
Program Income Drawdown	\$75,426.60	\$503,580.64

Activity Description:

NEW will Acquire 74 foreclosed-upon homes, (ii) Rehabilitate these homes in accordance with Enterprise's Green Single Family Rehabilitation Specifications, and (iii) Sell homes to qualified buyers. NEW will provide down payment assistance to 50 households out of the 74 this agency plans to acquire.

Location Description:

Areas of Los Angeles County and San Fernando Valley

Activity Progress Narrative:

To evaluate NSP 2 program outcome, CPLC Research and Evaluation Department analyzes real estate market data provided by Altos Research quarterly. The Department measures change in home values, homeownership rates, property sales, and market values in each NSP 2 Target County and Zip Code.

Overall, outcome data analysis provided by Altos for Los Angeles County demonstrated that single family homes' median market price decreased from \$622,593 to \$520,350 in the last six months. In addition, no improvements were detected in the average days on market or percentage of price decrease. However, homeownership rate improved as it increased by 1.22%. In regard to targeted zip codes' outcome data analysis, the overall zip codes analysis R&E performed demonstrated that single family homes' median market price decreased from \$349,490 at the 1st quarter to \$342,077 at the end of the 3rd quarter. On the other hand, median days on market improved as the percent decreased from 96 to 92. Median percent price decrease remained the same, while homeownership rate decreased by .92%.

New Economics for Women (NEW) has acquired 39 properties totaling \$10.4 million. Nineteen properties are in escrow and two have sold. By the end of September all remaining 19 properties will be sold. Thirteen other properties are in being marketed and five more are in the rehabilitation stages. We continue to source properties through the open market by the various qualified brokers and we are also buying properties through NCST. All soft second financing documents have been reviewed and completed by the attorney. Due to challenges in obtaining FHA approval for the soft second program, NEW is relying strictly on portfolio products offered by banks. It appears that using another certified FHA group is not possible due to

NSP2 restrictions on the assignment of deeds.

NEW is close to funding on the first multifamily deal. The CPLC attorneys are reviewing the documents. Once the documents are approved by CPLC and the invoices are submitted NEW will begin drawing on \$1.5 million for the multifamily deals. NEW has also been approached by LAHD to participate in another multifamily housing deal which we are exploring.

To date the following tasks have been completed by this consortium member:

NEW has acquired 39 SF units. Nineteen offers have been accepted and the first two homes have been sold. NEW's soft second program, NEW CASA, has been approved by Wells Fargo, Citibank, Bank of America, Guild Mortgage, Chase Funding, GEM, Prospect, and Union Bank. NEW has conducted multiple 8-hour homebuyer education courses which have been attended by many households. The Section 3 plan has been completed and submitted to NALCAB. Updates are being made to the Section 3 plan. Our janitorial and maintenance company, SOCOS, has created four new jobs to date, related to NSP2 and which will help satisfy the Section 3 requirement.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	22/74

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	2/74
# of Singlefamily Units	2	2/74

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	2	0/0	2/50	2/50	100.00
# Owner Households	0	2	2	0/0	2/50	2/50	100.00

Activity Locations

Address	City	State	Zip
8001 Wisner Avenue	Panorama City	NA	91402
14836 Lashburn Street	Sylmar	NA	91342

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: 22-300 CHISPA Admin

Activity Title: CHISPA Admin

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

300

Project Title:

Administration

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

02/11/2013

National Objective:

N/A

Responsible Organization:

Community Housing Improvement Systems & Planning

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$244,601.28
Total CDBG Program Funds Budgeted	N/A	\$244,601.28
Program Funds Drawdown	\$64,151.64	\$123,970.70
Program Funds Obligated	\$64,151.64	\$123,970.70
Program Funds Expended	\$64,151.64	\$123,970.70
Community Housing Improvement Systems & Planning	\$64,151.64	\$123,970.70
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$2,516.62
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administration and Oversight of NSP2 eligible activities in California

Location Description:

San Francisco area deployment of NSP2 funds

CHISPA has found that due to a changing real estate market, their acquisition price points (and therefore total development costs), are significantly higher in their approved tracts than first anticipated. CHISPA anticipates producing 31 units of homeownership. 8 of these units will be earmarked as rentals. In addition, CHISPA will provide, under Activity B, approximately 23 soft second financing mechanisms.

Activity Progress Narrative:

Much of the administrative costs during this timeframe included hiring and training additional staff, developing policies and procedures to implement the NSP 2 program, and completing the necessary due diligence to acquire the properties. preparing information for Lead Agency and providing additional oversight of NSP2 eligible administrative activities.

Much of the administrative costs during this last quarter and up to this point in the grant include management, oversight, and coordination of the NSP 2 program. Administrative costs such as salaries, wages, and related costs of the Grantee's staff or other staff engaged are associated with this activity. Training staff, developing and implementing procedures are other costs allocated to this activity.

Grantees continue to:

Provide local officials and citizens with information about the program

Prepare and adjust program budgets and schedules

Develop interagency agreements and agreements with subrecipients and contractors to carry out program activities

Monitor their program activities for progress and compliance with program requirements

Preparing reports and other documents related to the program for submission to lead agency
Attend trainings necessary to operate the NSP 2 program
Administrative services performed under third party contracts of agreements, including such services as general legal services, accounting services, and audit services

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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: 22-361 CHISPA Rehab LMMI REV.

Activity Title: CHISPA Rehab SF LMMI REV

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

360

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aq&Rehab SF

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

02/11/2013

Responsible Organization:

Community Housing Improvement Systems & Planning

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$2,456,549.00
Total CDBG Program Funds Budgeted	N/A	\$2,456,549.00
Program Funds Drawdown	\$247,426.74	\$2,340,053.02
Program Funds Obligated	\$247,426.74	\$2,340,053.02
Program Funds Expended	\$247,426.74	\$2,340,053.02
Community Housing Improvement Systems & Planning	\$247,426.74	\$2,340,053.02
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

CHISPA will purchase, rehabilitate and sell 23 foreclosed homes over a three year period. An average of \$220,000 per unit has been budgeted, which includes the cost of acquisition and rehabilitation costs. CHISPA also plans to provide downpayment assistance to all of the 23 homes acquired.

Location Description:

The target area will include The cities of Salinas, Gonzales, Soledad, Greenfield, King City, Hollister in California.

Activity Progress Narrative:

To evaluate NSP 2 program outcome, CPLC Research and Evaluation Department (R&E) analyzes Real estate market data provided by Altos Research quarterly. The Department measures change in home values, homeownership rates, property sales, and market values in each NSP 2 Target County and Zip Code.

Overall, outcome data analysis for Monterey County provided by Altos Research demonstrated that single family homes' median market price decreased from \$621,838 to \$599,950 in the last six months. In addition, no improvements were detected in real estate's percent price decrease, homeownership rate, or average days on market.

In regard to targeted zip codes' outcome assessment, the overall zip codes' analysis R&E performed demonstrated that single family homes' median market price has decreased from \$250,435 to \$225,458 by the end of the 3rd quarter. Also, median days on market increased from 107 to 123 and median price decrease deteriorated as it decreased from .29% to .34%. On the other hand, homeownership rate improved as it increased by 9%.

To date the following tasks have been completed by this consortium member:

CHISPA has identified the first three properties that will be released.

CHISPA has acquired a total of 13 homes. Chispa has recently made an offer on a home in Gonzales, CA and the offer was accepted. Chispa is working towards disposition of the first property.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/23	
#Energy Star Replacement Windows	0		0/1	
#Additional Attic/Roof Insulation	0		0/1	
#Efficient AC added/replaced	0		0/1	
#Replaced thermostats	0		0/1	
#Replaced hot water heaters	0		0/1	
#Light Fixtures (indoors) replaced	0		0/1	
#Light fixtures (outdoors) replaced	0		0/1	
#Refrigerators replaced	0		0/1	
#Clothes washers replaced	0		0/1	
#Dishwashers replaced	0		0/1	
#Units with solar panels	0		0/1	
#Low flow toilets	0		0/1	
#Low flow showerheads	0		0/1	
#Units with bus/rail access	0		0/1	
#Units exceeding Energy Star	0		0/1	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/23	
# of Singlefamily Units	0		0/23	

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	0/0	0/23	0
# Owner Households	0	0	0	0/0	0/0	0/23	0
# Renter Households	0	0	0	0/0	0/0	0/0	0

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: 22-361 CHISPA Rehab SF LH25

Activity Title: CHISPA Rehab SF LH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

360

Project Title:

Aq&Rehab SF

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

02/11/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Community Housing Improvement Systems & Planning

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$818,850.00
Total CDBG Program Funds Budgeted	N/A	\$818,850.00
Program Funds Drawdown	\$166,802.70	\$166,802.70
Program Funds Obligated	\$166,802.70	\$166,802.70
Program Funds Expended	\$166,802.70	\$166,802.70
Community Housing Improvement Systems & Planning	\$166,802.70	\$166,802.70
Match Contributed	\$0.00	\$0.00
Program Income Received	\$13,915.90	\$13,915.90
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

CHISPA will purchase, rehabilitate and rent 8 foreclosed homes over a three year period. An average of \$220,000 per unit has been budgeted, which includes the cost of acquisition and rehabilitation costs. These rental homes will be set aside for LH 25 families. The target area will include The cities of Salinas, Gonzales, Soledad, Greenfield, King City, Hollister in California.

Location Description:

San Francisco California area

Activity Progress Narrative:

To evaluate NSP 2 program outcome, CPLC Research and Evaluation Department (R&E) analyzes Real estate market data provided by Altos Research quarterly. The Department measures change in home values, homeownership rates, property sales, and market values in each NSP 2 Target County and Zip Code.

Overall, outcome data analysis for Monterey County provided by Altos Research demonstrated that single family homes' median market price decreased from \$621,838 to \$599,950 in the last six months. In addition, no improvements were detected in real estate's percent price decrease, homeownership rate, or average days on market.

In regard to targeted zip codes' outcome assessment, the overall zip codes' analysis R&E performed demonstrated that single family homes' median market price has decreased from \$250,435 to \$225,458 by the end of the 3rd quarter. Also, median days on market increased from 107 to 123 and median price decrease deteriorated as it decreased from .29% to .34%. On the other hand, homeownership rate improved as it increased by 9%.

To date the following tasks have been completed by this consortium member:

CHISPA has identified the first three properties that will be released.

CHISPA has acquired a total of 13 homes. Chispa has recently made an offer on a home in Gonzales, CA and the offer was accepted. Chispa is working towards disposition of the first property.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/8	
#Energy Star Replacement Windows	0		0/1	
#Additional Attic/Roof Insulation	0		0/1	
#Efficient AC added/replaced	0		0/1	
#Replaced thermostats	0		0/1	
#Replaced hot water heaters	0		0/1	
#Light Fixtures (indoors) replaced	0		0/1	
#Light fixtures (outdoors) replaced	0		0/1	
#Refrigerators replaced	0		0/1	
#Clothes washers replaced	0		0/1	
#Dishwashers replaced	0		0/1	
#Units with solar panels	0		0/1	
#Low flow toilets	0		0/1	
#Low flow showerheads	0		0/1	
#Units with bus/rail access	0		0/1	
#Units exceeding Energy Star	0		0/1	
#Units deconstructed	0		0/1	
#Units & other green	0		0/1	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/8	
# of Singlefamily Units	0		0/8	

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	0/0	0/0	0
# Renter Households	0	0	0	0/0	0/0	0/0	0

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: 31-300 CRHDC Admin

Activity Title: CRHDC Admin

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

300

Project Title:

Administration

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

02/11/2013

National Objective:

N/A

Responsible Organization:

Community Resources & Housing Development

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$868,200.78
Total CDBG Program Funds Budgeted	N/A	\$868,200.78
Program Funds Drawdown	\$115,613.57	\$500,958.51
Program Funds Obligated	\$115,613.57	\$500,958.51
Program Funds Expended	\$115,613.57	\$500,958.51
Community Resources & Housing Development Corporation	\$115,613.57	\$500,958.51
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$37,622.18	\$37,622.18

Activity Description:

Administration and Oversight of NSP2 eligible activities in Colorado

Location Description:

Denver area deployment of NSP2 funds

CRHDC has experienced a substantial increase in total development cost of single family homes purchased from their original anticipated costs. In order to deliver the 104 units of homeownership, CHRDC has shifted more of their production to a resale strategy vs that of a rental strategy. This approach will allow CRHDC to maximize impact to their communities. Maintaining a rental model for the majority of NSP acquisitions would have resulted in significantly less production due to higher total development costs experienced in their approved census tracts. Additionally, CRHDC is able to generate homeownership assistance through Activity B which has allowed them to shift monies from Activity A to Activity B. CHRDC has now increased their total level of production to 120 units (from 104). Of the 120 units, 24 will be earmarked as rental units.

Activity Progress Narrative:

Much of the administrative costs during this timeframe included hiring and training additional staff, developing policies and procedures to implement the NSP 2 program, and completing the necessary due diligence to acquire the properties. preparing information for Lead Agency and providing additional oversight of NSP2 eligible administrative activities.

Much of the administrative costs during this last quarter and up to this point in the grant include management, oversight, and coordination of the NSP 2 program. Administrative costs such as salaries, wages, and related costs of the Grantee's staff or other staff engaged are associated with this activity. Training staff, developing and implementing procedures are other costs allocated to this activity.

Grantees continue to:

Provide local officials and citizens with information about the program
Prepare and adjust program budgets and schedules

Develop interagency agreements and agreements with subrecipients and contractors to carry out program activities
Monitor their program activities for progress and compliance with program requirements
Preparing reports and other documents related to the program for submission to lead agency
Attend trainings necessary to operate the NSP 2 program
Administrative services performed under third party contracts of agreements, including such services as general legal services, accounting services, and audit services

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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: 31-310 CRHDC Financing LH25

Activity Title: CRHDC Financing LH25

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

310

Project Title:

Financing

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Community Resources & Housing Development

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$354,425.00
Total CDBG Program Funds Budgeted	N/A	\$354,425.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This funding will expand CRHDC's existing program designed to stabilize communities that are in danger of destabilization due to an increase in foreclosed, vacant properties and associated or resulting conditions (such as property devaluation, population emigration, business closures, or difficulty in obtaining mortgage financing). The Learn, Earn, Own (LEO) Program purchases foreclosed properties, rehabs them, and places a household into the home under a lease-purchase contract. The household becomes mortgage-ready within 3 to 18 months and purchases the home. The result is an immediate reduction in vacancy, and a quick conversion from a rental neighborhood to a homeownership neighborhood. LEO Program participants are required to take 8 hours of financial literacy classes along with monthly individual credit counseling sessions. CRHDC's current program began in August 2008

CRHDC seeks to provide rehab loans through its affiliate CHE to prospective purchasers of foreclosed properties, structured as a second mortgage. All NSP2 rehab funds would be issued as non-interest bearing or low-interest second mortgage to assist the home buyer in purchasing the home. This model will be crucial for making homes affordable to household at or below 50% AMI.

Location Description:

CRHDC is targeting rural markets not served under the NSP1. CRHDC is working in these census tracts to retain traditionally high home ownership characteristic, build household assets, and improve the workforce economy. Areas in Southern Colorado would include Thornton, Westminster, Conejos County, Costilla County, Alamosa, Saguache, hayden, Walsenburg, and Monte Vista.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/24

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/24	0/0	0/24	0
# Owner Households	0	0	0	0/24	0/0	0/24	0

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: 31-310 CRHDC Financing LMMI

Activity Title: CRHDC Financing LMMI

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

310

Project Title:

Financing

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

02/11/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Community Resources & Housing Development

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,063,275.00
Total CDBG Program Funds Budgeted	N/A	\$1,063,275.00
Program Funds Drawdown	\$5,000.00	\$5,000.00
Program Funds Obligated	\$5,000.00	\$5,000.00
Program Funds Expended	\$5,000.00	\$5,000.00
Community Resources & Housing Development Corporation	\$5,000.00	\$5,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$5,000.00	\$5,000.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

CRHDC seeks to provide rehab loans through its affiliate CHE to prospective purchasers of foreclosed properties, structured as a second mortgage. All NSP2 rehab funds would be issued as non-interest bearing or low-interest second mortgage to assist the home buyer in purchasing the home.

Location Description:

CRHDC is targeting rural markets not served under the NSP1. CRHDC is working in these census tracts to retain traditionally high home ownership characteristic, build household assets, and improve the workforce economy. Areas in Southern Colorado would include Thornton, Westminster, Conejos County, Costilla County, Alamosa, Saguache, Hayden, Walsenburg, and Monte Vista.

Activity Progress Narrative:

Homebuyers who qualify will be eligible to access agency funds for down payment assistance, reasonable closing costs, principal reductions, and gap financing to qualify for private mortgage financing in the form of a deferred soft second forgivable loan. The agency will make 0% interest second mortgages to prospective home buyers coming from housing counseling programs and referrals the agency works with. The second mortgage will be secured with a recorded Note and Deed of Trust.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	3/48
# of Singlefamily Units	3	3/48

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	3	3	0/0	3/0	3/48	100.00
# Owner Households	0	3	3	0/0	3/0	3/48	100.00

Activity Locations

Address	City	State	Zip
1940 Rowena Street	Thornton	NA	80229
1014 7th Avenue	Monte Vista	NA	81144
2470 E. 90th	Thornton	NA	80229

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: 31-361 CRHDC Rehab SF LH25

Activity Title: CRHDC Rehab SF LH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

360

Project Title:

Aq&Rehab SF

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

02/11/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Community Resources & Housing Development

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$2,552,044.00
Total CDBG Program Funds Budgeted	N/A	\$2,552,044.00
Program Funds Drawdown	\$321,491.60	\$1,707,390.19
Program Funds Obligated	\$321,491.60	\$1,707,390.19
Program Funds Expended	\$321,491.60	\$1,707,390.19
Community Resources & Housing Development Corporation	\$321,491.60	\$1,707,390.19
Match Contributed	\$0.00	\$0.00
Program Income Received	\$258,729.80	\$327,031.89
Program Income Drawdown	\$29,223.00	\$29,223.00

Activity Description:

CRHDC is using NSP2 funds to acquire vacant foreclosed properties at an average of \$155,000 per home. Using leveraged funding, CRHDC will make \$15,000 - \$25,000 in repairs as well as \$5,000 - \$10,000 in energy efficiency upgrades per home. CRHDC is proposing the use of NSP2 funds to install energy efficient furnaces, windows, hot water heaters, and insulation. Upon sale of the units, CRHDC will use the proceeds to continue purchasing and rehabbing eligible properties for a total of 36 units. CRHDC will provide down payment assistance to 12 of the 36 homes acquired. CRHDC will acquire 36 units and 12 will become rentals. The 36 units acquired will target LH25 families.

Location Description:

CRHDC is targeting rural markets not served under the NSP1. CRHDC is working in these census tracts to retain traditionally high home ownership characteristic, build household assets, and improve the workforce economy. Areas in Southern Colorado would include Thornton, Westminster, Conejos County, Costilla County, Alamosa, Saguache, Hayden, Walsenburg, and Monte Vista.

Activity Progress Narrative:

To evaluate NSP 2 program outcome, CPLC Research and Evaluation Department analyzes real estate market data provided by Altos Research quarterly. The Department measures change in home values, homeownership rates, property sales, and market values in each NSP 2 Target County and Zip Code.

Overall, the outcome data analysis for Adams County demonstrated that single family homes' median market price decreased from \$186,680 to \$176,268 in the last six months. Also, no improvement was detected in the average days on market or homeownership rate. On the other hand, real estate's price decrease slightly improved as the percentage decreased from .47% to .42%. In regard to outcome evaluation for Targeted Zip Codes within Adams County, the overall zip codes' analysis R&E performed demonstrated that single family homes' median market price decreased from \$173,458 at the 1st quarter to \$158,573 at the end of the 3rd quarter. Also, the average days on market increased from 78 to 94. On the other hand, median percent price decrease improved as the percent decreased from .49 to .43.

In Jefferson County, overall median market price decreased from \$298,575 to \$277,487 and median days on market increased from 102 to 111. On the other hand, desired change in the remaining indicators was detected: Homeownership rate improved

as it increased by 22% and real estate's price decrease improved as the percentage slightly decreased from .51% to .42%. In regard to Targeted Zip Code outcome evaluation in Jefferson County, the overall analysis demonstrated that single family homes' median market price decreased from \$202,910 to 196,719. Also, the average days on market increased from 92 to 99. On the other hand, real estate price decrease improved as the percentage decreased from .51% to .38%.

To date the following tasks have been completed by this consortium member:

CRHDC have acquired 57 homes.

CRHDC currently has 21 homes listed for sale, six are sold and one is leased.

CRHDC currently have 13 homes under rehab

CRHDC Co-hosted an open house with the City of Arvada to show city officials and regional HUD representatives before and after homes. City Council members attended as well as the HUD Region VIII Director of Community Planning and Development LeRoy Brown and two other CPD representatives.

CRHDC sold two homes in September 2011 and have another 6 under contract

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		1/36	
#Energy Star Replacement Windows	0		4/1	
#Additional Attic/Roof Insulation	0		1/1	
#Efficient AC added/replaced	0		0/1	
#Replaced thermostats	0		1/1	
#Replaced hot water heaters	0		1/1	
#Light Fixtures (indoors) replaced	0		9/1	
#Light fixtures (outdoors) replaced	0		2/1	
#Refrigerators replaced	0		1/1	
#Clothes washers replaced	0		0/1	
#Dishwashers replaced	0		1/1	
#Units with solar panels	0		0/1	
#Low flow toilets	0		2/1	
#Low flow showerheads	0		2/1	
#Units with bus/rail access	0		1/1	
#Units exceeding Energy Star	0		0/1	
#Units & other green	0		0/1	
# VLI Households (0-30% AMI)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		1/36	
# of Singlefamily Units	0		1/36	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/24	0/0	1/24	100.00
# Owner Households	0	0	0	1/12	0/0	1/12	100.00
# Renter Households	0	0	0	0/12	0/0	0/12	0

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: 31-361 CRHDC Rehab SF LMMI

Activity Title: CRHDC Rehab SF LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

360

Project Title:

Aq&Rehab SF

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

02/11/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Community Resources & Housing Development

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$7,656,128.97
Total CDBG Program Funds Budgeted	N/A	\$7,656,128.97
Program Funds Drawdown	\$1,846,558.67	\$6,110,028.80
Program Funds Obligated	\$1,846,558.67	\$6,110,028.80
Program Funds Expended	\$1,846,558.67	\$6,110,028.80
Community Resources & Housing Development Corporation	\$1,846,558.67	\$6,110,028.80
Match Contributed	\$0.00	\$0.00
Program Income Received	\$171,747.56	\$228,676.44
Program Income Drawdown	\$57,499.20	\$57,499.20

Activity Description:

CRHDC proposes to acquire vacant foreclosed properties at an average of \$155,000 per home. Using leveraged funding, CRHDC will make \$15,000 - \$25,000 in repairs as well as \$5,000 - \$10,000 in energy efficiency upgrades per home. CRHDC is proposing the use of NSP2 funds to install energy efficient furnaces, windows, hot water heaters, and insulation. Upon sale of the units, CRHDC will use the proceeds to continue purchasing and rehabbing eligible properties for a total of 84 units. CRHDC will acquire 84 units and 12 will be designated as rentals. CRHDC will provide downpayment assistance to 12 of the 84 units acquired

Location Description:

Greater Denver area

Activity Progress Narrative:

To evaluate NSP 2 program outcome, CPLC Research and Evaluation Department analyzes real estate market data provided by Altos Research quarterly. The Department measures change in home values, homeownership rates, property sales, and market values in each NSP 2 Target County and Zip Code.

Overall, the outcome data analysis for Adams County demonstrated that single family homes' median market price decreased from \$186,680 to \$176,268 in the last six months. Also, no improvement was detected in the average days on market or homeownership rate. On the other hand, real estate's price decrease slightly improved as the percentage decreased from .47% to .42%. In regard to outcome evaluation for Targeted Zip Codes within Adams County, the overall zip codes' analysis R&E performed demonstrated that single family homes' median market price decreased from \$173,458 at the 1st quarter to \$158,573 at the end of the 3rd quarter. Also, the average days on market increased from 78 to 94. On the other hand, median percent price decrease improved as the percent decreased from .49 to .43.

In Jefferson County, overall median market price decreased from \$298,575 to \$277,487 and median days on market increased from 102 to 111. On the other hand, desired change in the remaining indicators was detected: Homeownership rate improved as it increased by 22% and real estate's price decrease improved as the percentage slightly decreased from .51% to .42%. In regard to Targeted Zip Code outcome evaluation in Jefferson County, the overall analysis demonstrated that single

family homes' median market price decreased from \$202,910 to 196,719. Also, the average days on market increased from 92 to 99. On the other hand, real estate price decrease improved as the percentage decreased from .51% to .38%. To date the following tasks have been completed by this consortium member:
 CRHDC have acquired 57 homes.
 CRHDC currently has 21 homes listed for sale, six are sold and one is leased.
 CRHDC currently have 13 homes under rehab
 CRHDC Co-hosted an open house with the City of Arvada to show city officials and regional HUD representatives before and after homes. City Council members attended as well as the HUD Region VIII Director of Community Planning and Development LeRoy Brown and two other CPD representatives.
 CRHDC sold two homes in September 2011 and have another 6 under contract

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	6/84
#Energy Star Replacement Windows	31	31/1
#Additional Attic/Roof Insulation	3	3/1
#Efficient AC added/replaced	0	0/1
#Replaced thermostats	3	3/1
#Replaced hot water heaters	3	3/1
#Light Fixtures (indoors) replaced	33	33/1
#Light fixtures (outdoors) replaced	9	9/1
#Refrigerators replaced	3	3/1
#Clothes washers replaced	0	0/1
#Dishwashers replaced	3	3/1
#Units with solar panels	0	0/1
#Low flow toilets	5	5/1
#Low flow showerheads	5	5/1
#Units with bus/rail access	3	3/1
#Units exceeding Energy Star	0	0/1
#Units w/ other green	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	3/84
# of Singlefamily Units	3	3/84

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	3	0/0	2/0	3/24	66.67
# Owner Households	0	2	3	0/0	2/0	3/12	66.67
# Renter Households	0	0	0	0/0	0/0	0/12	0

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: 33-300 DelNorte Admin

Activity Title: DelNorte Admin

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

300

Project Title:

Administration

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

02/11/2013

National Objective:

N/A

Responsible Organization:

Del Norte Neighborhood Development Corporation

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$713,196.18
Total CDBG Program Funds Budgeted	N/A	\$713,196.18
Program Funds Drawdown	\$11,842.01	\$195,122.41
Program Funds Obligated	\$11,842.01	\$195,122.41
Program Funds Expended	\$0.00	\$312,052.40
Del Norte Neighborhood Development Corporation	\$0.00	\$312,052.40
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$12,842.37	\$12,842.37

Activity Description:

Administration and Oversight of NSP2 eligible activities in Denver Colorado

Location Description:

Denver area deployment of NSP2 funds

Del Norte revised their plan in order to clarify several production numbers in the original DRGR plan. DelNorte will not be providing the number of Financing Mechanism as originally indicated in DRGR. Del Norte revised their budget to produce a total of 50 financing mechanisms under Activity A. They anticipate producing an additional 37 soft second mechanisms under Activity B or E. Del Norte, therefore, shifted some budget monies from Activity A to Activity B as more monies were required in Activity B in order to achieve the 135 units of homeownership they anticipate producing. Of those 135 units, 48 will be multifamily units.

Activity Progress Narrative:

Much of the administrative costs during this timeframe included hiring and training additional staff, developing policies and procedures to implement the NSP 2 program, and completing the necessary due diligence to acquire the properties. preparing information for Lead Agency and providing additional oversight of NSP2 eligible administrative activities.

Much of the administrative costs during this last quarter and up to this point in the grant include management, oversight, and coordination of the NSP 2 program. Administrative costs such as salaries, wages, and related costs of the Grantee's staff or other staff engaged are associated with this activity. Training staff, developing and implementing procedures are other costs allocated to this activity.

Grantees continue to:

Provide local officials and citizens with information about the program

Prepare and adjust program budgets and schedules

Develop interagency agreements and agreements with subrecipients and contractors to

carry out program activities

Monitor their program activities for progress and compliance with program requirements

Preparing reports and other documents related to the program for submission to lead agency

Attend trainings necessary to operate the NSP 2 program

Administrative services performed under third party contracts of agreements, including such services as general legal services, accounting services, and audit services

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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: 33-310 DelNorte Financing LH25

Activity Title: DelNorte Financing LH25

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

310

Project Title:

Financing

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

02/11/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Del Norte Neighborhood Development Corporation

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$275,000.00
Total CDBG Program Funds Budgeted	N/A	\$275,000.00
Program Funds Drawdown	\$25,000.00	\$34,306.00
Program Funds Obligated	\$25,000.00	\$34,306.00
Program Funds Expended	\$25,000.00	\$34,306.00
Del Norte Neighborhood Development Corporation	\$25,000.00	\$34,306.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

DEW anticipates making second mortgages averaging \$16,050 to 15 homebuyers to enable them to purchase rehabilitated homes. These loans will be due at title transfer and will be pro rata forgivable loans based on the chart below; they will accrue no interest. The second mortgages will be secured with a Note and recorded Deed of Trust.

Location Description:

These financing mechanisms will be offered in the following specially sub-targeted geographic areas comprised of the following census tracts in the West Denver: 0009.02; 0009.03; 0009.04; 0009.05; 0010.00; 0045.01; 0045.02; 0046.01 and 0046.02.

Activity Progress Narrative:

Homebuyers who qualify will be eligible to access agency funds for down payment assistance, reasonable closing costs, principal reductions, and gap financing to qualify for private mortgage financing in the form of a deferred soft second forgivable loan. The agency will make 0% interest second mortgages to prospective home buyers coming from housing counseling programs and referrals the agency works with. The second mortgage will be secured with a recorded Note and Deed of Trust.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/15
# of Singlefamily Units	0	1/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	0	2	2/15	0/0	3/15	66.67
# Owner Households	2	0	2	2/15	0/0	3/15	66.67

Activity Locations

Address	City	State	Zip
4290 Perth Circle	Denver	NA	80249
20020 Mitchell Circle	Denver	NA	80249

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: 33-310 DelNorte Financing LMMI

Activity Title: DelNorte Financing LMMI

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

310

Project Title:

Financing

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

02/11/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Del Norte Neighborhood Development Corporation

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$825,000.00
Total CDBG Program Funds Budgeted	N/A	\$825,000.00
Program Funds Drawdown	\$4,164.00	\$4,164.00
Program Funds Obligated	\$4,164.00	\$4,164.00
Program Funds Expended	\$4,164.00	\$4,164.00
Del Norte Neighborhood Development Corporation	\$4,164.00	\$4,164.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

DEW anticipates making second mortgages averaging \$16,050 to 35 homebuyers to enable them to purchase rehabilitated homes. These loans will be due at title transfer and will be pro rata forgivable loans based on the chart below; they will accrue no interest. The second mortgages will be secured with a Note and recorded Deed of Trust.

Location Description:

These financing mechanisms will be offered in the following specially sub-targeted geographic areas comprised of the following census tracts in the West Denver: 0009.02; 0009.03; 0009.04; 0009.05; 0010.00; 0045.01; 0045.02; 0046.01 and 0046.02.

Activity Progress Narrative:

Homebuyers who qualify will be eligible to access agency funds for down payment assistance, reasonable closing costs, principal reductions, and gap financing to qualify for private mortgage financing in the form of a deferred soft second forgivable loan. The agency will make 0% interest second mortgages to prospective home buyers coming from housing counseling programs and referrals the agency works with. The second mortgage will be secured with a recorded Note and Deed of Trust.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/35

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	2	0/0	2/0	2/35	100.00
# Owner Households	0	2	2	0/0	2/0	2/35	100.00

Activity Locations

Address	City	State	Zip
21354 E. 51st Avenue	Denver	NA	80249
12940 E. 50th Avenue	Denver	NA	80239

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: 33-320 DelNorte Demo LMMI

Activity Title: DelNorte Demo LMMI

Activity Category:

Clearance and Demolition

Project Number:

320

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Del Norte Neighborhood Development Corporation

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$150,000.00
Total CDBG Program Funds Budgeted	N/A	\$150,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

DEW will demolish only as a last-resort for mitigating the effects of foreclosures and vacancies blighting neighborhoods. Demolition and rebuilding new construction on these sites at a higher density looks to be the best option in order to stabilize and improve values in West Denver, forestalling value depreciation pressures on nearby properties.

Location Description:

Greater Denver Area

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/15

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/15

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	0/0	0/15	0

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: 33-340 DeINorte Redev LMMI

Activity Title: DeINorte Redev LMMI

Activity Category:

Construction of new housing

Project Number:

340

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelop

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Del Norte Neighborhood Development Corporation

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,159,244.00
Total CDBG Program Funds Budgeted	N/A	\$1,159,244.00
Program Funds Drawdown	\$213,191.62	\$213,191.62
Program Funds Obligated	\$213,191.62	\$213,191.62
Program Funds Expended	\$213,191.62	\$213,191.62
Del Norte Neighborhood Development Corporation	\$213,191.62	\$213,191.62
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

DEW expects to redevelop vacant and blighted properties that have been demolished in Southwest Denver. Homes there are generally less than 800 square feet but are located on very large lots. The plan is to take the 15 demolished sites and rebuild at a higher density for a total of at least 30 units for sale or lease/purchase. This would include 15 duplexes, 10 triplexes or a multifamily development.

Location Description:

Greater Denver Area

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/1
#Low flow toilets	0	0/1
#Low flow showerheads	0	0/1
#Units with bus/rail access	0	0/1
#Units exceeding Energy Star	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/26
# of Multifamily Units	0	0/1
# of Singlefamily Units	0	0/25

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	0/0	0/30	0
# Owner Households	0	0	0	0/0	0/0	0/30	0
# Renter Households	0	0	0	0/0	0/0	0/0	0

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: 33-361 DelNorte Rehab SF LH25

Activity Title: DelNorte Rehab SF LH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

360

Project Title:

Aq&Rehab SF

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

02/11/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Del Norte Neighborhood Development Corporation

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,441,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,441,000.00
Program Funds Drawdown	\$491,287.97	\$1,406,055.55
Program Funds Obligated	\$491,287.97	\$1,406,055.55
Program Funds Expended	\$491,287.97	\$1,406,055.55
Del Norte Neighborhood Development Corporation	\$491,287.97	\$1,406,055.55
Match Contributed	\$0.00	\$0.00
Program Income Received	\$143,252.50	\$143,252.50
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Del Norte will target the Denver Colorado area. Members of the DEW believe the most effective use of NSP2 funds will be to focus in critical areas where dollars invested will spur additional private development or stabilize marginal blocks including projects that serve as neighborhood catalyst opportunities that border highly impacted areas.

Del Norte anticipates its average purchase price per unit of \$102,000. Units will be sold for \$142,000 on average (although this will vary significantly based on the neighborhood). The difference between the unit development costs and the sales price will be made up with second mortgages plus the NSP2 subsidy write-down. Units will be sold and will be made available through a lease purchase arrangement.

Rehabilitation budgets will vary widely, for the purposes of discussion, this proposal assumes a \$25,000 rehabilitation budget plus a 15% rehabilitation contingency of \$3,750.

Location Description:

Greater Denver Colorado Area

Activity Progress Narrative:

To evaluate NSP 2 program outcome, CPLC Research and Evaluation Department analyzes real estate market data provided by Altos Research quarterly. The Department measures change in home values, homeownership rates, property sales, and market values in each NSP 2 Target County and Zip Code.

Overall, the outcome data analysis for Denver County demonstrated that single family homes' median market price increased from \$272,971 to \$274,306.77 in the last six months. In addition, homeownership rate increased by 11% and real estate's price decrease slightly improved as the percentage decreased from .50% to .42%. On the other hand, no improvements were detected in the average days on market.

In regard to targeted zip codes' outcome assessment, the overall zip codes' analysis R&E performed demonstrated that single family homes' median market price increased from \$174,780 at the 1st quarter to \$176,311 at the end of the 3rd quarter. Also, median percent price decrease improved as the percentage decreased from .49% to .40%. On the other hand, undesirable results were revealed. The average days on market increased from 90 to 95 and homeownership

rate decreased by 1.69%.

To date the following tasks have been completed by this consortium member:

- Del Norte has acquired 33 homes, a 48 unit MF property, and sold 8 SF homes
 - Del Norte completed rehab on two more properties. These properties have been inspected and are under contract with income qualified buyers and scheduled to close in mid-September. A third house, still under rehabilitation, is under contract with a family at 48% AMI and scheduled to close on October 11, 2011.
 - Del Norte has an 8 unit building under contract.
 - September meetings scheduled with the developers to work on Section 3 documentation.
 - The last of the four Del Norte houses will be rehab complete at the end of September.
- Completing inspections for the multi-family property

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	4		4/34	
#Energy Star Replacement Windows	8		8/1	
#Additional Attic/Roof Insulation	1		1/1	
#Efficient AC added/replaced	0		0/1	
#Replaced thermostats	0		0/1	
#Replaced hot water heaters	2		2/1	
#Light Fixtures (indoors) replaced	24		24/1	
#Light fixtures (outdoors) replaced	0		0/1	
#Refrigerators replaced	4		4/1	
#Clothes washers replaced	2		2/1	
#Dishwashers replaced	2		2/1	
#Units with solar panels	0		0/1	
#Low flow toilets	7		7/1	
#Low flow showerheads	0		0/1	
#Units with bus/rail access	2		2/1	
#Units exceeding Energy Star	0		0/1	
#Units w/ other green	0		0/1	
# VLI Households (0-30% AMI)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	4		4/34	
# of Multifamily Units	0		0/27	
# of Singlefamily Units	4		4/7	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	4	0	4	4/34	0/0	4/34	100.00
# Owner Households	4	0	4	4/7	0/0	4/7	100.00
# Renter Households	0	0	0	0/27	0/0	0/27	0

Activity Locations

Address	City	State	Zip
5284 Fairplay Street	Denver	NA	80239
818 s shoshone Street	Denver	NA	80233
14570 Andrews Drive	Denver	NA	80249
18635 E. Chaffee Place	Denver	NA	80249

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: 33-361 DelNorte Rehab SF LMMI

Activity Title: DelNorte Rehab SF LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

360

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aq&Rehab SF

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

02/11/2013

Responsible Organization:

Del Norte Neighborhood Development Corporation

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$2,200,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,200,000.00
Program Funds Drawdown	\$34,758.74	\$2,151,499.35
Program Funds Obligated	\$34,758.74	\$2,151,499.35
Program Funds Expended	\$34,758.74	\$2,151,499.35
Del Norte Neighborhood Development Corporation	\$34,758.74	\$2,151,499.35
Match Contributed	\$0.00	\$0.00
Program Income Received	\$1,515.21	\$713,505.30
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Del Norte will target the Denver Colorado area.

Del Norte anticipates its average purchase price per unit of \$102,000. Units will be sold for \$142,000 on average (although this will vary significantly based on the neighborhood). The difference between the unit development costs and the sales price will be made up with second mortgages (discussed above) plus the NSP2 subsidy write-down. Units will be sold and will be made available through a lease purchase arrangement.

Rehabilitation budgets will vary widely, for the purposes of discussion, this proposal assumes a \$25,000 rehabilitation budget plus a 15% rehabilitation contingency of \$3,750.

Location Description:

Greater Denver Colorado Area

Activity Progress Narrative:

To evaluate NSP 2 program outcome, CPLC Research and Evaluation Department analyzes real estate market data provided by Altos Research quarterly. The Department measures change in home values, homeownership rates, property sales, and market values in each NSP 2 Target County and Zip Code.

Overall, the outcome data analysis for Denver County demonstrated that single family homes' median market price increased from \$272,971 to \$274,306.77 in the last six months. In addition, homeownership rate increased by 11% and real estate's price decrease slightly improved as the percentage decreased from .50% to .42%. On the other hand, no improvements were detected in the average days on market.

In regard to targeted zip codes' outcome assessment, the overall zip codes' analysis R&E performed demonstrated that single family homes' median market price increased from \$174,780 at the 1st quarter to \$176,311 at the end of the 3rd quarter. Also, median percent price decrease improved as the percentage decreased from .49% to .40%. On the other hand, undesirable results were revealed. The average days on market increased from 90 to 95 and homeownership

rate decreased by 1.69%.

To date the following tasks have been completed by this consortium member:

- Del Norte has acquired 33 homes, a 48 unit MF property, and sold 8 SF homes
 - Del Norte completed rehab on two more properties. These properties have been inspected and are under contract with income qualified buyers and scheduled to close in mid-September. A third house, still under rehabilitation, is under contract with a family at 48% AMI and scheduled to close on October 11, 2011.
 - Del Norte has an 8 unit building under contract.
 - September meetings scheduled with the developers to work on Section 3 documentation.
 - The last of the four Del Norte houses will be rehab complete at the end of September.
- Completing inspections for the multi-family property

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	5		10/101	
#Energy Star Replacement Windows	28		33/1	
#Additional Attic/Roof Insulation	1		4/1	
#Efficient AC added/replaced	2		2/1	
#Replaced thermostats	1		2/1	
#Replaced hot water heaters	2		3/1	
#Light Fixtures (indoors) replaced	4		10/1	
#Light fixtures (outdoors) replaced	6		6/1	
#Refrigerators replaced	4		8/1	
#Clothes washers replaced	4		4/1	
#Dishwashers replaced	4		7/1	
#Units with solar panels	0		0/1	
#Low flow toilets	5		16/1	
#Low flow showerheads	4		4/1	
#Units with bus/rail access	3		3/1	
#Units exceeding Energy Star	0		0/1	
#Units ζ other green	0		0/1	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	5		10/101	
# of Multifamily Units	0		0/20	
# of Singlefamily Units	5		10/81	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	5	0/0	4/0	10/101	40.00
# Owner Households	0	0	5	0/0	4/0	10/81	40.00
# Renter Households	0	0	0	0/0	0/0	0/20	0

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: 33-380 Del Norte MF LH25

Activity Title: Del Norte Rehab MF LH25

Activity Category:

Acquisition - general

Project Number:

380

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aq&Rehab MF

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

02/11/2013

Responsible Organization:

Chicanos Por La Causa, Inc.

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,680,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,680,000.00
Program Funds Drawdown	\$1,569,596.44	\$1,569,596.44
Program Funds Obligated	\$1,569,596.44	\$1,569,596.44
Program Funds Expended	\$1,569,596.44	\$1,569,596.44
Chicanos Por La Causa, Inc.	\$1,569,596.44	\$1,569,596.44
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Del Norte will purchase and rehabilitate 1 foreclosed 48 unit multifamily community hold them for rent. At a minimum 56% of the units will be held for rental to households earning 50% or less AML.

Location Description:

Denver, CO

Activity Progress Narrative:

To evaluate NSP 2 program outcome, CPLC Research and Evaluation Department analyzes real estate market data provided by Altos Research quarterly. The Department measures change in home values, homeownership rates, property sales, and market values in each NSP 2 Target County and Zip Code.

Overall, the outcome data analysis for Denver County demonstrated that single family homes' median market price increased from \$272,971 to \$274,306.77 in the last six months. In addition, homeownership rate increased by 11% and real estate's price decrease slightly improved as the percentage decreased from .50% to .42%. On the other hand, no improvements were detected in the average days on market.

In regard to targeted zip codes' outcome assessment, the overall zip codes' analysis R&E performed demonstrated that single family homes' median market price increased from \$174,780 at the 1st quarter to \$176,311 at the end of the 3rd quarter. Also, median percent price decrease improved as the percentage decreased from .49% to .40%. On the other hand, undesirable results were revealed. The average days on market increased from 90 to 95 and homeownership rate decreased by 1.69%.

To date the following tasks have been completed by this consortium member:

- Del Norte has acquired 33 homes, a 48 unit MF property, and sold 8 SF homes
- Del Norte completed rehab on two more properties. These properties have been inspected and are under contract with income qualified buyers and scheduled to close in mid-September. A third house, still under rehabilitation, is under contract

with a family at 48% AMI and scheduled to close on October 11, 2011.

- Del Norte has an 8 unit building under contract.
- September meetings scheduled with the developers to work on Section 3 documentation.
- The last of the four Del Norte houses will be rehab complete at the end of September.

Completing inspections for the multi-family property

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/1	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/1	
# of Multifamily Units	0		0/1	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/1	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/27	0
# Renter Households	0	0	0	0/0	0/0	0/27	0

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: 33-380 Del Norte Rehab MF LMMI

Activity Title: Del Norte Rehab MF LMMI

Activity Category:

Acquisition - general

Project Number:

380

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aq&Rehab MF

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

02/11/2013

Responsible Organization:

Chicanos Por La Causa, Inc.

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,320,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,320,000.00
Program Funds Drawdown	\$1,233,254.34	\$1,233,254.34
Program Funds Obligated	\$1,233,254.34	\$1,233,254.34
Program Funds Expended	\$1,233,254.34	\$1,233,254.34
Chicanos Por La Causa, Inc.	\$1,233,254.34	\$1,233,254.34
Match Contributed	\$0.00	\$0.00
Program Income Received	\$207,300.41	\$207,300.41
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Del Norte will purchase and rehabilitate 1 foreclosed 48 unit multifamily community hold them for rent. At a minimum 44% of the units will be held for rental to households earning above 50% AMI.

Location Description:

Denver, CO

Activity Progress Narrative:

To evaluate NSP 2 program outcome, CPLC Research and Evaluation Department analyzes real estate market data provided by Altos Research quarterly. The Department measures change in home values, homeownership rates, property sales, and market values in each NSP 2 Target County and Zip Code.

Overall, the outcome data analysis for Denver County demonstrated that single family homes' median market price increased from \$272,971 to \$274,306.77 in the last six months. In addition, homeownership rate increased by 11% and real estate's price decrease slightly improved as the percentage decreased from .50% to .42%. On the other hand, no improvements were detected in the average days on market.

In regard to targeted zip codes' outcome assessment, the overall zip codes' analysis R&E performed demonstrated that single family homes' median market price increased from \$174,780 at the 1st quarter to \$176,311 at the end of the 3rd quarter. Also, median percent price decrease improved as the percentage decreased from .49% to .40%. On the other hand, undesirable results were revealed. The average days on market increased from 90 to 95 and homeownership rate decreased by 1.69%.

To date the following tasks have been completed by this consortium member:

- Del Norte has acquired 33 homes, a 48 unit MF property, and sold 8 SF homes
- Del Norte completed rehab on two more properties. These properties have been inspected and are under contract with income qualified buyers and scheduled to close in mid-September. A third house, still under rehabilitation, is under contract

with a family at 48% AMI and scheduled to close on October 11, 2011.

- Del Norte has an 8 unit building under contract.
- September meetings scheduled with the developers to work on Section 3 documentation.
- The last of the four Del Norte houses will be rehab complete at the end of September.

Completing inspections for the multi-family property

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/1	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/1	
# of Multifamily Units	0		0/1	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/1	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/21	0
# Renter Households	0	0	0	0/0	0/0	0/21	0

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: 34-300 CDCB Admin

Activity Title: CDCB Admin

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

300

Project Title:

Administration

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

02/11/2013

National Objective:

N/A

Responsible Organization:

Community Development Corporation of Brownsville

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$309,226.05
Total CDBG Program Funds Budgeted	N/A	\$309,226.05
Program Funds Drawdown	\$53,600.21	\$88,806.42
Program Funds Obligated	\$53,600.21	\$88,806.42
Program Funds Expended	\$53,600.21	\$88,806.42
Community Development Corporation of Brownsville	\$53,600.21	\$88,806.42
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administration and Oversight of NS2 eligible activities

Location Description:

Brownsville area deployment of NSP2 funds

CDCB has found it increasingly challenging to acquire single family homes in their approved census tracts. However, they have a number of single family lots that are available to redevelop into single family homes. Thus, CDCB will attain their 44 units of homeownership by creating 30 housing opportunities through redevelopment activities. CDCB will create 44 financing mechanisms through the carryback of notes (ie.. mortgages) for their 14 units of single family resale and for their 30 units of single family resale under redevelopment.

Activity Progress Narrative:

Much of the administrative costs during this timeframe included hiring and training additional staff, developing policies and procedures to implement the NSP 2 program, and completing the necessary due diligence to acquire the properties. preparing information for Lead Agency and providing additional oversight of NSP2 eligible administrative activities.

Much of the administrative costs during this last quarter and up to this point in the grant include management, oversight, and coordination of the NSP 2 program. Administrative costs such as salaries, wages, and related costs of the Grantee's staff or other staff engaged are associated with this activity. Training staff, developing and implementing procedures are other costs allocated to this activity.

Grantees continue to:

Provide local officials and citizens with information about the program

Prepare and adjust program budgets and schedules

Develop interagency agreements and agreements with subrecipients and contractors to carry out program activities

Monitor their program activities for progress and compliance with program requirements
Preparing reports and other documents related to the program for submission to lead agency
Attend trainings necessary to operate the NSP 2 program
Administrative services performed under third party contracts of agreements, including such services as general legal services, accounting services, and audit services

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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: 34-340 CDCB Redevelopment LH25 REV

Activity Title: CDCB Redevelopment SF LH25

Activity Category:

Construction of new housing

Project Number:

340

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelop

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Chicanos Por La Causa, Inc.

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$3,015,773.95
Total CDBG Program Funds Budgeted	N/A	\$3,015,773.95
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

CDCB will attain their 44 units of homeownership by creating 30 housing opportunities through redevelopment activities. CDCB will purchase vacant property for redevelopment

Location Description:

Brownsville Texas area

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/1
#Low flow toilets	0	0/1
#Low flow showerheads	0	0/1
#Units with bus/rail access	0	0/1
#Units exceeding Energy Star	0	0/1
#Units & other green	0	0/1
# VLI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/30
# of Singlefamily Units	0	0/30

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/30	0/0	0/30	0
# Owner Households	0	0	0	0/30	0/0	0/30	0
# Renter Households	0	0	0	0/0	0/0	0/0	0

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: 34-361 CDCB Rehab SF LH25

Activity Title: CDCB Rehab SF LH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

360

Project Title:

Aq&Rehab SF

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

02/11/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Community Development Corporation of Brownsville

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,125,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,125,000.00
Program Funds Drawdown	\$158,231.60	\$1,006,570.98
Program Funds Obligated	\$158,231.60	\$1,006,570.98
Program Funds Expended	\$158,231.60	\$1,006,570.98
Community Development Corporation of Brownsville	\$158,231.60	\$1,006,570.98
Match Contributed	\$0.00	\$0.00
Program Income Received	\$591.00	\$591.00
Program Income Drawdown	\$66,735.89	\$66,735.89

Activity Description:

CDCB will acquire 14 abandoned or foreclosed homes at a significant discount through a partnership with The National Community Stabilization Trust. The average anticipated price of acquisition will just under \$38,000. CDCB will provide down payment assistance to the 44 homes acquired in this activity and Redevelopment Activity. CDCB will inspect each acquired unit developing a scope of work. That work write will be used to solicit bids to complete the rehabilitation work. CDCB's construction manager will oversee the rehabilitation making certain that the property is completely up to codes. Rehab costs will be approximately \$55,000.

Location Description:

Brownsville Texas area

Activity Progress Narrative:

To evaluate NSP 2 program outcome, CPLC Research and Evaluation Department analyzes real estate market data provided by Altos Research quarterly. Unfortunately Altos Research was not able to provide data for this consortium member's area. To date CDCB has purchased 13 Homes for rehab, Rehabbed 12 homes, Disposed of 5 homes and will start awarding bids to contractors working on the Redevelopment Project.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	6/14
#Energy Star Replacement Windows	0	0/1
#Additional Attic/Roof Insulation	0	0/1

#High efficiency heating plants	0	0/1
#Efficient AC added/replaced	0	0/1
#Replaced thermostats	0	0/1
#Replaced hot water heaters	0	1/1
#Light Fixtures (indoors) replaced	1	22/1
#Light fixtures (outdoors) replaced	2	2/1
#Refrigerators replaced	0	0/1
#Clothes washers replaced	0	0/1
#Dishwashers replaced	0	0/1
#Units with solar panels	0	0/1
#Low flow toilets	0	0/1
#Low flow showerheads	0	0/1
#Units with bus/rail access	0	0/1
#Units exceeding Energy Star	0	0/1
#Units & other green	0	0/1
# VLI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	5/14
# of Singlefamily Units	2	5/14

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	3	0	3	6/14	0/0	6/14	100.00
# Owner Households	3	0	3	6/14	0/0	6/14	100.00
# Renter Households	0	0	0	0/0	0/0	0/0	0

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: 41-300 TRP Admin

Activity Title: TRP Admin

Activity Category:

Administration

Project Number:

300

Projected Start Date:

02/11/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

02/11/2013

Responsible Organization:

The Resurrection Project

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$963,498.62
Total CDBG Program Funds Budgeted	N/A	\$963,498.62
Program Funds Drawdown	\$59,701.45	\$182,974.97
Program Funds Obligated	\$59,701.45	\$182,974.97
Program Funds Expended	\$59,701.45	\$182,974.97
The Resurrection Project	\$59,701.45	\$182,974.97
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administration and Oversight of NSP2 eligible activities

Location Description:

Chicago area deployment of NSP2 funds

TRP has experienced two market dynamics that have made it very challenging to produce 70 single family homeownership units. First the number of foreclosed properties have dwindled in their specific census tracts; second, the units that have appeared on the market are typically very low priced assets that require extensive rehab. TDC is therefore significantly higher than first anticipated. In order to adjust to this market dynamic, TRP has introduced demolition, landbanking and redevelopment to their plan as there are opportunities to perform these activities; and therefore provide the level of impact that TRP expects to have in their communities. TRP now expects to deliver 50 single family homeownership units. However, TRP now anticipates producing 25, 20 and 5 units of production in demolition, landbanking and redevelopment activities, respectively.

Activity Progress Narrative:

Much of the administrative costs during this timeframe included hiring and training additional staff, developing policies and procedures to implement the NSP 2 program, and completing the necessary due diligence to acquire the properties. preparing information for Lead Agency and providing additional oversight of NSP2 eligible administrative activities.

Much of the administrative costs during this last quarter and up to this point in the grant include management, oversight, and coordination of the NSP 2 program. Administrative costs such as salaries, wages, and related costs of the Grantee's staff or other staff engaged are associated with this activity. Training staff, developing and implementing procedures are other costs allocated to this activity.

Grantees continue to:

Provide local officials and citizens with information about the program

Prepare and adjust program budgets and schedules
Develop interagency agreements and agreements with subrecipients and contractors to carry out program activities
Monitor their program activities for progress and compliance with program requirements
Preparing reports and other documents related to the program for submission to lead agency
Attend trainings necessary to operate the NSP 2 program
Administrative services performed under third party contracts of agreements, including such services as general legal services, accounting services, and audit services

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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: 41-340 TRP Redevelopment LH25 REV

Activity Title: TRP Redevelopment SF LH25 REV

Activity Category:

Construction of new housing

Project Number:

340

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelop

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Chicanos Por La Causa, Inc.

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

TRP has introduced demolition, landbanking and redevelopment to their plan as there are opportunities to perform these activities; and therefore provide the level of impact that TRP expects to have in their communities. TRP will develop 5 units within this activity from the addition of adding activities to their action plan

Location Description:

Greater Chicago area

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/1
#Low flow toilets	0	0/1
#Low flow showerheads	0	0/1
#Units with bus/rail access	0	0/1
# VLI Households (0-30% AMI)	0	0/0

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/5	0/0	0/5	0
# Owner Households	0	0	0	0/5	0/0	0/5	0
# Renter Households	0	0	0	0/0	0/0	0/0	0

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: 41-361 TRP Rehab SF LH25

Activity Title: TRP Rehab SF LH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

360

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aq&Rehab SF

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

02/11/2013

Responsible Organization:

The Resurrection Project

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$4,950,993.00
Total CDBG Program Funds Budgeted	N/A	\$4,950,993.00
Program Funds Drawdown	\$370,257.79	\$474,556.19
Program Funds Obligated	\$370,257.79	\$474,556.19
Program Funds Expended	\$370,257.79	\$474,556.19
The Resurrection Project	\$370,257.79	\$474,556.19
Match Contributed	\$0.00	\$0.00
Program Income Received	\$5,979.33	\$5,979.33
Program Income Drawdown	\$274,706.52	\$274,706.52

Activity Description:

The Resurrection Project (TRP) and its partners propose to acquire, and rehabilitate 25 homes in the New City neighborhood of Chicago. This scaled approach is necessary to address the high level of instability and foreclosure in this neighborhood market. Once rehabilitated, TRP will make the home available to families earning 50% or less of the Area Median Income (AMI).

Location Description:

Greater Chicago Area

Activity Progress Narrative:

To evaluate NSP 2 program outcome, CPLC Research and Evaluation Department analyzes real estate market data provided by Altos Research quarterly. The Department measures change in home values, homeownership rates, property sales, and market values in each NSP 2 Target County and Zip Code.

Overall, the outcome data analysis for Cook County demonstrated that single family homes' median market price decreased from \$257,163 to \$242,695 in the last six months. Also, no improvements were detected in the average days on market or homeownership rate. In regard to targeted zip codes' outcome assessment, the overall zip codes' analysis R&E performed demonstrated that single family homes' median market price decreased from \$148,711 to \$136,356 by the end of the 3rd quarter. Median days on market increased from 121 to 164, while median percent price decrease and homeownership rate remained the same.

To date the following tasks have been completed by this consortium member:

With an additional eleven (11) properties with pending environmental report submission &ndash TRP has a total of thirty four (34) properties in our cue.

TRP are working directly with Fannie Mae and they have an addition eight (8) properties that are currently undergoing

foreclosure process.

TRP has acquired ten (17) homes

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/25	
#Energy Star Replacement Windows	0		0/1	
#Additional Attic/Roof Insulation	0		0/1	
#Efficient AC added/replaced	0		0/1	
#Replaced thermostats	0		0/1	
#Replaced hot water heaters	0		0/1	
#Light Fixtures (indoors) replaced	0		0/1	
#Light fixtures (outdoors) replaced	0		0/1	
#Refrigerators replaced	0		0/1	
#Clothes washers replaced	0		0/1	
#Dishwashers replaced	0		0/1	
#Units with solar panels	0		0/1	
#Low flow toilets	0		0/1	
#Low flow showerheads	0		0/1	
#Units with bus/rail access	0		0/1	
#Units exceeding Energy Star	0		0/1	
#Units & other green	0		0/1	
# VLI Households (0-30% AMI)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/70	
# of Singlefamily Units	0		0/70	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/25	0/0	0/25	0
# Owner Households	0	0	0	0/25	0/0	0/25	0
# Renter Households	0	0	0	0/0	0/0	0/0	0

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: 41-361 TRP Rehab SF LMMI

Activity Title: 41-361 TRP Rehab SF LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

360

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aq&Rehab SF

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

02/11/2013

Responsible Organization:

Chicanos Por La Causa, Inc.

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$4,950,993.00
Total CDBG Program Funds Budgeted	N/A	\$4,950,993.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Chicanos Por La Causa, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The Resurrection Project (TRP) and its partners propose to acquire, and rehabilitate 25 homes in the New City neighborhood of Chicago. This scaled approach is necessary to address the high level of instability and foreclosure in this neighborhood market. Once rehabilitated, TRP will make the home available to families earning 50% or less of the Area Median Income (AMI).

In addition TRP will provide Soft Second Financing to 50 additional households

Location Description:

Greater Chicago area

Activity Progress Narrative:

To evaluate NSP 2 program outcome, CPLC Research and Evaluation Department analyzes real estate market data provided by Altos Research quarterly. The Department measures change in home values, homeownership rates, property sales, and market values in each NSP 2 Target County and Zip Code.

Overall, the outcome data analysis for Cook County demonstrated that single family homes' median market price decreased from \$257,163 to \$242,695 in the last six months. Also, no improvements were detected in the average days on market or homeownership rate. In regard to targeted zip codes' outcome assessment, the overall zip codes' analysis R&E performed demonstrated that single family homes' median market price decreased from \$148,711 to \$136,356 by the end of the 3rd quarter. Median days on market increased from 121 to 164, while median percent price decrease and homeownership rate remained the same.

To date the following tasks have been completed by this consortium member:

With an additional eleven (11) properties with pending environmental report submission &ndash TRP has a total of thirty four (34) properties in our cue.

TRP are working directly with Fannie Mae and they have an addition eight (8) properties that are currently undergoing foreclosure process.

TRP has acquired ten (17) homes

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/25	
#Energy Star Replacement Windows	0		0/1	
#Additional Attic/Roof Insulation	0		0/1	
#Efficient AC added/replaced	0		0/1	
#Replaced thermostats	0		0/1	
#Replaced hot water heaters	0		0/1	
#Light Fixtures (indoors) replaced	0		0/1	
#Light fixtures (outdoors) replaced	0		0/1	
#Refrigerators replaced	0		0/1	
#Clothes washers replaced	0		0/1	
#Dishwashers replaced	0		0/1	
#Units with solar panels	0		0/1	
#Low flow toilets	0		0/1	
#Low flow showerheads	0		0/1	
#Units with bus/rail access	0		0/1	
#Units exceeding Energy Star	0		0/1	
#Units & other green	0		0/1	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/25	
# of Singlefamily Units	0		0/25	

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	0/0	0/25	0
# Owner Households	0	0	0	0/0	0/0	0/25	0

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: 51-300 TDS Admin

Activity Title: TDS Admin

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

300

Project Title:

Administration

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2010

Benefit Type:

N/A

Completed Activity Actual End Date:

02/11/2013

National Objective:

N/A

Responsible Organization:

Tierra del Sol Housing Corporation

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources

N/A

\$409,637.66

Total CDBG Program Funds Budgeted

N/A

\$409,637.66

Program Funds Drawdown

\$44,764.15

\$62,728.37

Program Funds Obligated

\$44,764.15

\$62,728.37

Program Funds Expended

\$44,764.15

\$62,728.37

Tierra del Sol Housing Corporation

\$44,764.15

\$62,728.37

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Administration and Oversight of NSP2 eligible activities in New Mexico and Texas

Location Description:

Las Cruces and El Paso area deployment of NSP2 funds

TDS has revised their plan to clearly identify that of the 47 homes they anticipate producing, 17 will be earmarked for LH25. Additionally, 7 of these 47 units are earmarked as Single Family Rentals.

Activity Progress Narrative:

Much of the administrative costs during this timeframe included hiring and training additional staff, developing policies and procedures to implement the NSP 2 program, and completing the necessary due diligence to acquire the properties. preparing information for Lead Agency and providing additional oversight of NSP2 eligible administrative activities.

Much of the administrative costs during this last quarter and up to this point in the grant include management, oversight, and coordination of the NSP 2 program. Administrative costs such as salaries, wages, and related costs of the Grantee's staff or other staff engaged are associated with this activity. Training staff, developing and implementing procedures are other costs allocated to this activity.

Grantees continue to:

Provide local officials and citizens with information about the program

Prepare and adjust program budgets and schedules

Develop interagency agreements and agreements with subrecipients and contractors to carry out program activities

Monitor their program activities for progress and compliance with program requirements

Preparing reports and other documents related to the program for submission to lead agency

Attend trainings necessary to operate the NSP 2 program

Administrative services performed under third party contracts of agreements, including such services as general legal services, accounting services, and audit services

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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: 51-361 TDS Rehab LH25 REV

Activity Title: TDS Rehab SF LH25 REV

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

360

Project Title:

Aq&Rehab SF

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

02/11/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Chicanos Por La Causa, Inc.

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,371,341.34
Total CDBG Program Funds Budgeted	N/A	\$1,371,341.34
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Chicanos Por La Causa, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

TDS proposes to acquire and rehabilitate 17 residential properties that have been abandoned or foreclosed in order to stabilize distressed communities in El Paso and in Las Cruces. These units will be set aside for families whose income are below 51% AMI. TDS will work with real estate professionals to locate eligible properties and will conduct a feasibility analysis and environmental review of potential development sites.

Location Description:

areas in Las Cruces New Mexico and El Paso Texas

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/17
#Energy Star Replacement Windows	0	0/1
#Additional Attic/Roof Insulation	0	0/1
#Efficient AC added/replaced	0	0/1
#Replaced thermostats	0	0/1
#Replaced hot water heaters	0	0/1

#Light Fixtures (indoors) replaced	0	0/1
#Light fixtures (outdoors) replaced	0	0/1
#Refrigerators replaced	0	0/1
#Clothes washers replaced	0	0/1
#Dishwashers replaced	0	0/1
#Units with solar panels	0	0/1
#Low flow toilets	0	0/1
#Low flow showerheads	0	0/1
#Units with bus/rail access	0	0/1
#Units exceeding Energy Star	0	0/1

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

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	0/0	0/17	0
# Owner Households	0	0	0	0/0	0/0	0/17	0

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: 51-361 TDS Rehab SF LMMI

Activity Title: TDS Rehab SF LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

360

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aq&Rehab SF

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

02/11/2013

Responsible Organization:

Tierra del Sol Housing Corporation

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$4,114,021.00
Total CDBG Program Funds Budgeted	N/A	\$4,114,021.00
Program Funds Drawdown	\$791,869.93	\$3,379,725.26
Program Funds Obligated	\$702,298.25	\$3,379,725.26
Program Funds Expended	\$702,298.25	\$3,379,725.26
Tierra del Sol Housing Corporation	\$702,298.25	\$3,379,725.26
Match Contributed	\$0.00	\$0.00
Program Income Received	\$195.32	\$5,189.08
Program Income Drawdown	\$0.00	\$94,565.44

Activity Description:

TDS proposes to acquire and rehabilitate 30 residential properties that have been abandoned or foreclosed in order to stabilize distressed communities in El Paso and in Las Cruces. TDS will make 7 of these homes rental units for families whose income is above 51% AMI. TDS will work with real estate professionals to locate eligible properties and will conduct a feasibility analysis and environmental review of potential development sites. Also included is the cost to counsel prospective homebuyers. TDS will obtain bids from contractors for rehab work in according to NSP II required standards and specifications reflecting the intent to acquire houses in the target area which will require significant improvements. Anticipated rehab costs will not exceed \$40,000.

Location Description:

areas in Las Cruces New Mexico and El Paso Texas

Activity Progress Narrative:

To evaluate NSP 2 program outcome, CPLC Research and Evaluation Department analyzes real estate market data provided by Altos Research quarterly. The Department measures change in home values, homeownership rates, property sales, and market values in each NSP 2 Target County and Zip Code. Overall Dona Ana County Data analysis cannot be provided. Market data for Dona Ana County was only available for the third quarter. However, zip code data was provided for all three quarters. Overall zip codes' data analysis R&E performed demonstrated that single family homes' median market price has increased from \$201,185 at the 1st quarter to \$235,789 at the end of the 3rd quarter. Also, median percent price decrease improved as the percent decreased from .50% to .46%. On the other hand, median days on market increased from 85 to 117 and homeownership rate decreased by 1.76%. To date the following tasks have been completed by this consortium member:

TDS has acquired a total of 35 home and 4 new properties recently, 3 in NM and 1 in TX. 100% completion of rehabilitation of eleven properties and have been released to EPAH for sale.

Six properties are currently in rehab.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/30	
#Energy Star Replacement Windows	0		0/1	
#Additional Attic/Roof Insulation	0		0/1	
#Efficient AC added/replaced	0		0/1	
#Replaced thermostats	0		0/1	
#Replaced hot water heaters	0		0/1	
#Light Fixtures (indoors) replaced	0		0/1	
#Light fixtures (outdoors) replaced	0		0/1	
#Refrigerators replaced	0		0/1	
#Clothes washers replaced	0		0/1	
#Dishwashers replaced	0		0/1	
#Units with solar panels	0		0/1	
#Low flow toilets	0		0/1	
#Low flow showerheads	0		0/1	
#Units with bus/rail access	0		0/1	
#Units exceeding Energy Star	0		0/1	
#Units & other green	0		0/1	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/30	
# of Singlefamily Units	0		0/30	

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	0/0	0/30	0
# Owner Households	0	0	0	0/0	0/0	0/23	0
# Renter Households	0	0	0	0/0	0/0	0/7	0

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: 52-300 YES Admin

Activity Title: YES Admin

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

300

Project Title:

Administration

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

02/11/2013

National Objective:

N/A

Responsible Organization:

YES Housing, Inc.

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$158,851.16
Total CDBG Program Funds Budgeted	N/A	\$158,851.16
Program Funds Drawdown	\$22,905.24	\$119,998.36
Program Funds Obligated	\$22,905.24	\$119,998.36
Program Funds Expended	\$22,905.24	\$119,998.36
YES Housing, Inc.	\$22,905.24	\$119,998.36
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administration and Oversight of NSP2 eligible activities in New Mexico

Location Description:

Albuquerque area deployment of NSP2 funds

YES revised their plan to clarify their LH25 production. YES will produce 10 units of single family. However, 3 units will be earmarked for LH25. YES will also produce 10 units of soft second financing mechanisms under activity B.

Activity Progress Narrative:

Much of the administrative costs during this timeframe included hiring and training additional staff, developing policies and procedures to implement the NSP 2 program, and completing the necessary due diligence to acquire the properties. preparing information for Lead Agency and providing additional oversight of NSP2 eligible administrative activities.

Much of the administrative costs during this last quarter and up to this point in the grant include management, oversight, and coordination of the NSP 2 program. Administrative costs such as salaries, wages, and related costs of the Grantee's staff or other staff engaged are associated with this activity. Training staff, developing and implementing procedures are other costs allocated to this activity.

Grantees continue to:

Provide local officials and citizens with information about the program

Prepare and adjust program budgets and schedules

Develop interagency agreements and agreements with subrecipients and contractors to carry out program activities

Monitor their program activities for progress and compliance with program requirements

Preparing reports and other documents related to the program for submission to lead agency

Attend trainings necessary to operate the NSP 2 program

Administrative services performed under third party contracts of agreements, including such services as general legal services, accounting services, and audit services

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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: 52-361 YES Rehab LMMI REV

Activity Title: YES Rehab SF LMMI REV

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

360

Project Title:

Aq&Rehab SF

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

02/11/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Chicanos Por La Causa, Inc.

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,488,996.84
Total CDBG Program Funds Budgeted	N/A	\$1,488,996.84
Program Funds Drawdown	\$478,291.93	\$478,291.93
Program Funds Obligated	\$478,291.93	\$478,291.93
Program Funds Expended	\$478,291.93	\$478,291.93
Chicanos Por La Causa, Inc.	\$478,291.93	\$478,291.93
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Yes will acquire properties constructed after 1980 to minimize lead based paint issues. We will also only work on properties with asking prices at or below \$170,000 assure that units can be effectively targeted to eligible buyers. Upon acquisition the units will be rehabbed at an average hard cost of \$40,000 per unit. Total development costs including acquisition will average just under \$215,000 per unit.

YES Housing, Inc. has chosen to target 3 census tracts in Albuquerque, where Yes Housing is based. Yes will identify residential properties that are abandoned and foreclosed and available for purchase in their target area. Yes will market home with internal and external customers through a team of broker partners and the Greater Albuquerque Housing Partnership, YES's primary housing counseling partners (HUD certified agency). Yes will also assist these homebuyers with soft second financing within this activity.

Location Description:

Albuquerque New Mexico area

Activity Progress Narrative:

To evaluate NSP 2 program outcome, CPLC Research and Evaluation Department analyzes Real estate market data provided by Altos Research quarterly. The Department measures change in home values, homeownership rates, property sales, and market values in each NSP 2 Target County and Zip Code.

Overall, the outcome data analysis for Bernalillo County demonstrated that single family homes' median market price decreased from \$213,245 to \$202,934 in the last six months. In addition, no improvements were detected in homeownership rate, or average days on market. On the other hand, real estate's price decrease slightly improved as the percentage decreased from .48% to .42%. In regard to targeted zip codes' outcome data analysis, the overall zip codes' analysis R&E performed demonstrated that single family homes' median market price decreased from \$160,981 to \$154,833 by the end of the 3rd quarter. Also, the average days on market increased from 88 to 110. On the other hand, median percent price decrease improved as the percent decreased from .44 to .42.

To date the following tasks have been completed by this consortium member:

YES has purchased 7 SF homes

Offers are currently pending on 5 acquisitions where rehab is completed

1 offer pending on 1 acquisition where rehab is not completed

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Properties		0		0/7
#Energy Star Replacement Windows		0		0/1
#Additional Attic/Roof Insulation		0		0/1
#Efficient AC added/replaced		0		0/1
#Replaced thermostats		0		0/1
#Replaced hot water heaters		0		0/1
#Light Fixtures (indoors) replaced		0		0/1
#Light fixtures (outdoors) replaced		0		0/1
#Refrigerators replaced		0		0/1
#Clothes washers replaced		0		0/1
#Dishwashers replaced		0		0/1
#Units with solar panels		0		0/1
#Low flow toilets		0		0/1
#Low flow showerheads		0		0/1
#Units with bus/rail access		0		0/1
#Units exceeding Energy Star		0		0/1

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Housing Units		0		0/7
# of Singlefamily Units		0		0/7

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	0/0	0/7	0
# Owner Households	0	0	0	0/0	0/0	0/7	0
# Renter Households	0	0	0	0/0	0/0	0/0	0

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: 52-361 YES Rehab SF LH25

Activity Title: YES REhab SF LH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

360

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aq&Rehab SF

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

02/11/2013

Responsible Organization:

YES Housing, Inc.

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$638,142.00
Total CDBG Program Funds Budgeted	N/A	\$638,142.00
Program Funds Drawdown	\$13,778.33	\$636,386.71
Program Funds Obligated	\$13,778.33	\$636,386.71
Program Funds Expended	\$13,778.33	\$636,386.71
YES Housing, Inc.	\$13,778.33	\$636,386.71
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$22,904.27	\$22,904.27

Activity Description:

Yes will acquire properties constructed after 1980 to minimize lead based paint issues. We will also only work on properties with asking prices at or below \$170,000 assure that units can be effectively targeted to eligible buyers. Upon acquisition the units will be rehabbed at an average hard cost of \$40,000 per unit. Total development costs including acquisition will average just under \$215,000 per unit.

YES Housing, Inc. has chosen to target 3 census tracts in Albuquerque, where Yes Housing is based. Yes will identify residential properties that are abandoned and foreclosed and available for purchase in their target area. Yes will market home with internal and external customers through a team of broker partners and the Greater Albuquerque Housing Partnership, YES's primary housing counseling partners (HUD certified agency). Yes will also assist these homebuyers with soft second financing within this activity.

Location Description:

Albuquerque NM Area

Activity Progress Narrative:

To evaluate NSP 2 program outcome, CPLC Research and Evaluation Department analyzes Real estate market data provided by Altos Research quarterly. The Department measures change in home values, homeownership rates, property sales, and market values in each NSP 2 Target County and Zip Code.

Overall, the outcome data analysis for Bernalillo County demonstrated that single family homes' median market price decreased from \$213,245 to \$202,934 in the last six months. In addition, no improvements were detected in homeownership rate, or average days on market. On the other hand, real estate's price decrease slightly improved as the percentage decreased from .48% to .42%. In regard to targeted zip codes' outcome data analysis, the overall zip codes' analysis R&E performed demonstrated that single family homes' median market price decreased from \$160,981 to \$154,833 by the end of the 3rd quarter. Also, the average days on market increased from 88 to 110. On the other hand, median percent price decrease improved as the percent decreased from .44 to .42.

To date the following tasks have been completed by this consortium member:

YES has purchased 7 SF homes

Offers are currently pending on 5 acquisitions where rehab is completed

1 offer pending on 1 acquisition where rehab is not completed

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/3	
#Energy Star Replacement Windows	0		0/1	
#Additional Attic/Roof Insulation	0		0/1	
#Efficient AC added/replaced	0		0/1	
#Replaced thermostats	0		0/1	
#Replaced hot water heaters	0		0/1	
#Light Fixtures (indoors) replaced	0		0/1	
#Light fixtures (outdoors) replaced	0		0/1	
#Refrigerators replaced	0		0/1	
#Clothes washers replaced	0		0/1	
#Dishwashers replaced	0		0/1	
#Units with solar panels	0		0/1	
#Low flow toilets	0		0/1	
#Low flow showerheads	0		0/1	
#Units with bus/rail access	0		0/1	
#Units exceeding Energy Star	0		0/1	
#Sites re-used	0		0/1	
#Units w/ other green	0		0/1	
# VLI Households (0-30% AMI)	0		0/0	

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/3	0/0	0/3	0
# Owner Households	0	0	0	0/3	0/0	0/3	0

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: 61-300 Norris Admin

Activity Title: Norris Admin

Activity Category:

Administration

Project Number:

300

Projected Start Date:

02/11/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

02/11/2013

Responsible Organization:

Norris Square Civic Association

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$638,107.13
Total CDBG Program Funds Budgeted	N/A	\$638,107.13
Program Funds Drawdown	\$84,749.97	\$261,875.63
Program Funds Obligated	\$84,749.97	\$261,875.63
Program Funds Expended	\$84,749.97	\$261,875.63
Norris Square Civic Association	\$84,749.97	\$261,875.63
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administration and oversight of NSP2 eligible activities in Pennsylvania

Location Description:

Philadelphia area deployment of NSP2 funds

NS revised their plan in order to clarify several production numbers in their original proposed plan. NS originally included an additional 15 production units as they counted rehab as a unit of production. The revised plan clarifies their true production level and their demolition production. NS will demolish two large structures (a church and a convent) and produce 15 redevelopment units. These 15 units are anticipated to be co-op units. NS will produce an additional 10 units under redevelopment. These will be scattered site single family units (5 of which will be LH25). Additionally, NS has found it very challenging to find affordable single family units in their census tracts. Therefore, their current plan reduces the number of single family production from 15 to 5 and all 5 units will be designated as rental units. NS will provide soft second financing (under Activity E) for the 10 redeveloped scattered sites.

Activity Progress Narrative:

Much of the administrative costs during this timeframe included hiring and training additional staff, developing policies and procedures to implement the NSP 2 program, and completing the necessary due diligence to acquire the properties. preparing information for Lead Agency and providing additional oversight of NSP2 eligible administrative activities.

Much of the administrative costs during this last quarter and up to this point in the grant include management, oversight, and coordination of the NSP 2 program. Administrative costs such as salaries, wages, and related costs of the Grantee's staff or other staff engaged are associated with this activity. Training staff, developing and implementing procedures are other costs allocated to this activity.

Grantees continue to:

Provide local officials and citizens with information about the program

Prepare and adjust program budgets and schedules
Develop interagency agreements and agreements with subrecipients and contractors to carry out program activities
Monitor their program activities for progress and compliance with program requirements
Preparing reports and other documents related to the program for submission to lead agency
Attend trainings necessary to operate the NSP 2 program
Administrative services performed under third party contracts of agreements, including such services as general legal services, accounting services, and audit services

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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: 61-320 Norris Demo LMMI

Activity Title: Norris Demo LMMI

Activity Category:

Clearance and Demolition

Project Number:

320

Projected Start Date:

02/11/2010

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

02/11/2013

Responsible Organization:

Norris Square Civic Association

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$491,555.00
Total CDBG Program Funds Budgeted	N/A	\$491,555.00
Program Funds Drawdown	\$110,955.00	\$126,552.00
Program Funds Obligated	\$110,955.00	\$126,552.00
Program Funds Expended	\$110,955.00	\$126,552.00
Norris Square Civic Association	\$110,955.00	\$126,552.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSCA will acquire and demolish a church and convent. This will produce 25 units of affordable housing for qualified families/individuals.

Location Description:

North Philadelphia area

Activity Progress Narrative:

To evaluate NSP 2 program outcome, CPLC Research and Evaluation Department analyzes real estate market data provided by Altos Research quarterly. The Department measures change in home values, homeownership rates, property sales, and market values in each NSP 2 Target County and Zip Code.

Overall, the outcome data analysis for Philadelphia County demonstrated that single family homes' median market price decreased from \$195,750 to \$193,696 in the last six months. In addition, median days on market increased from 121 to 129. On the other hand, real estate's price decrease slightly improved as the percentage decreased from .46% to .40% and homeownership rate increased by .27%.

In regard to targeted zip codes' outcome assessment, the overall zip codes' analysis R&E performed demonstrated that single family homes' median market price increased from \$124,389 at the 1st quarter to \$132,808 at the end of the 3rd quarter. On the other hand, median days on market increased from 158 to 184, median percent price decrease increase from 34 to 40, and homeownership rate decreased by 2.67%.

To date the following tasks have been completed by this consortium member:

In July the acquisition of the church and the convent was completed.

NSCA is preparing to hire the following positions:

Housing Counselor
Section 3 Specialist

Compliance Officer
NSP 2 clerical support

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/2

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

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: 61-340 Norris Redev LH25

Activity Title: Norris Redev LH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

340

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelop

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

02/11/2013

Responsible Organization:

Norris Square Civic Association

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$4,451,779.05
Total CDBG Program Funds Budgeted	N/A	\$4,451,779.05
Program Funds Drawdown	\$83,322.75	\$391,451.96
Program Funds Obligated	\$83,322.75	\$391,451.96
Program Funds Expended	\$83,322.75	\$391,451.96
Norris Square Civic Association	\$83,322.75	\$391,451.96
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSCA will develop a one hundred twenty thousand square foot vacant facility, which was recently acquired by Norris Square. The redevelopment will create approximately twenty-five units of affordable housing units of which twelve units will be set aside for LH25 families.

Location Description:

North Philadelphia Area

Activity Progress Narrative:

To evaluate NSP 2 program outcome, CPLC Research and Evaluation Department analyzes real estate market data provided by Altos Research quarterly. The Department measures change in home values, homeownership rates, property sales, and market values in each NSP 2 Target County and Zip Code.

Overall, the outcome data analysis for Philadelphia County demonstrated that single family homes' median market price decreased from \$195,750 to \$193,696 in the last six months. In addition, median days on market increased from 121 to 129. On the other hand, real estate's price decrease slightly improved as the percentage decreased from .46% to .40% and homeownership rate increased by .27%.

In regard to targeted zip codes' outcome assessment, the overall zip codes' analysis R&E performed demonstrated that single family homes' median market price increased from \$124,389 at the 1st quarter to \$132,808 at the end of the 3rd quarter. On the other hand, median days on market increased from 158 to 184, median percent price decrease increase from 34 to 40, and homeownership rate decreased by 2.67%.

To date the following tasks have been completed by this consortium member:

In July the acquisition of the church and the convent was completed.

NSCA is preparing to hire the following positions:

Housing Counselor

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Properties		0		0/12
#Energy Star Replacement Windows		0		0/1
#Additional Attic/Roof Insulation		0		0/1
#Efficient AC added/replaced		0		0/1
#Replaced thermostats		0		0/1
#Replaced hot water heaters		0		0/1
#Light Fixtures (indoors) replaced		0		0/1
#Light fixtures (outdoors) replaced		0		0/1
#Refrigerators replaced		0		0/1
#Clothes washers replaced		0		0/1
#Dishwashers replaced		0		0/1
#Units with solar panels		0		0/1
#Low flow toilets		0		0/1
#Low flow showerheads		0		0/1
#Units with bus/rail access		0		0/1
#Units exceeding Energy Star		0		0/1
#Units & other green		0		0/1
# VLI Households (0-30% AMI)		0		0/0

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Housing Units		0		0/12
# of Singlefamily Units		0		0/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/12	0/0	0/12	0
# Owner Households	0	0	0	0/12	0/0	0/12	0
# Renter Households	0	0	0	0/0	0/0	0/0	0

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: 61-340 Norris Redev LMMI

Activity Title: Norris Redev LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

340

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelop

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

02/11/2013

Responsible Organization:

Norris Square Civic Association

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$2,967,930.00
Total CDBG Program Funds Budgeted	N/A	\$2,967,930.00
Program Funds Drawdown	\$81,113.05	\$433,260.72
Program Funds Obligated	\$81,113.05	\$433,260.72
Program Funds Expended	\$81,113.05	\$433,260.72
Norris Square Civic Association	\$81,113.05	\$433,260.72
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSCA will develop a one hundred twenty thousand square foot vacant facility, which was recently acquired by Norris Square. The redevelopment will create approximately twenty-five units of affordable housing units of which thirteen units will be set aside for LMMI families.

Location Description:

North Philadelphia Area

Activity Progress Narrative:

To evaluate NSP 2 program outcome, CPLC Research and Evaluation Department analyzes real estate market data provided by Altos Research quarterly. The Department measures change in home values, homeownership rates, property sales, and market values in each NSP 2 Target County and Zip Code.

Overall, the outcome data analysis for Philadelphia County demonstrated that single family homes' median market price decreased from \$195,750 to \$193,696 in the last six months. In addition, median days on market increased from 121 to 129. On the other hand, real estate's price decrease slightly improved as the percentage decreased from .46% to .40% and homeownership rate increased by .27%.

In regard to targeted zip codes' outcome assessment, the overall zip codes' analysis R&E performed demonstrated that single family homes' median market price increased from \$124,389 at the 1st quarter to \$132,808 at the end of the 3rd quarter. On the other hand, median days on market increased from 158 to 184, median percent price decrease increase from 34 to 40, and homeownership rate decreased by 2.67%.

To date the following tasks have been completed by this consortium member:

In July the acquisition of the church and the convent was completed.

NSCA is preparing to hire the following positions:

Housing Counselor

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/13	
#Energy Star Replacement Windows	0		0/1	
#Additional Attic/Roof Insulation	0		0/1	
#Efficient AC added/replaced	0		0/1	
#Replaced thermostats	0		0/1	
#Replaced hot water heaters	0		0/1	
#Light Fixtures (indoors) replaced	0		0/1	
#Light fixtures (outdoors) replaced	0		0/1	
#Refrigerators replaced	0		0/1	
#Clothes washers replaced	0		0/1	
#Dishwashers replaced	0		0/1	
#Units with solar panels	0		0/1	
#Low flow toilets	0		0/1	
#Low flow showerheads	0		0/1	
#Units with bus/rail access	0		0/1	
#Units exceeding Energy Star	0		0/1	
#Units & other green	0		0/1	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/13	
# of Singlefamily Units	0		0/13	

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	0/13	0/13	0
# Owner Households	0	0	0	0/0	0/13	0/13	0
# Renter Households	0	0	0	0/0	0/0	0/0	0

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: 61-361 Norris Rehab SF LH25

Activity Title: Norris Rehab SF LH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

360

Project Title:

Aq&Rehab SF

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Norris Square Civic Association

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$253,342.55
Total CDBG Program Funds Budgeted	N/A	\$253,342.55
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSCA has redeveloped no less than three major projects that required the demolition of dilapidated, abandoned and blighted properties. One site has been many years in the making and has produced ten single family homes which were sold ten years ago, twenty-one units of low income housing units utilizing Low Income Housing Tax Credits which have been leased and operated by NSCA for fifteen years and NSCA is in the final phase of this development with a local non-profit partner that will produce 2 units of rental housing in the last remaining property acquired by Norris Square along with the other sites twenty years ago.

Norris also plan to use NSP2 funds to provide soft second financing to 5 households in this activity

Location Description:

North Philadelphia Area

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2
#Energy Star Replacement Windows	0	0/1
#Additional Attic/Roof Insulation	0	0/1

#Efficient AC added/replaced	0	0/1
#Replaced thermostats	0	0/1
#Replaced hot water heaters	0	0/1
#Light Fixtures (indoors) replaced	0	0/1
#Light fixtures (outdoors) replaced	0	0/1
#Refrigerators replaced	0	0/1
#Clothes washers replaced	0	0/1
#Dishwashers replaced	0	0/1
#Units with solar panels	0	0/1
#Low flow toilets	0	0/1
#Low flow showerheads	0	0/1
#Units with bus/rail access	0	0/1
#Units exceeding Energy Star	0	0/1
#Units & other green	0	0/1
# VLI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/2	0/0	0/2	0
# Owner Households	0	0	0	0/2	0/0	0/2	0
# Renter Households	0	0	0	0/0	0/0	0/0	0

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: 61-361 Norris Rehab SF LMMI

Activity Title: Norris Rehab SF LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

360

Project Title:

Aq&Rehab SF

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Norris Square Civic Association

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$380,013.75
Total CDBG Program Funds Budgeted	N/A	\$380,013.75
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSCA has redeveloped no less than three major projects that required the demolition of dilapidated, abandoned and blighted properties. One site has been many years in the making and has produced ten single family homes which were sold ten years ago, twenty-one units of low income housing units utilizing Low Income Housing Tax Credits which have been leased and operated by NSCA for fifteen years and NSCA is in the final phase of this development with a local non-profit partner that will produce 3 units of rental housing in the last remaining property acquired by Norris Square along with the other sites twenty years ago.

Norris also plan to use NSP2 funds to provide soft second financing to 5 households in this activity

Location Description:

North Philadelphia Area

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/3
#Energy Star Replacement Windows	0	0/1
#Additional Attic/Roof Insulation	0	0/1
#Efficient AC added/replaced	0	0/1

#Replaced thermostats	0	0/1
#Replaced hot water heaters	0	0/1
#Light Fixtures (indoors) replaced	0	0/1
#Light fixtures (outdoors) replaced	0	0/1
#Refrigerators replaced	0	0/1
#Clothes washers replaced	0	0/1
#Dishwashers replaced	0	0/1
#Units with solar panels	0	0/1
#Low flow toilets	0	0/1
#Low flow showerheads	0	0/1
#Units with bus/rail access	0	0/1
#Units exceeding Energy Star	0	0/1
#Units & other green	0	0/1

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

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	0/0	0/3	0
# Owner Households	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	0/0	0/0	0/3	0

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: 72-300 AHSTI Admin

Activity Title: AHSTI Admin

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

300

Project Title:

Administration

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

02/11/2013

National Objective:

N/A

Responsible Organization:

Affordable Homes of South Texas, Inc.

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$201,657.08
Total CDBG Program Funds Budgeted	N/A	\$201,657.08
Program Funds Drawdown	\$0.00	\$53,097.96
Program Funds Obligated	\$0.00	\$53,097.96
Program Funds Expended	\$0.00	\$53,097.96
Affordable Homes of South Texas, Inc.	\$0.00	\$53,097.96
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$13,005.75	\$13,005.75

Activity Description:

Administration and Oversight of NSP2 eligible activities in South Texas

Location Description:

McAllen Texas deployment of NSP2 funds
AHSTI had originally anticipated offering mortgages to 30 homebuyers through Activity A. However, AHSTI now recognizes that mortgage products are available in their markets that will allow them instead to create soft second mechanisms (under Activity B) in conjunction with first mortgage product in order to make homes affordable. This will therefore allow them to move their Activity A budget towards 25 redevelopment opportunities.

Activity Progress Narrative:

Much of the administrative costs during this timeframe included hiring and training additional staff, developing policies and procedures to implement the NSP 2 program, and completing the necessary due diligence to acquire the properties. preparing information for Lead Agency and providing additional oversight of NSP2 eligible administrative activities.

Much of the administrative costs during this last quarter and up to this point in the grant include management, oversight, and coordination of the NSP 2 program. Administrative costs such as salaries, wages, and related costs of the Grantee's staff or other staff engaged are associated with this activity. Training staff, developing and implementing procedures are other costs allocated to this activity.

Grantees continue to:

- Provide local officials and citizens with information about the program
- Prepare and adjust program budgets and schedules
- Develop interagency agreements and agreements with subrecipients and contractors to carry out program activities
- Monitor their program activities for progress and compliance with program requirements

Preparing reports and other documents related to the program for submission to lead agency
Attend trainings necessary to operate the NSP 2 program
Administrative services performed under third party contracts of agreements, including such services as general legal services, accounting services, and audit services

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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: 72-340 ASHTI Redevelopment LH25 REV

Activity Title: ASHTI Redevelopment SF LH25 REV

Activity Category:

Construction of new housing

Project Number:

340

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelop

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Chicanos Por La Causa, Inc.

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$550,000.00
Total CDBG Program Funds Budgeted	N/A	\$550,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

ASHTI will redevelop 10 homes set aside for low income families

Location Description:

City of McAllen Texas, rural San Juan and Weslaco Texas and Hidalgo County Texas

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/1
#Low flow toilets	0	0/1
#Low flow showerheads	0	0/1
#Units with bus/rail access	0	0/1
#Units exceeding Energy Star	0	0/1
# VLI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/10
# of Singlefamily Units	0	0/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/10	0/0	0/10	0
# Owner Households	0	0	0	0/10	0/0	0/10	0
# Renter Households	0	0	0	0/0	0/0	0/0	0

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: 72-340 ASHTI Redevelopment LMMI REV

Activity Title: ASHTI Redevelopment SF LMMI REV

Activity Category:

Construction of new housing

Project Number:

340

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelop

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Chicanos Por La Causa, Inc.

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$825,500.00
Total CDBG Program Funds Budgeted	N/A	\$825,500.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

ASHTI will redevelop 10 homes on a 23 acre parcel for families who income are between 51% - 120% of AMI

Location Description:

City of McAllen Texas, rural San Juan and Weslaco Texas and Hidalgo County Texas

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/1
#Low flow toilets	0	0/1
#Low flow showerheads	0	0/1
#Units with bus/rail access	0	0/1
#Units exceeding Energy Star	0	0/1

This Report Period
Total

Cumulative Actual Total / Expected
Total

# of Housing Units	0	0/15
# of Singlefamily Units	0	0/15

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	0/0	0/15	0
# Owner Households	0	0	0	0/0	0/0	0/15	0
# Renter Households	0	0	0	0/0	0/0	0/0	0

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: 72-361 AHSTI Rehab SF LH25

Activity Title: AHSTI Rehab SF LH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

360

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aq&Rehab SF

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

02/11/2013

Responsible Organization:

Affordable Homes of South Texas, Inc.

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$289,960.73
Total CDBG Program Funds Budgeted	N/A	\$289,960.73
Program Funds Drawdown	\$54,228.39	\$238,091.32
Program Funds Obligated	\$54,228.39	\$238,091.32
Program Funds Expended	\$54,228.39	\$238,091.32
Affordable Homes of South Texas, Inc.	\$54,228.39	\$238,091.32
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

AHSTI will implement NSP II activities in Hidalgo County, TX, specifically in high foreclosure census tracts in urban McAllen and more rural San Juan and Weslaco. AHSTI's approach is to acquire and rehabilitate 4 foreclosed and abandoned properties. The average acquisition prices for properties are assumed to be \$80,000 for foreclosed homes, \$30,000 for vacant properties

AHSTI will request an average of approximately \$9,800 toward rehabilitation

In addition to acquiring 4 units AHSTI will use NSP2 funds to support downpayment assistance for 14 families earning below 50% of AMI. All clients will be provided with homebuyer counseling from AHSTI's HUD certified Homebuyer Counselors to ensure long-term responsible homeownership.

Location Description:

City of McAllen Texas, rural San Juan and Weslaco Texas and Hidalgo County Texas

Activity Progress Narrative:

To evaluate NSP 2 program outcome, CPLC Research and Evaluation Department analyzes real estate market data provided by Altos Research quarterly. The Department measures change in home values, homeownership rates, property sales, and market values in each NSP 2 Target County and Zip Code.

Overall, the outcome data analysis for Hidalgo County demonstrated that single family homes' median market price increased from \$132,528 to \$133,750 in the last six months. However, no improvements were detected in the average days on market, percentage of price decrease or homeownership rate.

In regard to targeted zip codes' outcome evaluation, the overall zip codes analysis R&E performed demonstrated that single family homes' median market price increased from \$132,425 at the 1st quarter to \$134,042 at the end of the 3rd quarter. On the other hand, undesirable change was detected in the remaining indicators measured: The average days on market increased from 49 to 133, median percent price decrease increased from .17 to .26, and homeownership rate decreased by 0.54%.

To date the following tasks have been completed by this consortium member:

ASHTI has complete rehab of six homes and eight homes are currently under Rehabilitation.

ASHTI has sold one home. Ashti has acquired a total 11 LMMI single family homes and 3 LH25 single family homes. ASHTI has received environmental approval for 25 single family homes under the Redevelopment Activity

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/4	
#Energy Star Replacement Windows	0		0/1	
#Additional Attic/Roof Insulation	0		0/1	
#Efficient AC added/replaced	0		0/1	
#Replaced thermostats	0		0/1	
#Replaced hot water heaters	0		0/1	
#Light Fixtures (indoors) replaced	0		0/1	
#Light fixtures (outdoors) replaced	0		0/1	
#Refrigerators replaced	0		0/1	
#Clothes washers replaced	0		0/1	
#Dishwashers replaced	0		0/1	
#Units with solar panels	0		0/1	
#Low flow toilets	0		0/1	
#Low flow showerheads	0		0/1	
#Units with bus/rail access	0		0/1	
#Units exceeding Energy Star	0		0/1	
#Units \geq other green	0		0/1	
# VLI Households (0-30% AMI)	0		0/0	

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

Beneficiaries Performance Measures

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

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: 72-361 AHSTI Rehab SF LMMI

Activity Title: AHSTI Rehab SF LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

360

Project Title:

Aq&Rehab SF

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

02/11/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Affordable Homes of South Texas, Inc.

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$869,882.19
Total CDBG Program Funds Budgeted	N/A	\$869,882.19
Program Funds Drawdown	\$34,755.00	\$516,810.33
Program Funds Obligated	(\$191,361.01)	\$516,810.33
Program Funds Expended	(\$191,361.01)	\$516,810.33
Affordable Homes of South Texas, Inc.	(\$191,361.01)	\$516,810.33
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$226,116.01

Activity Description:

AHSTI's approach is to acquire and rehabilitate 11 foreclosed and abandoned properties. The average acquisition prices for properties are assumed to be \$80,000 for foreclosed homes, \$30,000 for vacant properties. AHSTI will request an average of approximately \$9,800 toward rehabilitation. In addition to acquiring 11 units AHSTI will use NSP2 funds to support downpayment assistance for 26 families earning above 51% of AMI. All clients will be provided with homebuyer counseling from AHSTI's HUD certified Homebuyer Counselors to ensure long-term responsible homeownership.

Location Description:

Hidalgo County, TX, specifically in high foreclosure census tracts in urban McAllen and more rural San Juan and Weslaco

Activity Progress Narrative:

To evaluate NSP 2 program outcome, CPLC Research and Evaluation Department analyzes real estate market data provided by Altos Research quarterly. The Department measures change in home values, homeownership rates, property sales, and market values in each NSP 2 Target County and Zip Code.

Overall, the outcome data analysis for Hidalgo County demonstrated that single family homes' median market price increased from \$132,528 to \$133,750 in the last six months. However, no improvements were detected in the average days on market, percentage of price decrease or homeownership rate.

In regard to targeted zip codes' outcome evaluation, the overall zip codes analysis R&E performed demonstrated that single family homes' median market price increased from \$132,425 at the 1st quarter to \$134,042 at the end of the 3rd quarter. On the other hand, undesirable change was detected in the remaining indicators measured: The average days on market increased from 49 to 133, median percent price decrease increased from .17 to .26, and homeownership rate decreased by 0.54%.

To date the following tasks have been completed by this consortium member:
ASHTI has complete rehab of six homes and eight homes are currently under Rehabilitation.

ASHTI has sold one home. Ashti has acquired a total 11 LMMI single family homes and 3 LH25 single family homes. ASHTI has received environmental approval for 25 single family homes under the Redevelopment Activity

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/11
#Energy Star Replacement Windows	1	1/1
#Additional Attic/Roof Insulation	0	0/1
#Efficient AC added/replaced	0	0/1
#Replaced thermostats	0	0/1
#Replaced hot water heaters	1	1/1
#Light Fixtures (indoors) replaced	4	4/1
#Light fixtures (outdoors) replaced	2	2/1
#Refrigerators replaced	0	0/1
#Clothes washers replaced	0	0/1
#Dishwashers replaced	0	0/1
#Units with solar panels	0	0/1
#Low flow toilets	2	2/1
#Low flow showerheads	2	2/1
#Units with bus/rail access	0	0/1
#Units exceeding Energy Star	0	0/1
#Units & other green	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/11
# of Singlefamily Units	1	1/11

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	1	0/0	0/0	1/11	0.00
# Owner Households	0	0	1	0/0	0/0	1/11	0.00

Activity Locations

Address	City	State	Zip
4233 Flamingo Ave	Mcallen	NA	78504

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: 73-300 EPCUSO Admin

Activity Title: EPCUSO Admin

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

300

Project Title:

Administration

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

02/11/2013

National Objective:

N/A

Responsible Organization:

El Paso Affordable Housing CUSO

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$186,230.52
Total CDBG Program Funds Budgeted	N/A	\$186,230.52
Program Funds Drawdown	\$34,431.05	\$96,429.16
Program Funds Obligated	\$34,431.05	\$96,429.16
Program Funds Expended	\$34,431.05	\$96,429.16
El Paso Affordable Housing CUSO	\$34,431.05	\$96,429.16
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administration and Oversight of NSP2 eligible activities in West Texas

Location Description:

El Paso Texas deployment of NSP2 funds

Activity Progress Narrative:

To evaluate NSP 2 program outcome, CPLC Research and Evaluation Department analyzes real estate market data provided by Altos Research quarterly. The Department measures change in home values, homeownership rates, property sales, and market values in each NSP 2 Target County and Zip Code.

Overall, the outcome data analysis for El Paso County demonstrated that single family homes' median market price increased from \$140,884 to \$149,295 in the last six months. In addition, real estate's price decrease slightly improved as the percentage decreased from .24% to .21%, and homeownership rate improved by .05%. On the other hand, no improvements were detected in the average days on market.

In regard to targeted zip codes' outcome assessment, the overall zip codes' analysis R&E performed demonstrated that single family homes' median market price increased from \$135,055 at the 1st quarter to \$139,900 at the end of the 3rd quarter. Also, median percent price decrease improved as the percent slightly decreased from .23% to .20%. On the other hand, the average days on market increased from 73 to 105 and homeownership rate deteriorated as it decreased by .16%.

To date the following tasks have been completed by this consortium member:

In the month of August, El Paso Affordable Housing delivered five homeownership workshops and identified eighty-nine potential NSP2 clients. Two of the five homeownership workshops were taught in Spanish.

Our partner Tierra Del Sol has completed rehab and released four properties for EPAH to place families in per our most recent meeting.

Through our workshops, we are currently identifying families that would purchase these homes.

Accomplishments:

Organizational reporting and compliance procedures for the NSP2 program have been finalized. This includes a Fair Housing Plan and a Section 3 Plan.

Continued work on new accounting system (software) which will help with NSPII monitoring and reporting.

Identified potential community partners that will help with outreach for NSPII program.

Marketing plan for the sale of properties is being developed. The plan includes website development, printed materials, and live media presentations to community organizations and groups.

Started giving NSP2 Orientations to potential program participants on a weekly basis.

Website is up and running with additional pages added weekly.

Processing applications for potential homebuyers and have completely approved six buyers.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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: 73-310 EPCUSO Financing LH25

Activity Title: EPCUSO Financing LH25

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

310

Project Title:

Financing

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

El Paso Affordable Housing CUSO

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$595,527.04
Total CDBG Program Funds Budgeted	N/A	\$595,527.04
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

El Paso AHCUSO also seeks to provide financing for low-income individuals that seek to purchase NSP II homes in El Paso, TX and Las Cruces, NM. El Paso AHCUSO has a strong track record of developing innovative financing mechanism that allow low-income, first time homebuyers to responsibly and sustainably purchase homes. NSPII funds would be loaned by EPAHCUSO as a 0% soft second that represents from 30% to 50% of the total financing. In conjunction with a leveraged investment made by local credit unions, EPAHCUSO will be able to finance the remainder of the loan with its own funds coming from its board which is made up of representatives of six local credit unions who have made investments in El Paso AHCUSO—creating a first and a second mortgage, financed over thirty years, with a blended rate in the range of 3.5%-5.5% depending on the ratio of NSPII funding to conventional financing. Alternately, EPAHCUSO has successfully structured twenty year mortgages in tandem with local financial institutions which keep monthly payments low while reducing the amount of interest paid over the life of the loan. In this case, 50% conventional financing is structured as a 10 year loan and the 0% second mortgage does not begin to amortize until after the first mortgage is paid. Upon full payment of the first mortgage, the second mortgage begins to amortize (with a 0% second mortgage, the monthly payment in the second ten years actually drops even lower).

Location Description:

areas in Las Cruces New Mexico and El Paso Texas

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/16

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/16	0/0	0/16	0
# Owner Households	0	0	0	0/16	0/0	0/16	0

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: 73-310 EPCUSO Financing LMMI

Activity Title: EPCUSO Financing LMMI

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

310

Project Title:

Financing

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

El Paso Affordable Housing CUSO

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,898,242.44
Total CDBG Program Funds Budgeted	N/A	\$1,898,242.44
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

El Paso AHCUSO also seeks to provide financing for low-income individuals that seek to purchase NSP II homes in El Paso, TX and Las Cruces, NM. El Paso AHCUSO has a strong track record of developing innovative financing mechanism that allow low-income, first time homebuyers to responsibly and sustainably purchase homes. NSPII funds would be loaned by EPAHCUSO as a 0% soft second that represents from 30% to 50% of the total financing. In conjunction with a leveraged investment made by local credit unions, EPAHCUSO will be able to finance the remainder of the loan with its own funds coming from its board which is made up of representatives of six local credit unions who have made investments in El Paso AHCUSO—creating a first and a second mortgage, financed over thirty years, with a blended rate in the range of 3.5%-5.5% depending on the ratio of NSPII funding to conventional financing. Alternately, EPAHCUSO has successfully structured twenty year mortgages in tandem with local financial institutions which keep monthly payments low while reducing the amount of interest paid over the life of the loan. In this case, 50% conventional financing is structured as a 10 year loan and the 0% second mortgage does not begin to amortize until after the first mortgage is paid. Upon full payment of the first mortgage, the second mortgage begins to amortize (with a 0% second mortgage, the monthly payment in the second ten years actually drops even lower).

Location Description:

areas in Las Cruces New Mexico and El Paso Texas

Activity Progress Narrative:

Accomplishments Performance Measures

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

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	0/51	0/51	0
# Owner Households	0	0	0	0/0	0/51	0/51	0

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: 81-300 MiCasa Admin

Activity Title: MiCasa Admin

Activity Category:

Administration

Project Number:

300

Projected Start Date:

02/11/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

02/11/2013

Responsible Organization:

Mi Casa Inc.

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$519,608.58
Total CDBG Program Funds Budgeted	N/A	\$519,608.58
Program Funds Drawdown	\$48,756.99	\$316,823.39
Program Funds Obligated	\$48,756.99	\$316,823.39
Program Funds Expended	\$48,756.99	\$316,823.39
Mi Casa Inc.	\$48,756.99	\$316,823.39
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$896.75	\$896.75

Activity Description:

Administration and Oversight of NSP2 eligible activities in Washington DC

Location Description:

DC area deployment of NSP2 funds

Mi Casa revised their plan in order to clarify several production numbers in the original DRGR plan. Mi Casa has adjusted their budget due to market conditions and in order to close on a significant co-op project under Activity B, rather than Activity E. Therefore, Mi Casa has reallocated their redevelopment budget to rehab in order to purchase their co-op project of 27 total units and to allow Mi Casa to close their originally planned 30 single family acquisitions as well as an additional 12 condo units. Mi Casa will also be providing homeownership assistance under Activity B and E for approximately 42 homeowners.

Activity Progress Narrative:

Much of the administrative costs during this timeframe included hiring and training additional staff, developing policies and procedures to implement the NSP 2 program, and completing the necessary due diligence to acquire the properties. preparing information for Lead Agency and providing additional oversight of NSP2 eligible administrative activities.

Much of the administrative costs during this last quarter and up to this point in the grant include management, oversight, and coordination of the NSP 2 program. Administrative costs such as salaries, wages, and related costs of the Grantee's staff or other staff engaged are associated with this activity. Training staff, developing and implementing procedures are other costs allocated to this activity.

Grantees continue to:

Provide local officials and citizens with information about the program

Prepare and adjust program budgets and schedules

Develop interagency agreements and agreements with subrecipients and contractors to carry out program activities

Monitor their program activities for progress and compliance with program requirements
Preparing reports and other documents related to the program for submission to lead agency
Attend trainings necessary to operate the NSP 2 program
Administrative services performed under third party contracts of agreements, including such services as general legal services, accounting services, and audit services

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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: 81-361 Mi Casa Rehab LMMI

Activity Title: Mi Casa Rehab LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

360

Project Title:

Aq&Rehab SF

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Chicanos Por La Causa, Inc.

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$4,112,457.42
Total CDBG Program Funds Budgeted	N/A	\$4,112,457.42
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Mi Casa's acquisition and rehab plan for Brightwood Park is composed of two buildings located at 21 & 25 Kennedy Street N.W., in Washington, D.C. The buildings are close to 90 year old and together they house 54 units. A cooperative association was formed and it purchased their buildings in August of 2006. The original plan was to develop and sell the condominiums first, creating a net subsidy for the coop. The coop was able to obtain a loan from Mercy Loan Fund and complete development of 21 Kennedy NW as affordable condominiums. Following this success however, (i) The national housing crisis has decreased markets rates to such a low point that even these affordable condos may not sell; (ii) City revenue has dropped and DHCD currently does not have any funds for the development of 25 Kennedy NW. The complete renovation at building 21 is currently underway and will be completed in fall of 2009. Sales are not predicted to be quick or high enough to avoid running out of interest reserve. NSP funds will enable Mi Casa to negotiate a short-sale with the private lender to acquire and develop 21 Kennedy as permanently affordable cooperative or rental housing. Current residents will move into Building 21. Building 25 will then be vacant and will receive a modest rehab to bring it up to code and will serve as very affordable cooperative or lease co-operative housing.

33 households will be assisted with Soft Second Financing through this activity totaling \$185,000.00

The Break down in units acquired will be:

20 Single Family Units

5 Condo units

8 Co op units

Location Description:

Scattered site properties to be acquired and rehab into individual homeownership units, a combination of condominiums and single family units in the Johnston Square Baltimore Maryland, Eckington, DC, Brightwood Park, DC area

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Properties		0		0/33
#Energy Star Replacement Windows		0		0/1
#Additional Attic/Roof Insulation		0		0/1
#Efficient AC added/replaced		0		0/1
#Replaced thermostats		0		0/1
#Replaced hot water heaters		0		0/1
#Light Fixtures (indoors) replaced		0		0/1
#Light fixtures (outdoors) replaced		0		0/1
#Refrigerators replaced		0		0/1
#Clothes washers replaced		0		0/1
#Dishwashers replaced		0		0/1
#Units with solar panels		0		0/1
#Low flow toilets		0		0/1
#Low flow showerheads		0		0/1
#Units with bus/rail access		0		0/1
#Units exceeding Energy Star		0		0/1
#Units & other green		0		0/1

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Housing Units		0		0/33
# of Multifamily Units		0		0/0
# of Singlefamily Units		0		0/33

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	0/0	0/33	0
# Owner Households	0	0	0	0/0	0/0	0/33	0
# Renter Households	0	0	0	0/0	0/0	0/0	0

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: 81-361 MiCasa Rehab SF LH25

Activity Title: MiCasa Rehab SF LH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

360

Project Title:

Aq&Rehab SF

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

02/11/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Mi Casa Inc.

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$2,845,500.00
Total CDBG Program Funds Budgeted	N/A	\$2,845,500.00
Program Funds Drawdown	\$34,663.29	\$963,122.79
Program Funds Obligated	\$34,663.29	\$963,122.79
Program Funds Expended	\$34,663.29	\$963,122.79
Mi Casa Inc.	\$34,663.29	\$963,122.79
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$83,019.32	\$83,019.32

Activity Description:

- Brightwood Park, DC: Affordable Cooperative Homeownership or Rental - Mi Casa's redevelopment plan for Brightwood Park is composed of two buildings located at 21 & 25 Kennedy Street N.W., in Washington, D.C. The buildings are close to 90 year old and together they house 54 units. A cooperative association was formed and it purchased their buildings in August of 2006. The original plan was to develop and sell the condominiums first, creating a net subsidy for the coop. The coop was able to obtain a loan from Mercy Loan Fund and complete development of 21 Kennedy NW as affordable condominiums. Following this success however, (i) The national housing crisis has decreased markets rates to such a low point that even these affordable condos may not sell; (ii) City revenue has dropped and DHCD currently does not have any funds for the development of 25 Kennedy NW. The complete renovation at building 21 is currently underway and will be completed in fall of 2009. Sales are not predicted to be quick or high enough to avoid running out of interest reserve. NSP funds will enable Mi Casa to negotiate a short-sale with the private lender to acquire and develop 21 Kennedy as permanently affordable cooperative or rental housing. Current residents will move into Building 21. Building 25 will then be vacant and will receive a modest rehab to bring it up to code and will serve as very affordable co-operative or lease co-operative housing. 34 households will be assisted with Soft Second Financing through this activity totaling \$175,000.00

The Break down in units acquired will be:

10 Single Family Units

5 Condo units

19 Co op units

Location Description:

Scattered site properties to be acquired and rehabbed into individual homeownership units, a combination of condominiums and single family units in the Johnston Square Baltimore Maryland, Eckington, DC, Brightwood Park, DC area

Activity Progress Narrative:

To evaluate NSP 2 program outcome, CPLC Research and Evaluation Department analyzes real estate market data provided by Altos Research quarterly. The Department measures change in home values, homeownership rates, property sales, and market values in each NSP 2 Target County and Zip Code.

Overall, the outcome data analysis for DC County demonstrated that single family homes' median market price increased from \$704,803 to \$713,570 in the last six months. Also, real estate's price decrease improved as the percentage decreased from .43% to .34%. On the other hand, no improvement was detected in the average days on market or homeownership rate.

In regard to Target Zip Codes in DC County's outcome evaluation, the overall zip codes' analysis demonstrated that single family homes' median market price increased from \$503,383 to \$507,704. In addition, the average days on market increased from 74 to 87 and real estate price decrease improved as the percentage decreased from .43% to .39%. In regard to median market price for Baltimore County, overall median market price decreased from \$272,615 to \$258,709, median days on market increased from 116 to 138, and homeownership rate decreased by 0.02%. On the other, real estate's price decrease improved whereby the percentage decreased from .51% to .42%. In regard to Targeted Zip Codes' outcome evaluation, the overall zip codes' analysis R&E performed demonstrated that single family homes' median market price increased from \$64,000 at the 1st quarter to \$91,962 at the end of the 3rd quarter. Also, the average days on market increased from 124 to 161 and median percent price decrease deteriorated as the percent increased from .25% to .30%.

To date the following tasks have been completed by this consortium member:

Baltimore Project

In August of 2011 Mi Casa recorded the property acquisition and construction loan, held pre-construction meetings with our team and with the City of Baltimore, and gave the general contractors the Notice to Proceed. The general contractor mobilized, setting up sediment and erosion controls and beginning careful demolition and licensed removal of any potentially toxic materials (lead paint and possible asbestos in some properties). Marketing plan further developed and planned for participation in a major marketing event with LIVE Baltimore in early September. Designed and disseminated marketing materials (including bi-lingual flyers, banners), and entered into one reservation agreement for a home. Created tools to track local hiring for the project with our lender, The Reinvestment Fund, in partnership with the Baltimore Integration Partnership (which Mi Casa will now also be part of) that is focused on local hiring and connecting job creation with publically-funded projects.

Mi Casa was interviewed in the published Baltimore Sun about the project.

<http://www.baltimoresun.com/news/maryland/bs-md-johnston-square-redevelopment-20110618,0,7739093.story>

Acquired 12 SF units known as the Preston Project which are currently under rehab

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/34
#Energy Star Replacement Windows	0	0/1
#Additional Attic/Roof Insulation	0	0/1
#Efficient AC added/replaced	0	0/1
#Replaced thermostats	0	0/1
#Replaced hot water heaters	0	0/1
#Light Fixtures (indoors) replaced	0	0/1
#Light fixtures (outdoors) replaced	0	0/1
#Refrigerators replaced	0	0/1
#Clothes washers replaced	0	0/1
#Dishwashers replaced	0	0/1
#Units with solar panels	0	0/1
#Low flow toilets	0	0/1
#Low flow showerheads	0	0/1
#Units with bus/rail access	0	0/1
#Units exceeding Energy Star	0	0/1
#Units < other green	0	0/1
# VLI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/34
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	0/34

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/34	0/0	0/34	0
# Owner Households	0	0	0	0/34	0/0	0/34	0
# Renter Households	0	0	0	0/0	0/0	0/0	0

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	